



OFFERED FOR SALE

HIGHWAY 173 FARM

An Agricultural Investment Opportunity

446± Surveyed Acres • Ashley County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

WILLE

REAL ESTATE

DISCLOSURE STATEMENT

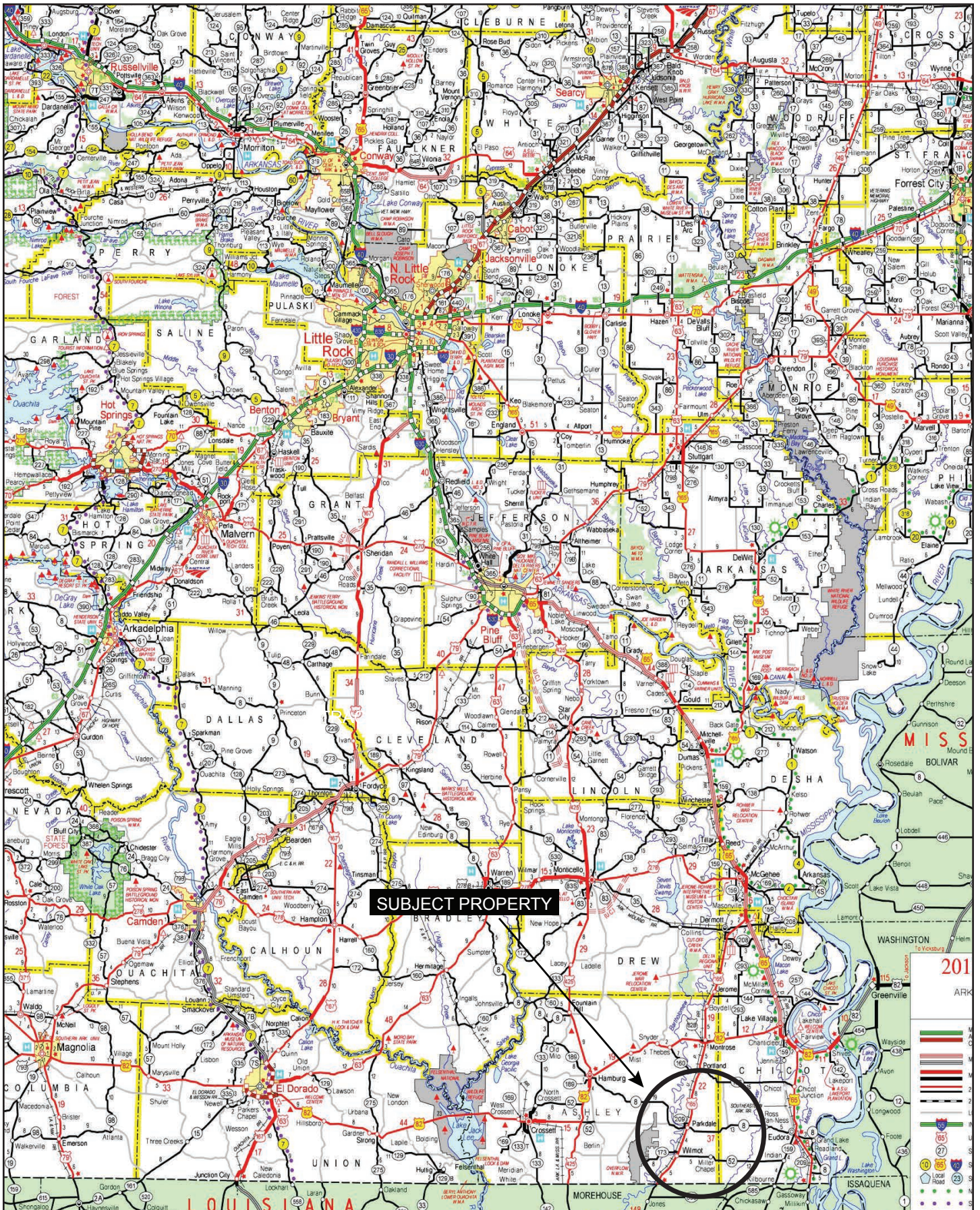
Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. Pursuant to Ark. Code. Ann. § 17-42-110(d), a broker price opinion or market analysis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



