



OFFERED FOR SALE

RAMSEY BEND

A Recreational Investment Opportunity

310.66± Acres • White County, Arkansas

OFFERED BY

LILE
REAL ESTATE

AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

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DISCLOSURE STATEMENT

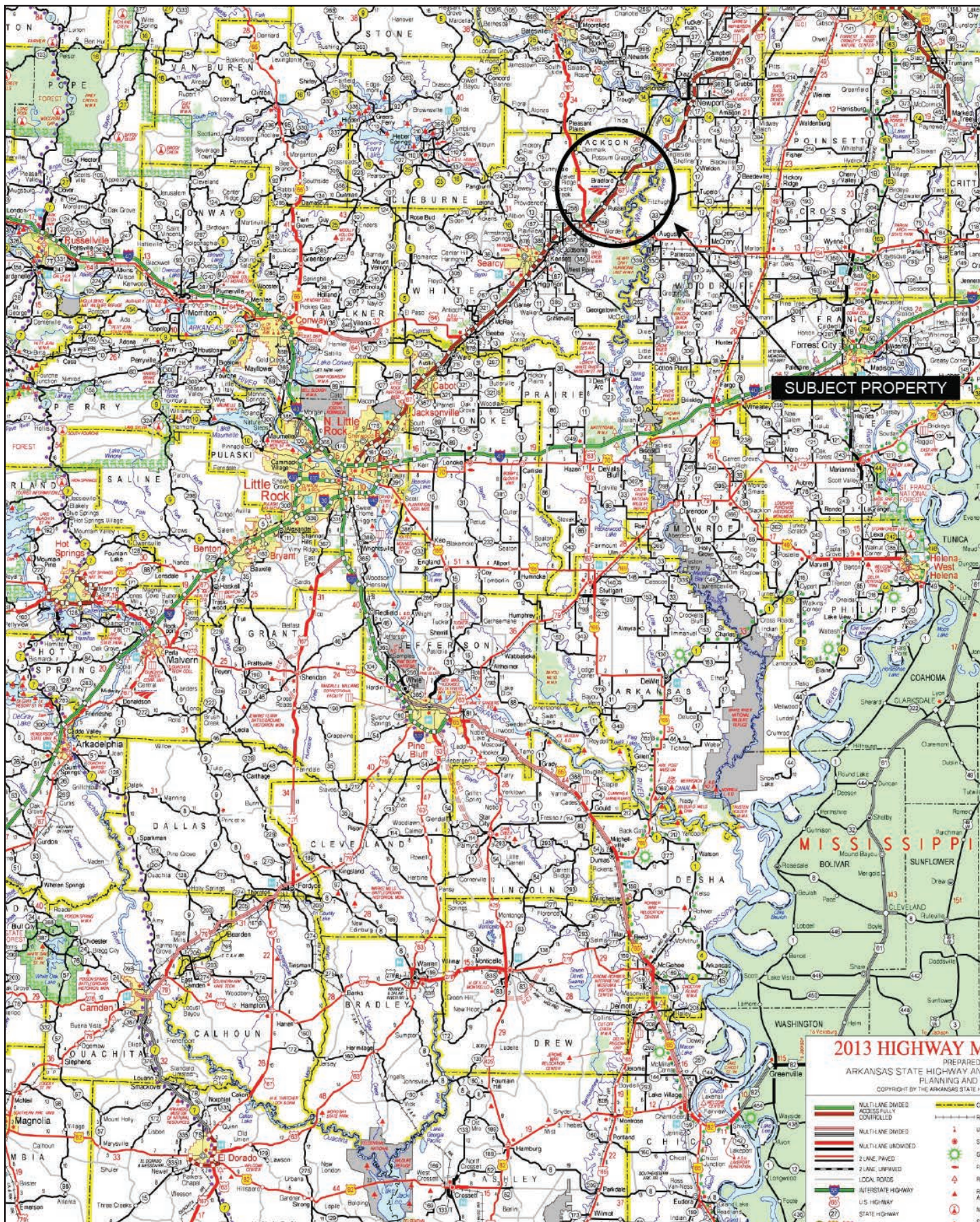
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal".

Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe.

Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise.

This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.

VICINITY MAP



PROPERTY SUMMARY

Description:

Ramsey Bend consists of 310.66± acres in White County, Arkansas situated on the White River. The property offers an excellent recreational investment opportunity located in a consistent waterfowl flyway and features over 3 miles of river frontage. Waterfowl hunting opportunities exist in the moist soil units, as well as deer hunting throughout. Fishing and boating activities can be done on the White River. As a crow flies, the property is located just two miles from the famous White Oaks Hunting Club. All of the acreage was enrolled in the Wetland Reserve Program (WRP) in 2013. Access is provided via a private road/deeded easement during low water times, and if the river is high access is available via boat.

