



OFFERED FOR SALE

TLMLAND LLC

An Agricultural Investment Opportunity
3,360± Acres • Phillips and Lee County, Arkansas

OFFERED BY



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



DISCLOSURE STATEMENT

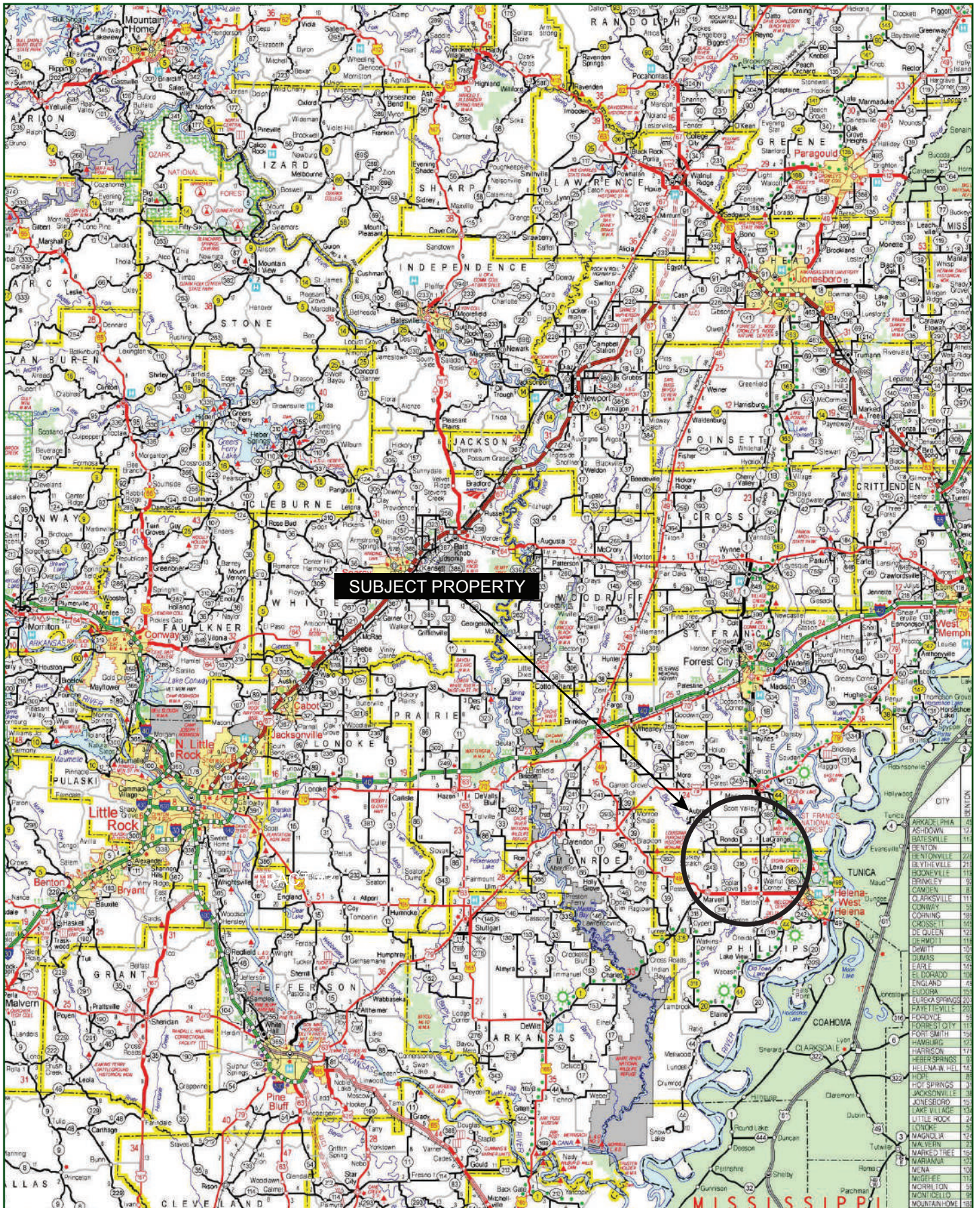
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

VICINITY MAP



PROPERTY SUMMARY

Description:

The TLMLAND Investment Farm consists of approximately 3,360± total acres located in Phillips and Lee County, Arkansas, along the Arkansas State Highway 49 corridor between Marvell & Helena. The total offering has 3,001± tillable acres, and consists of three (3) non-contiguous farm clusters. All three tracts are in close proximity to each other which make this a unique opportunity to acquire a large acreage footprint in the same geographic area with one producer. Since 2020, the majority of the farm has had extensive land leveling and irrigation improvements completed making it a turnkey investment grade farm. Approximately 2,090± acres are furrow irrigated, 581± acres are irrigated by pivots, and 330± acres are non-irrigated. The farms are predominately light soils and have historically been planted in cotton with some rice, corn, wheat, and soybeans rotated in as well. In this offering brochure we will refer to the west farm as the Headquarters Farm, south farm as Old Little Rock Road Farm, and the east farm as the La Grange Farm.

The Headquarters Farm consists of 1,549± total acres resting just north of the community of Marvell in three non-contiguous tracts. There are 1,276± tillable acres, of which 1,087± acres are irrigated by seventeen (17) wells, which are further detailed on the irrigation map included in this offering brochure. Approximately 793± acres are furrow irrigated, and 294± acres are irrigated by pivots. This core tract is bisected by Arkansas State Highway 243 which provides excellent access. The west tract has good access from Phillips County Road 137 and the east tract has access Phillips County Road 263.

The Old Little Rock Road Farm consists of 552± total acres located southeast of the community of Marvell in three non-contiguous tracts. The tillable acreage consists of 538± acres, all of which are furrow irrigated by ten (10) wells, except for 13± acres. The irrigation map included in this offering brochure provides additional details. This core tract has frontage and is accessible from both Phillips County Roads 350 & 357; while the northeast tract is easily accessible from Phillips County Road 350 and the southeast tract from Phillips County Road 336.

The La Grange Farm consists of 1,260± total acres located to the east of the community of La Grange in two non-contiguous tracts. There are 1,187± tillable acres, of which 1,058± are irrigated by eleven (11) wells. Approximately 771± acres are furrow irrigated, and 287± acres are irrigated by pivots. The irrigation map included in this offering brochure provides additional details. The core tract has frontage and access from both Lee County Road 233, and Phillips County Road 210. The western tract is bisected by Phillips County Road 240 which provides good access to both parcels.