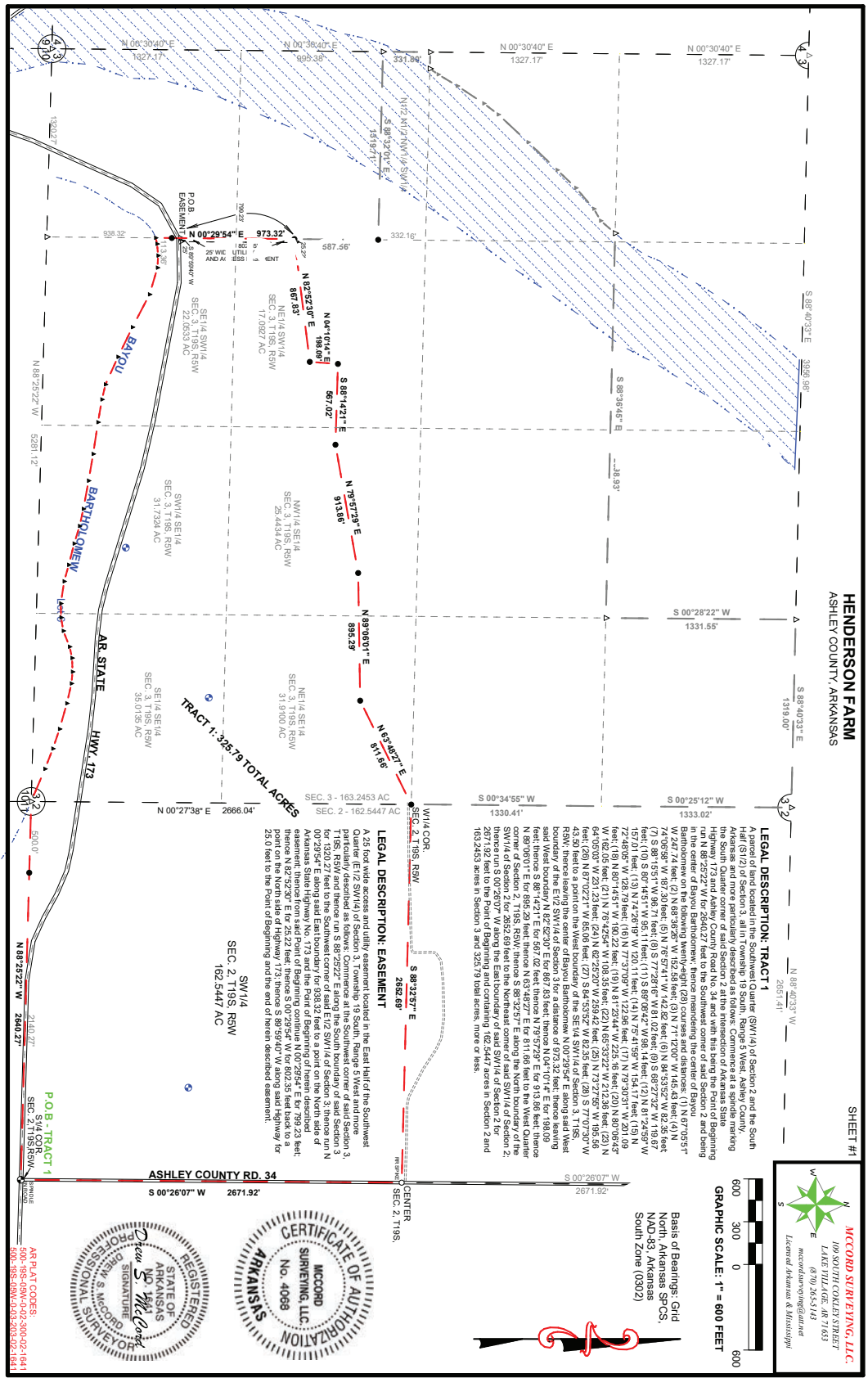
PROPERTY SUMMARY

- Description:** The Highway 173 Farm consists of an ownership that is located one (1) mile northwest of Wilmot, Arkansas. These lands consist of mixed fertile Class I and II soils, and are fully irrigated via five (5) irrigation wells.
- Access is considered excellent from Arkansas State Highway 173, and multiple improved and maintained Ashley County Roads.
- Location:** Wilmot; Ashley County; Southeastern Region of Arkansas
- Mileage Chart
- | | |
|------------------|----------|
| Lake Village, AR | 30 Miles |
| Greenville, MS | 50 Miles |
| Monroe, LA | 55 Miles |
| El Dorado, AR | 82 Miles |
- Acreage:** 446± surveyed acres
- Access:** Arkansas Highway 173, Ashley County Road 34, Ashley County Road 357, and Ashley County Road 358.
- Mineral Rights:** All mineral rights owned by the Seller (if any) are subject to negotiations.
- Buyer Requirements:** Buyer is required to submit letter of approval from a bank or verified funds with any written formal offer.
- Offering Price:** Contact Us

To find out more about Highway 173 Farm or to schedule a property tour, contact Brandon Stafford of Lile Real Estate, Inc.