This is a unique opportunity to acquire a property that offers a recreational investment located in a consistent waterfowl flyway. Any questions concerning this offering, or to schedule a property tour should be directed to Robert Moery (501-516-5067) or Gardner Lile (mobile: 501-658-9275) of Lile Real Estate, Inc.

Location:

Bradford, White County, Arkansas

Mileage Chart

Bald Knob, AR	15 Miles
Newport, AR	24 Miles
Searcy, AR	27 Miles
Jonesboro, AR	65 Miles

Acreage:

310.66± total acres (survey pending)

Access:

Low water access is via a private road/deeded easement. Access is via boat when the river is high.

Recreation:

The property is located in a consistent waterfowl flyway with over 16,000 feet of White River frontage. The property offers waterfowl hunting in the moist soil units as well as deer hunting throughout the property, and fishing and boating activities in the White River. In addition, the property is in close proximity to the famous White Oaks Hunting Club.

**Real Estate Taxes
(estimated):**

Parcel Number	Acreage	Estimated Tax
001-00766-000	173.49	\$149.74
001-00775-000	74.23	\$63.35
001-00776-000	55.82	\$47.74
	303.54	\$260.83

PROPERTY SUMMARY

Mineral Rights:	All mineral rights owned by the Seller (if any) are subject to negotiations.
Offering Price:	\$775,000.00 (\$2,500.00 per acre)

To find out more or to schedule a property tour of Ramsey Bend, contact Robert Moery or Gardner Lile of Lile Real Estate, Inc.