PROPERTY SUMMARY

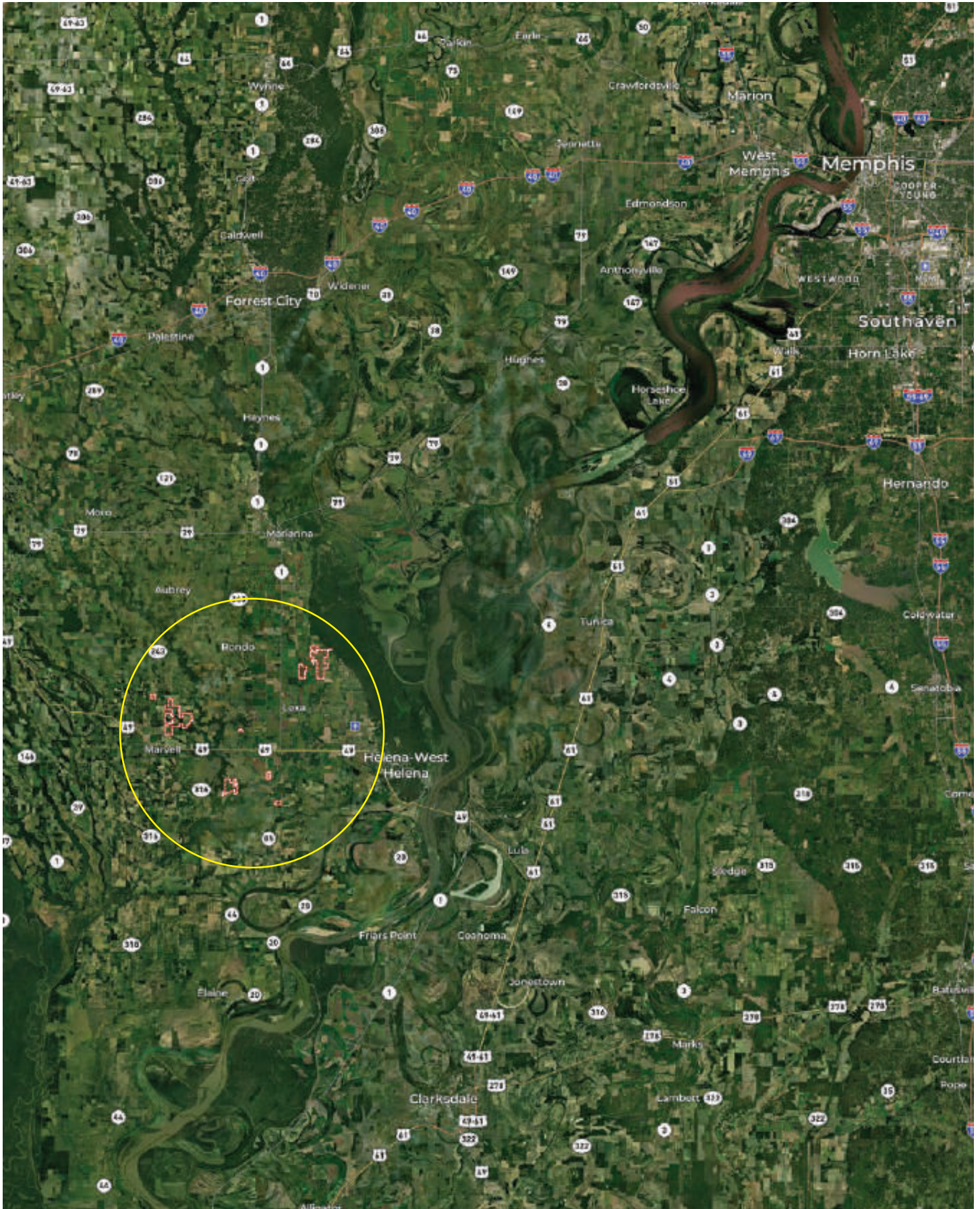
Location:	Phillips and Lee County; East Central Region of Arkansas
	<u>Mileage Charge</u>
	Brinkley, AR 51 Miles
	Memphis, TN 70 Miles
	Lake Village, AR 80 Miles
	Greenville, MS 95 Miles
	Little Rock, AR 118 Miles
Acreage:	3,360± <ul style="list-style-type: none">• Headquarters Farm: 1,549± acres (1,276± tillable acres)• Old Little Rock Road Farm: 552± acres (538± tillable acres)• La Grange Farm: 1,260± total acres (1,187± tillable acres)
Access:	Access to all tracts is considered good. <ul style="list-style-type: none">• Headquarters Farm: Phillips County Road 137 and 263• Old Little Rock Road Farm: Phillips County Roads 350, 336, and 357• La Grange Farm: Phillips County Road 210, 233, and 240
Real Estate Taxes:	Below are the estimated real estate taxes for each farm. Estimated taxes are based on assessor information and can vary. A breakdown of each farm's estimated taxes can be found in the <i>Estimated Real Estate Taxes Breakdown</i> section of this brochure. Some parcels listed are no longer under the current ownership and are marked with an asterisk. <ul style="list-style-type: none">• Headquarters Farm: \$12,304.28 (based on 1,505.30± acres)• Old Little Rock Road Farm: \$5,375.11 (based on 675.17± acres)• La Grange Farm: \$9,571.67 (based on 1,102.88± acres)
Mineral Rights:	All mineral rights owned by the Seller, if any, shall convey to the Buyer.
Farm Bases:	Farm Service Agency (FSA) 156EZ documents and field maps can be found in the separate documents provided.
Offering Price:	\$22,852,615.00

Any questions concerning this offering or to schedule a property tour should be directed to Gar Lile or Gardner Lile of Lile Real Estate, Inc.