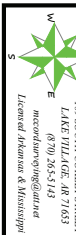
Brandon Stafford
501-416-9748 (mobile) | bstafford@lilerealestate.com

SURVEY: TRACT 1



HENDERSON FARM
ASHLEY COUNTY, ARKANSAS

SHEET #1



MCCORD SURVEYING, LLC.
119 WEST HIGHLAND STREET
FAYETTEVILLE, AR 72701
(870) 265-5143
mccordsurveying@outlook.com
Licensed Arkansas & Mississippi

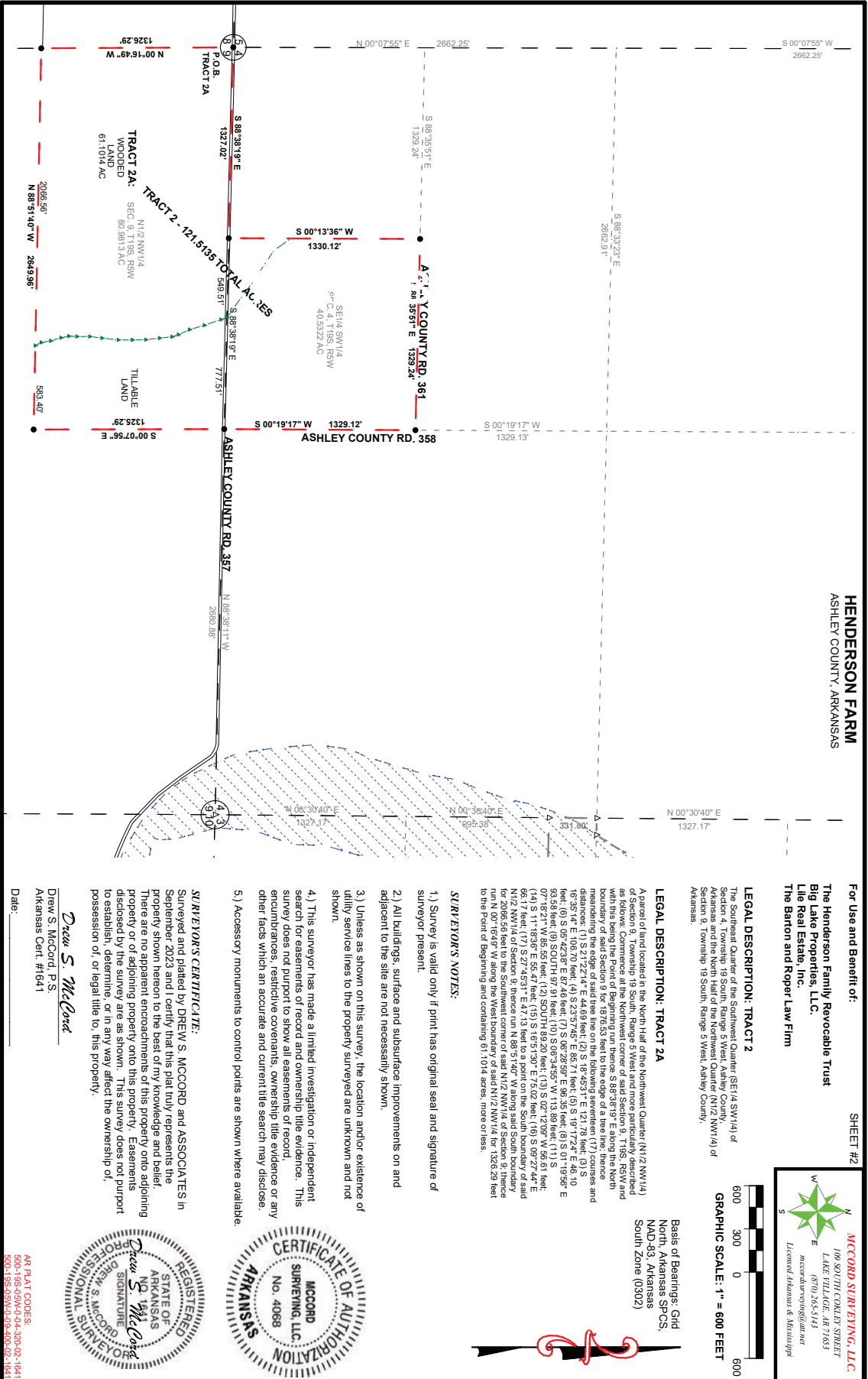
Basis of Bearings: Grid North, Arkansas South Zone (0302)