Robert Moery
501-516-5067 (mobile) | rmoery@lilerealestate.com

Gardner Lile
501-658-9275 | gardner@lilerealestate.com

OWNERSHIP MAP

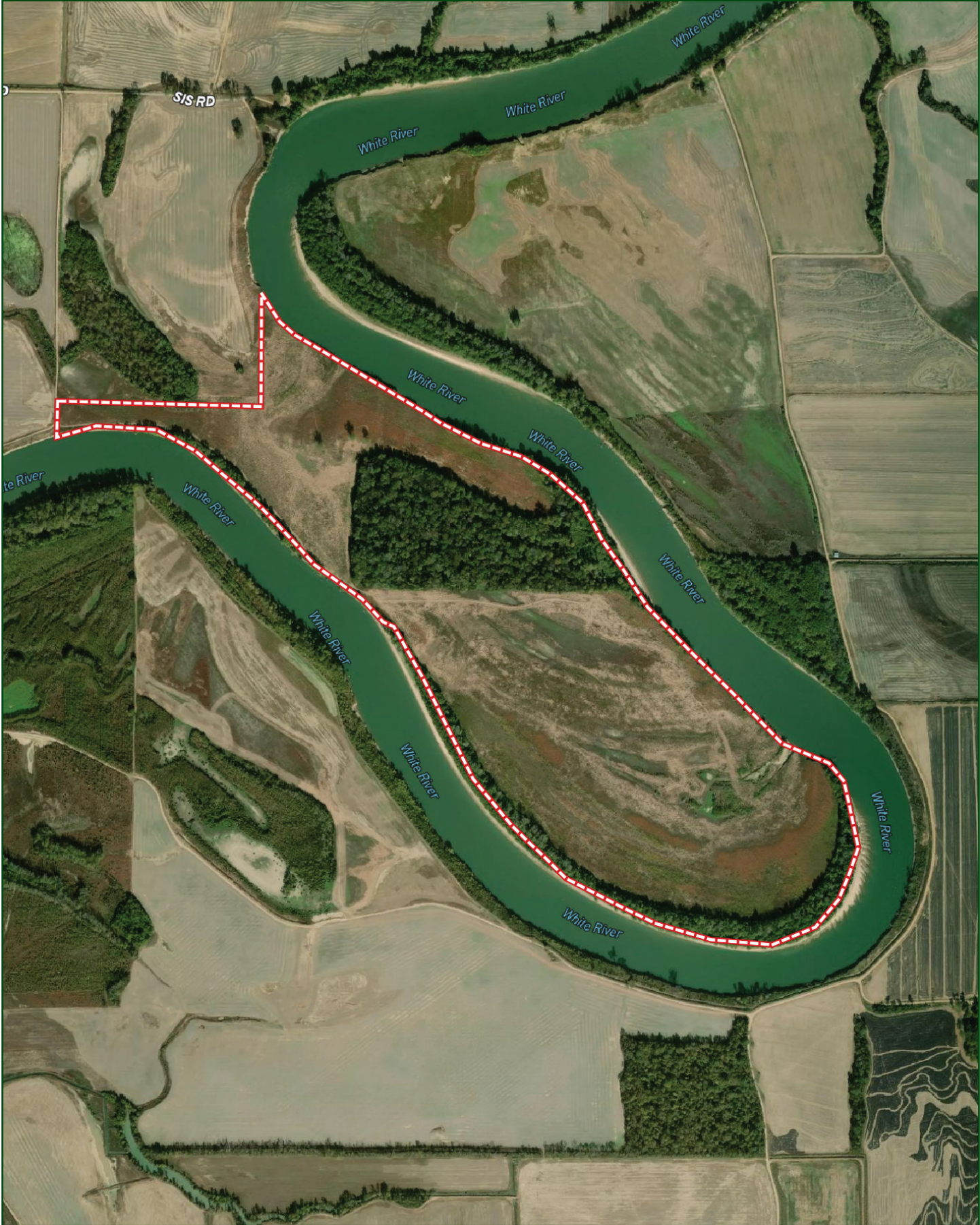


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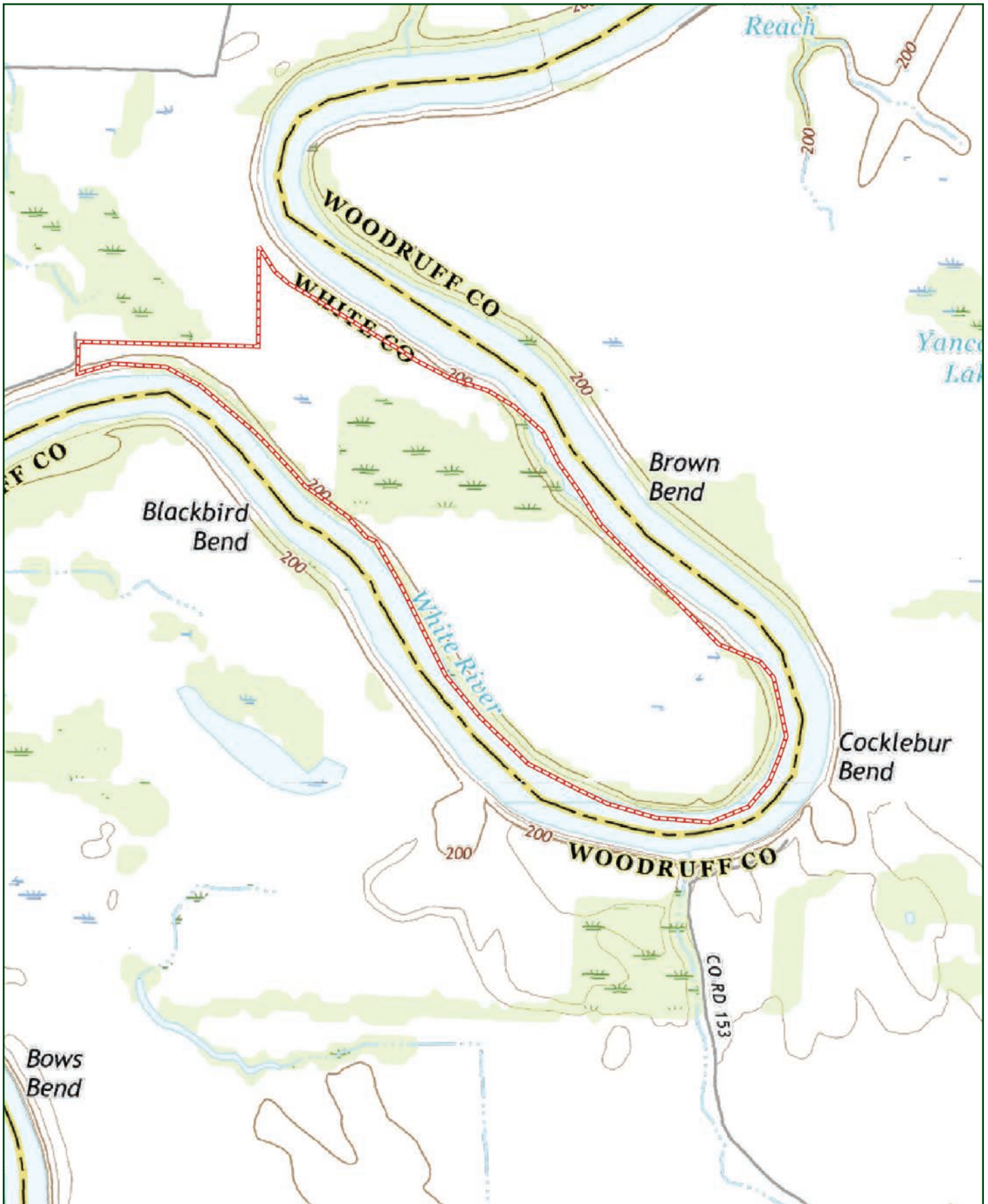
LOCATION MAP