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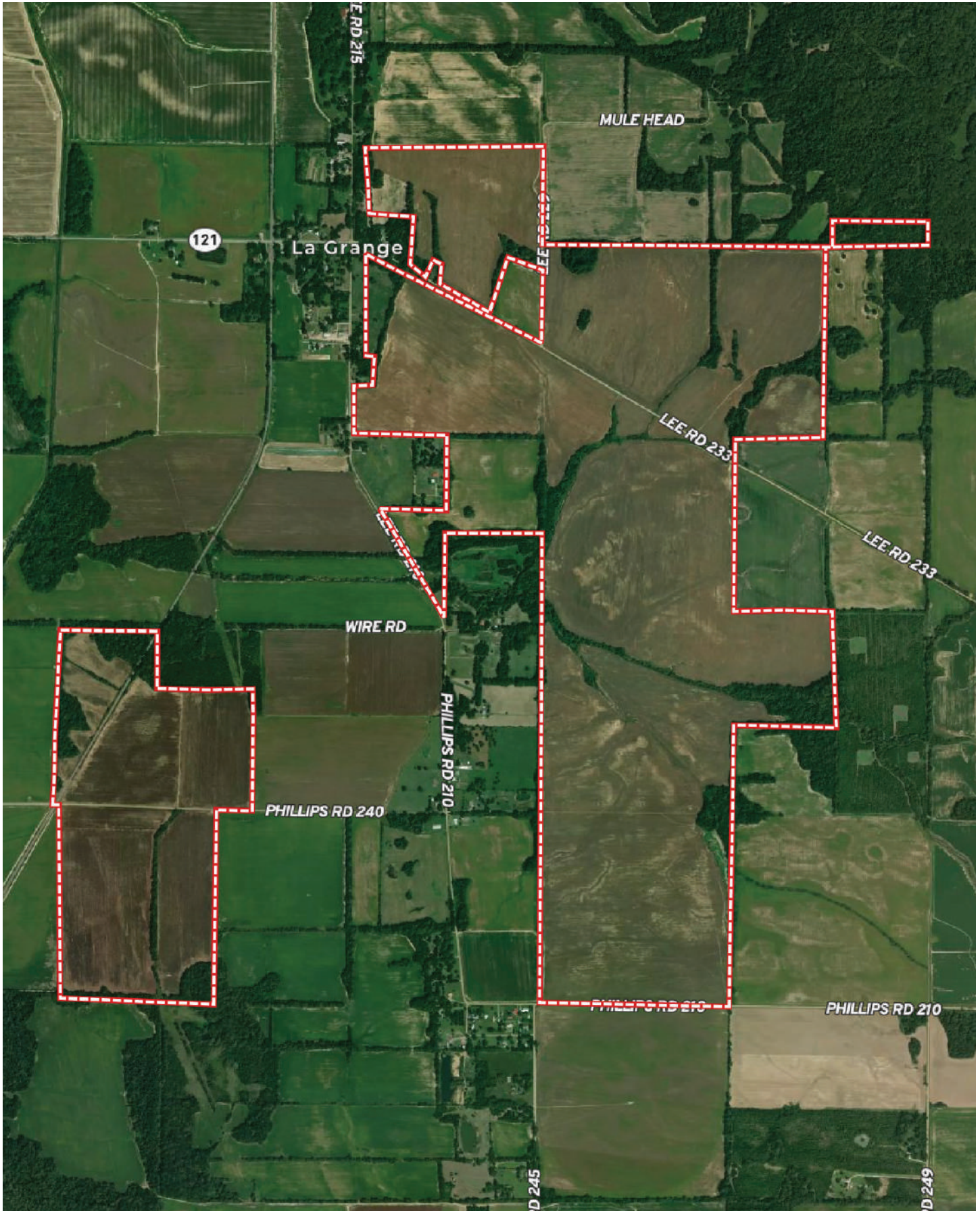
LOCATION MAP