W/14 COR. SEC. 2, 119S, R2W



AR PLAT CODES:
500-19S-09W-02E-30N-02-1641
500-19S-09W-02E-30N-02-1641
500-19S-09W-02E-30N-02-1641

SURVEY: TRACT 2



HENDERSON FARM
ASHLEY COUNTY, ARKANSAS

For Use and Benefit of:

The Henderson Family Revocable Trust
Big Lake Properties, LLC
Lile Real Estate, Inc.
The Barton and Roper Law Firm

SHEET #2

LEGAL DESCRIPTION: TRACT 2

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 4, Township 19 South, Range 5 West, Ashley County, Arkansas and the North Half of the Northwest Quarter (N1/2 NW1/4) of Section 9, Township 19 South, Range 5 West, Ashley County, Arkansas.

LEGAL DESCRIPTION: TRACT 2A

A parcel of land located in the North Half of the Northwest Quarter (N1/2 NW1/4) of Section 9, Township 19 South, Range 5 West and more particularly described as follows: Commence at the Northwest corner of said Section 9, T19S, R5W and with this being the Point of Beginning run thence S 88°38'19"E along the North boundary of said Section 9 for 1876.53 feet to the edge of a tree line, thence distance: (1) S 21°22'14"E 44.69 feet; (2) S 18°45'31"E 121.78 feet; (3) S 16°35'14"E 106.70 feet; (4) S 23°57'45"E 85.71 feet; (5) S 18°17'24"E 46.10 feet; (6) S 05°42'38"E 67.46 feet; (7) S 06°28'59"E 96.35 feet; (8) S 01°19'56"E 93.38 feet; (9) SOUTH 97.91 feet (10) S 06°34'55" W 113.69 feet (11) S 14°51'11"E 114.59 feet; (12) S 06°28'59"E 96.35 feet; (13) S 01°19'56"E 93.38 feet; (14) S 11°18'66"E 56.47 feet; (15) S 16°51'30"E 75.02 feet; (16) S 06°27'44"E 66.17 feet; (17) S 27°45'31"E 47.13 feet to a point on the South boundary of said N1/2 NW1/4 of Section 9, thence run N 88°51'40"W along said South boundary for 2066.56 feet to the Southwest corner of said N1/2 NW1/4 of Section 8, thence run N 00°07'55"W along the West boundary of said N1/2 NW1/4 for 2662.29 feet to the Point of Beginning and containing 011,114 acres, more or less.

SURVEYOR'S NOTES:

- 1.) Survey is valid only if print has original seal and signature of surveyor present.
- 2.) All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
- 3.) Unless as shown on this survey, the location and/or existence of utility service lines to the property surveyed are unknown and not shown.
- 4.) This surveyor has made a limited investigation or independent search for easements of record and ownership title evidence. This survey does not purport to show all easements of record, encroachments, restrictive covenants, ownership title evidence or any other facts which an accurate and current title search may disclose.
- 5.) Accessory monuments to control points are shown where available.

SURVEYOR'S CERTIFICATE:

Surveyed and plotted by DREW S. MCCORD and ASSOCIATES in September 2023 and I certify that this plat truly represents the property shown hereon to the best of my knowledge and belief. There are no apparent encroachments of this property onto adjoining property or of adjoining property onto this property. Easements disclosed by the survey are as shown. This survey does not purport to establish, determine, or in any way affect the ownership of, possession of, or legal title to, this property.