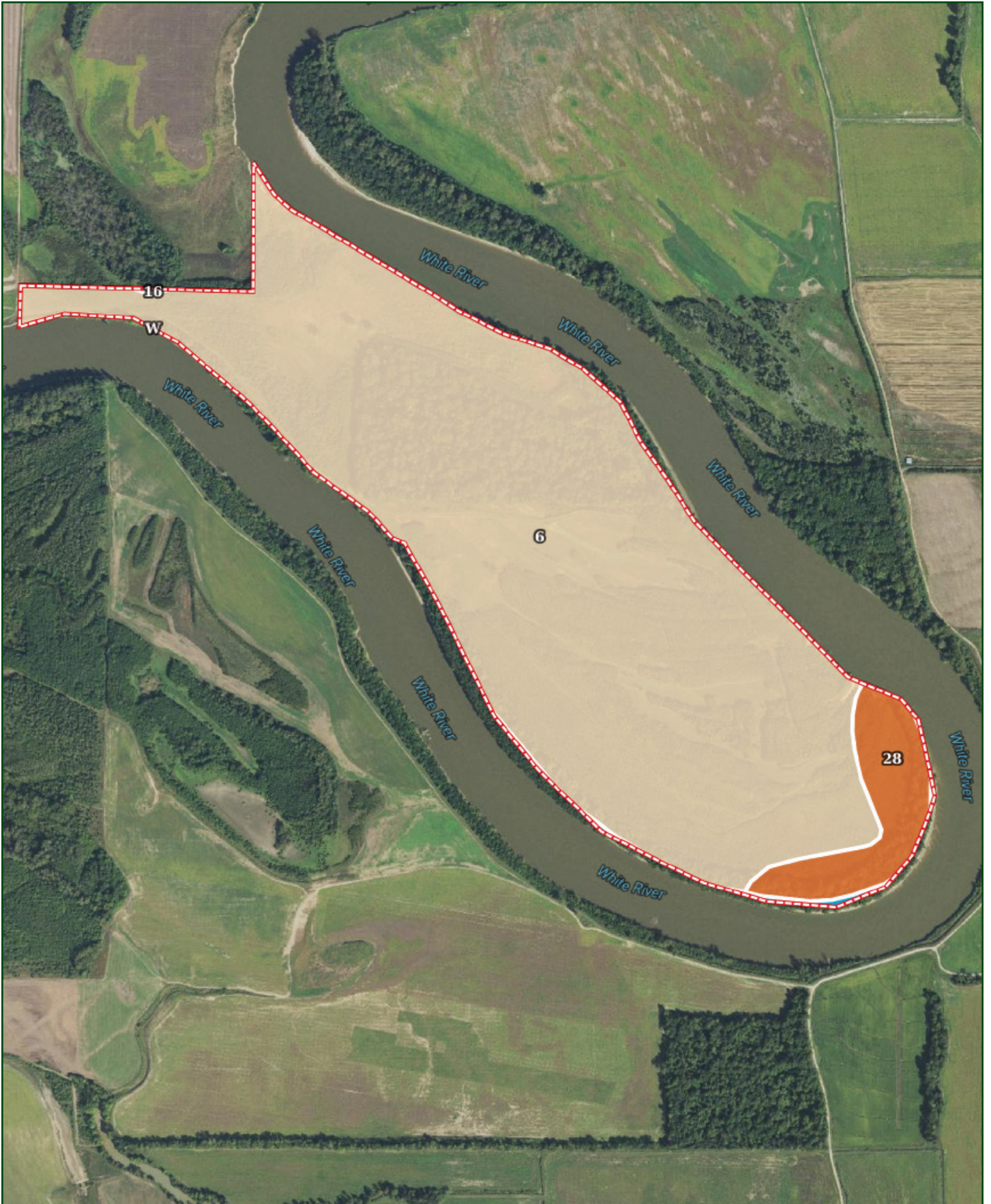
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6	Commerce silty clay loam, frequently flooded	278.46	92.53	0	72	4w
28	Robinsonville fine sandy loam, frequently flooded	20.69	6.87	0	79	4w
W	Large water	1.66	0.55	0	-	-
16	Kobel silty clay, frequently flooded	0.14	0.05	0	36	4w
TOTALS		300.95(*)	100%	-	72.07	4.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water















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