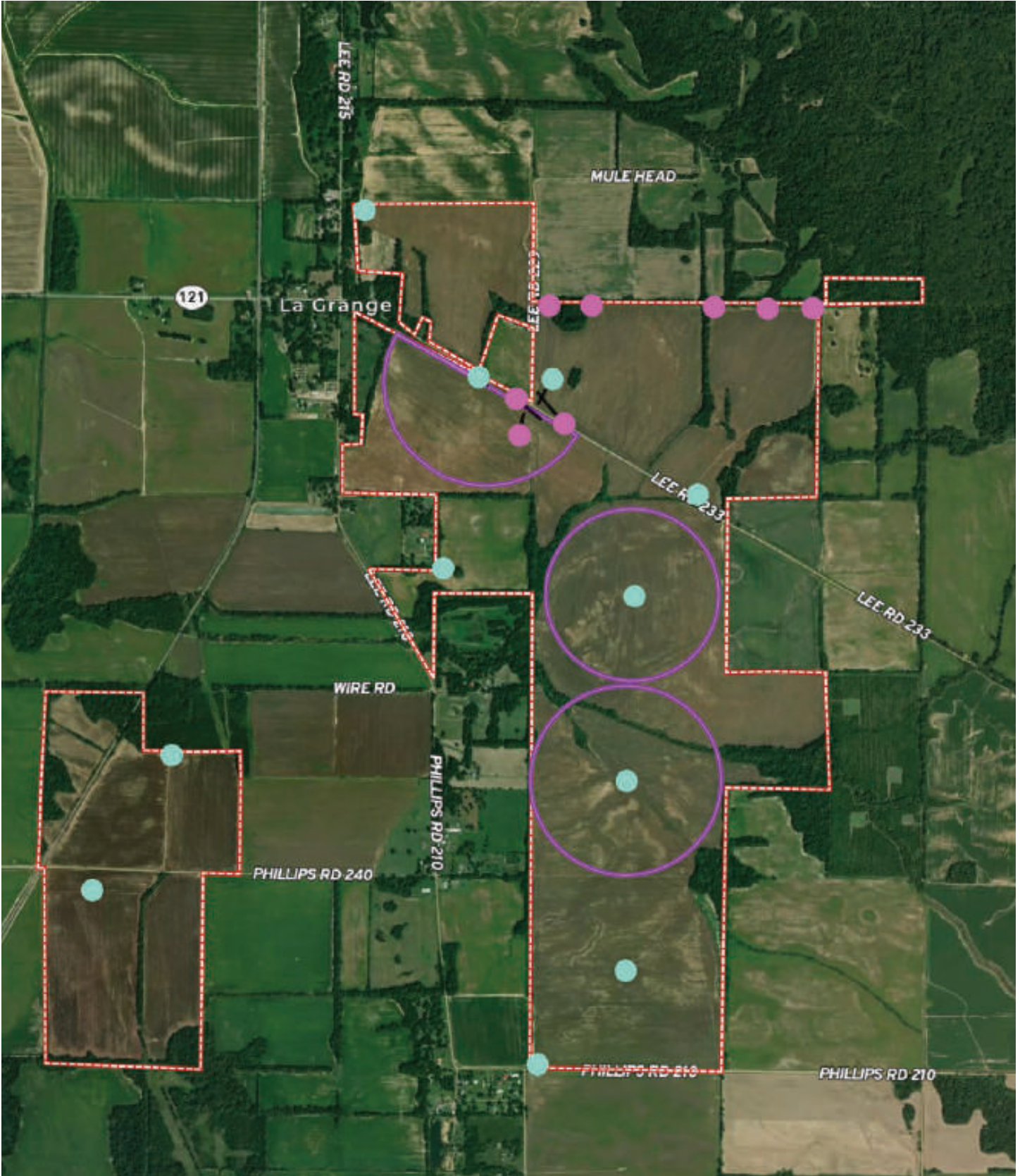
AERIAL MAP



AERIAL MAP: LA GRANGE

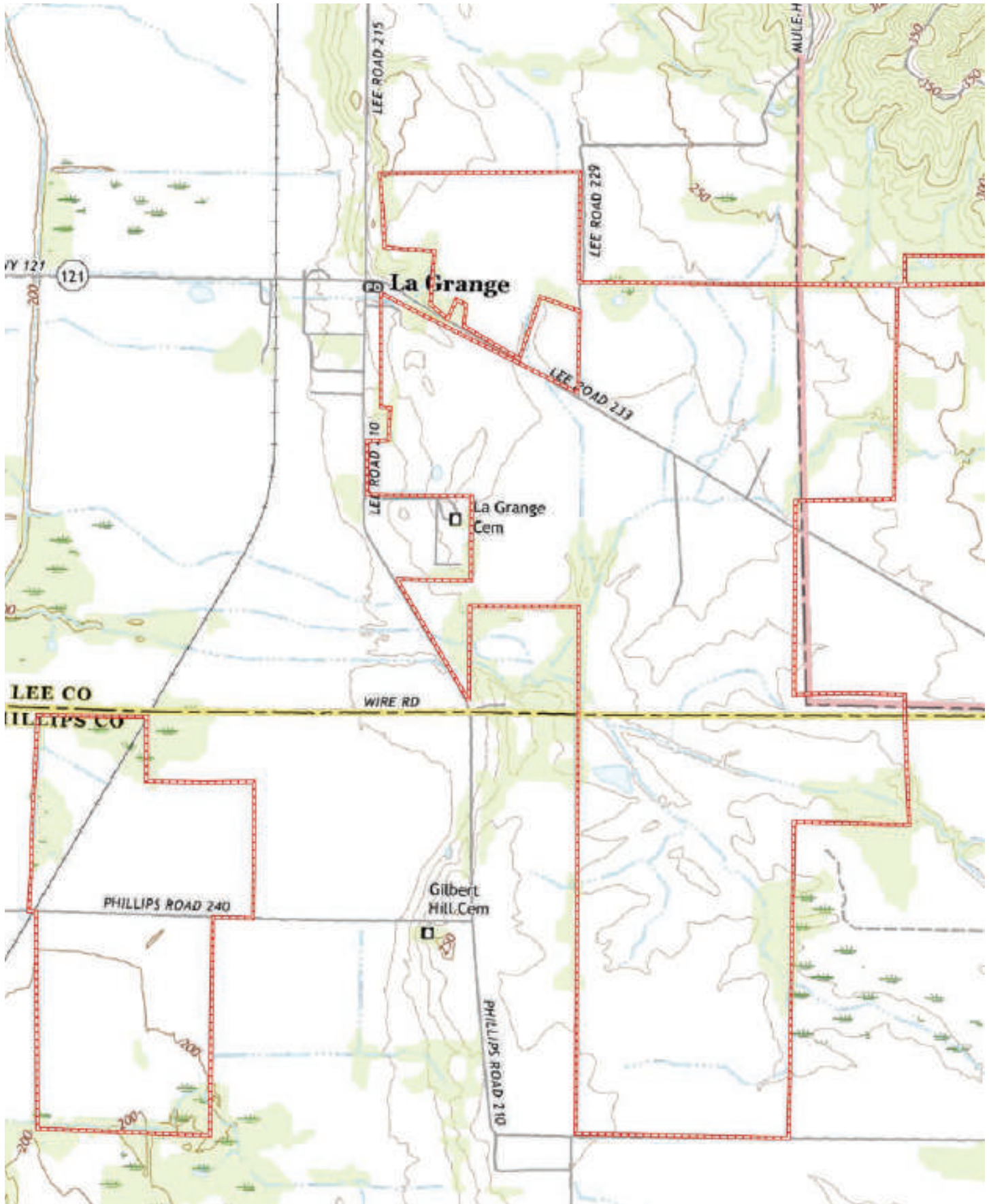


IRRIGATION MAP: LA GRANGE

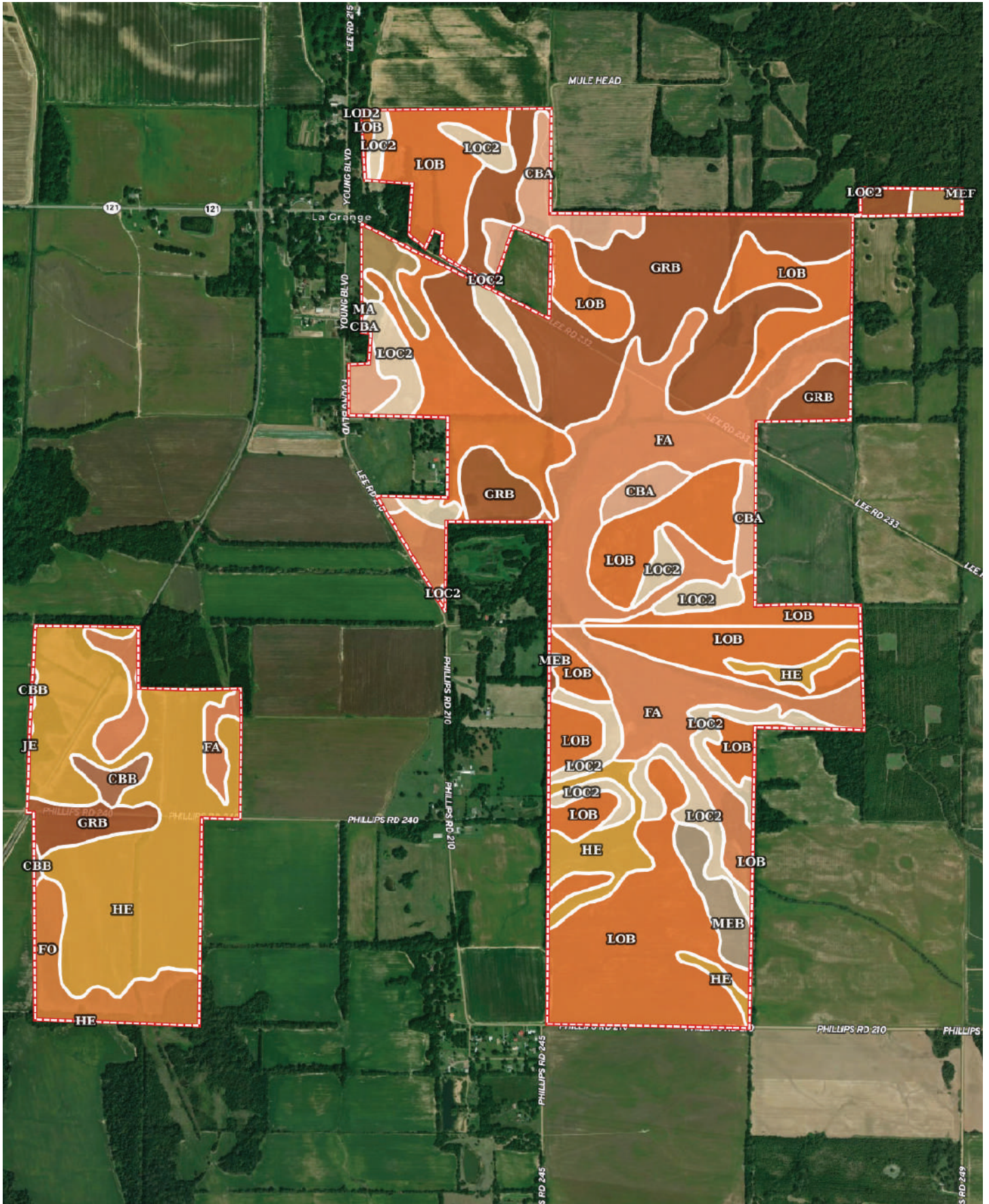


- 6" Diesel Turbine Well
- 6" Electric Submersible
- Risers
- 8" Diesel Turbine Well
- ▭ Boundary 1
- ▭ Boundary
- Pivot

TOPOGRAPHY MAP: LA GRANGE



SOIL MAP: LA GRANGE



SOIL MAP KEY: LA GRANGE

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoB	Loring silt loam, 1 to 3 percent slopes, west	394.98	31.11	0	64	2e
GrB	Grenada silt loam, 1 to 3 percent slopes	229.35	18.07	0	59	2e
He	Henry silt loam, 0 to 1 percent slopes	210.86	16.61	0	57	3w
Fa	Falaya silt loam	210.51	16.58	0	76	2w
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	94.96	7.48	0	52	3e
CbA	Calloway silt loam, 0 to 1 percent slopes	50.55	3.98	0	56	2w
Fo	Foley silt loam	35.39	2.79	0	74	3w
MeB	Memphis silt loam, 1 to 3 percent slopes	17.17	1.35	0	86	2e
LoD2	Loring silt loam, 8 to 12 percent slopes, eroded, west	16.22	1.28	0	50	4e
CbB	Calloway silt loam, 1 to 3 percent slopes	8.83	0.7	0	56	2e
Ma	Marvell fine sandy loam	0.44	0.03	0	75	1