Drew S. McCord

Drew S. McCord, P.S.
Arkansas Cert. #1641

Date: _____

MCCORD SURVEYING, LLC
109 SOUTH CORNER STREET
LAKE VILLAGE, AR 71653
(870) 505-5143
mccordsurveying@att.net
Licensed Arkansas & Mississippi

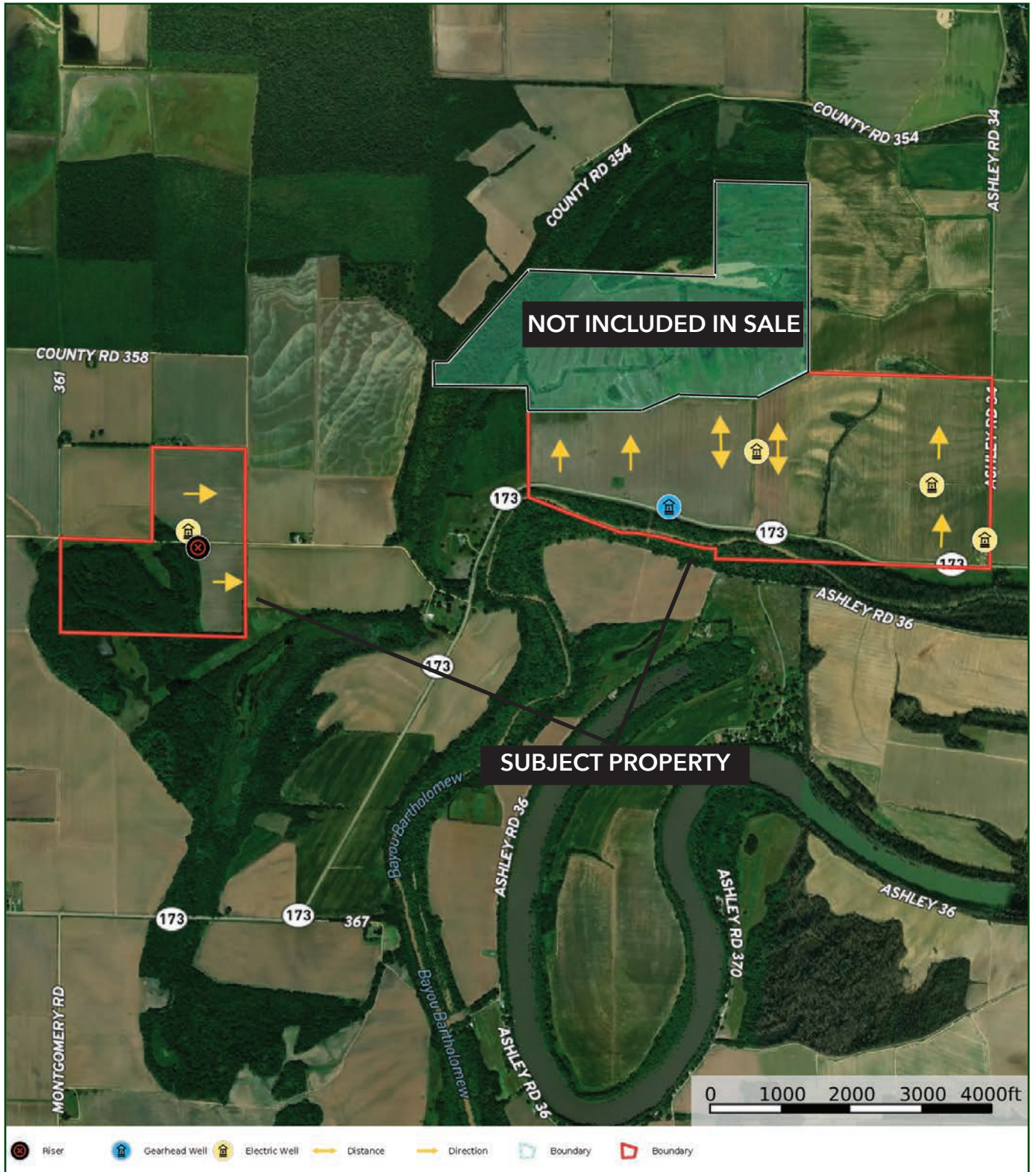
GRAPHIC SCALE: 1" = 600 FEET

Basis of Bearings: Gnd
North, Arkansas SPCS,
NAD-83, Arkansas
South Zone (3002)



AR PLAT COPIES
1 290.02 - 1844
500-185-0300-09-400-02-1844

AERIAL MAP











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