MeF	Memphis silt loam, 15 to 40 percent slopes	0.17	0.01	0	20	7e
Je	Jeanerette silt loam	0.01	0.0	0	76	2w
TOTALS		1269.44(*)	100%	-	63.05	2.29

(*) 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

ESTIMATED REAL ESTATE TAXES BREAKDOWN: LA GRANGE

Parcel Number	Acreage	Est. Real Estate Tax
01-01797	74.14	\$476.62
01-01749-01	10	\$11.81
01-01765	75	\$523.84
01-01770	55	\$331.03
01-01767	183.35	\$1,329.58
01-01774	40	\$224.92
001-06003-000	153.52	\$1,526.60
001-05997-000	40.38	\$333.72
01-01801	6.5	\$48.30
01-01802	6.5	\$48.04
001-06020-000	160	\$1,750.46
001-04028-000	50	\$473.98
001-04025-000	80	\$900.17
001-04021-000	37.63	\$431.52
001-04020-000	10	\$110.50
001-04023-000	74.92	\$686.00
01-01768	2.94	\$30.46
01-01771	43	\$334.12
01-01766	7.92	\$83.30
01-01769	15.37	\$106.61
01-01781	13	\$113.93
01-01763	56.77	\$315.89
01-01766-01	46.79	\$298.29
Total	1,242.73	\$10,489.69

*The final acreage and boundaries will be determined by a new survey. The tax parcel information provided is intended to provide prospective buyers with a general idea of real estate taxes annually.

IMAGES: LA GRANGE

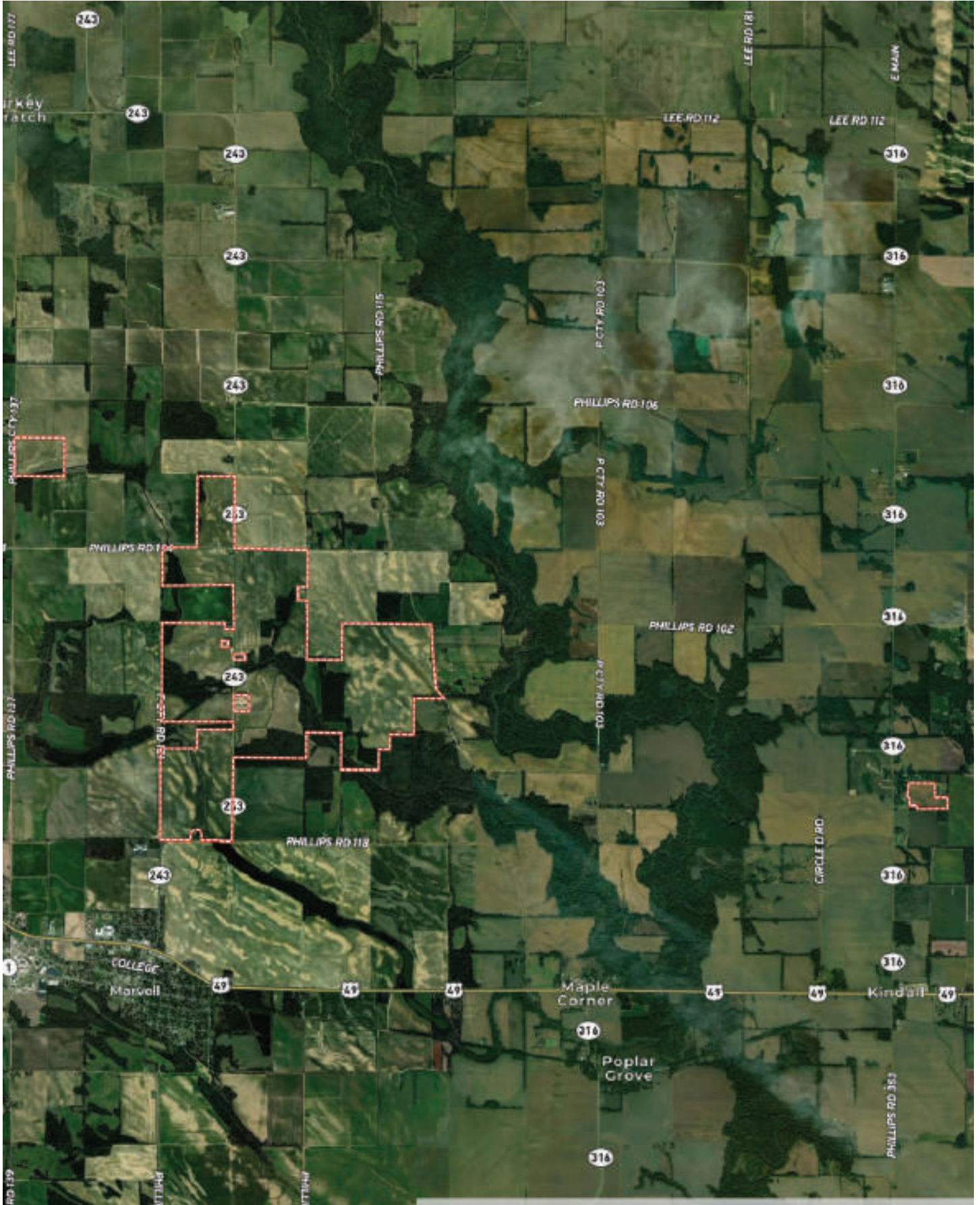




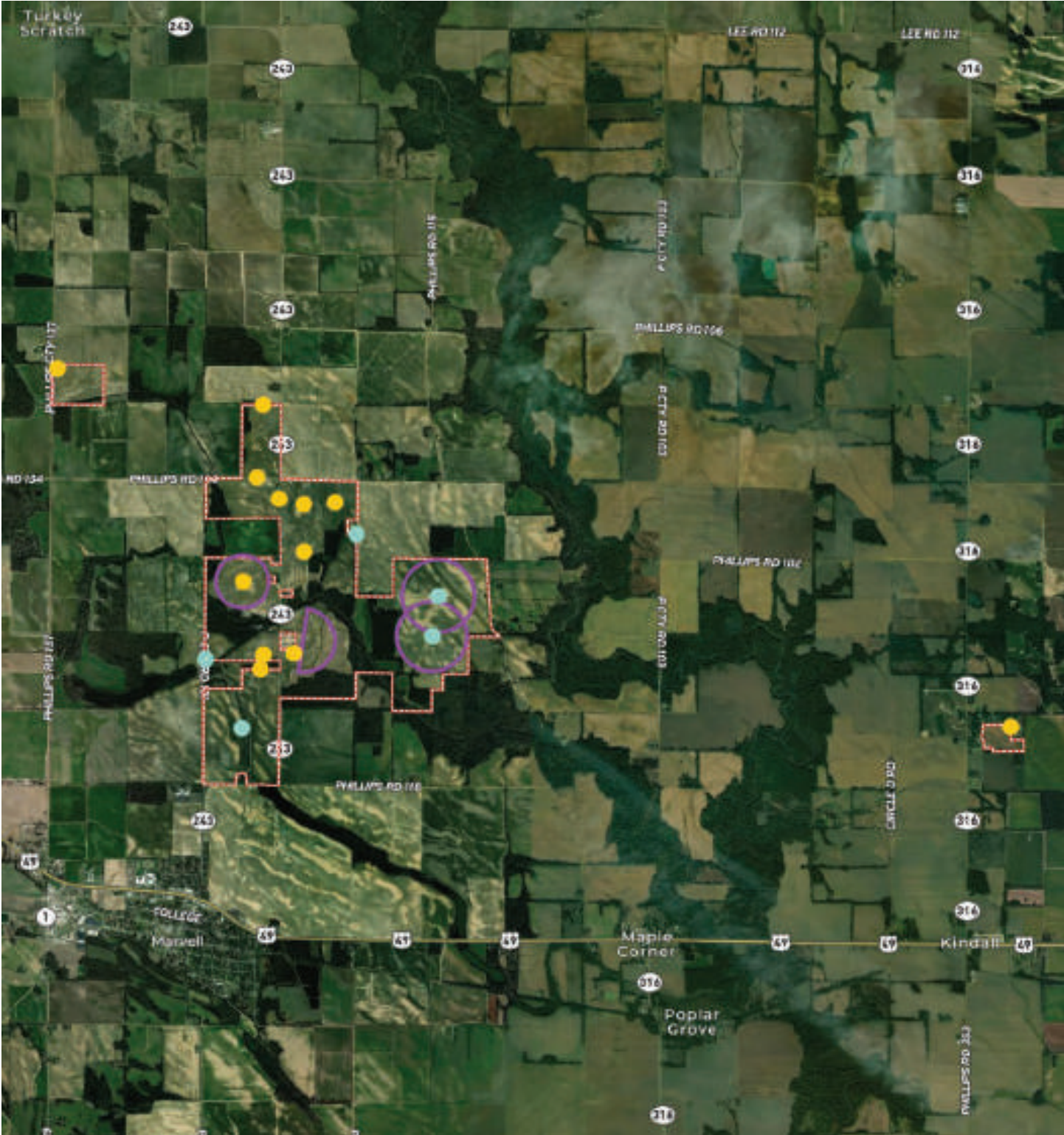




AERIAL MAP: HEADQUARTERS FARM

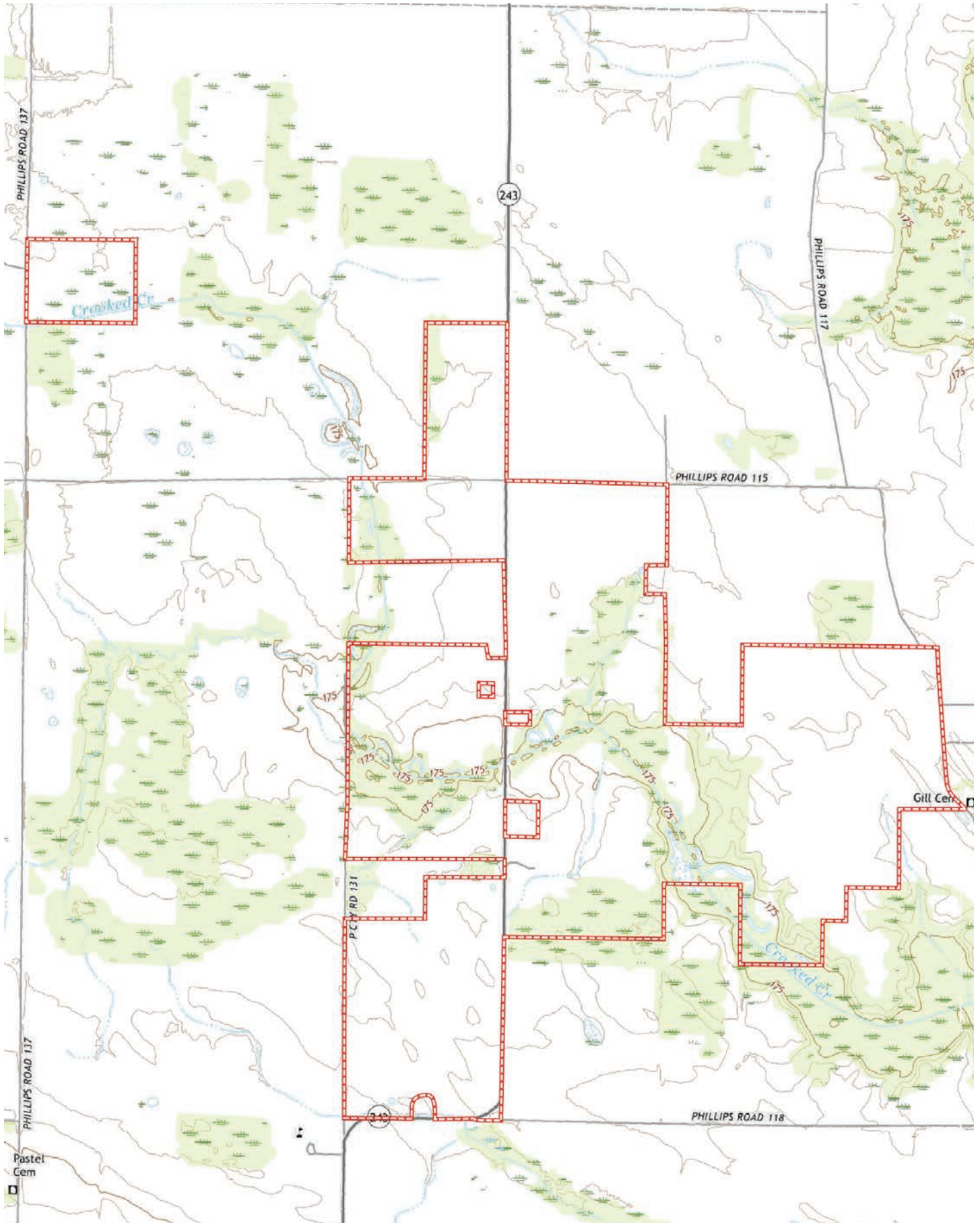


IRRIGATION MAP: HEADQUARTERS FARM

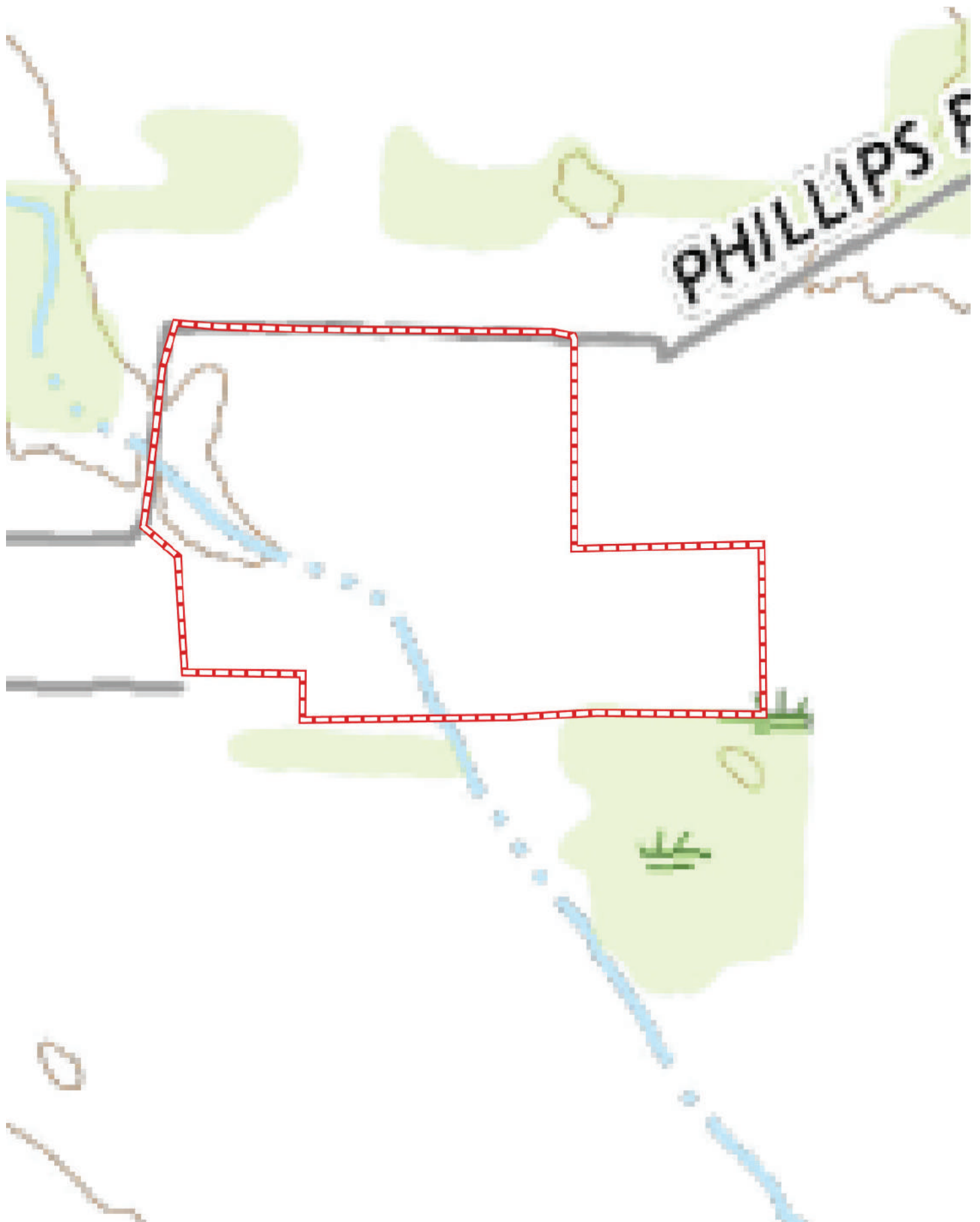


- 6" Diesel Turbine Well
- 6" Electric Submersible
- Risers
- 8" Diesel Turbine Well
- Boundary 1
- Boundary
- Pivot

TOPOGRAPHY MAP: HEADQUARTERS FARM



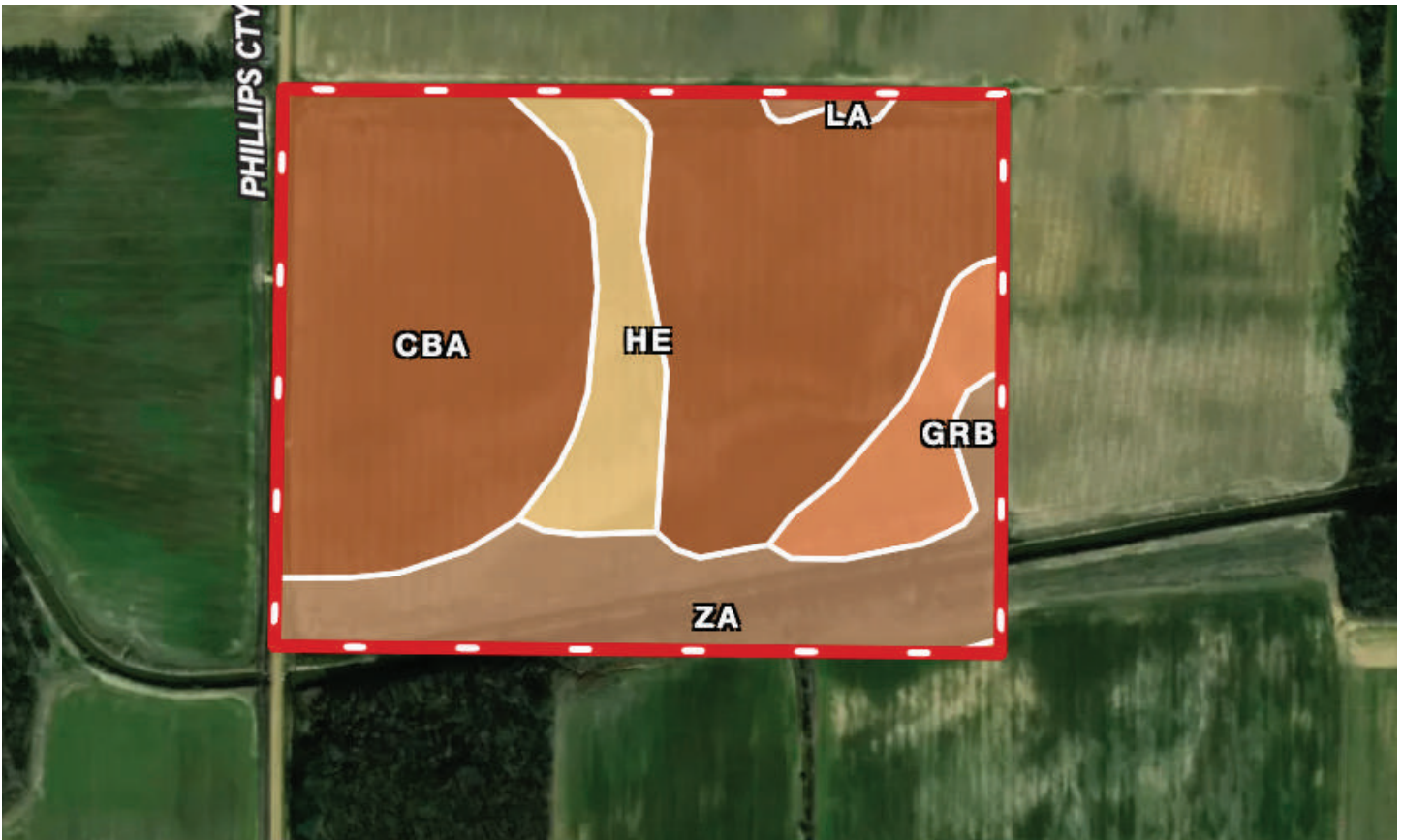
TOPOGRAPHY MAP: HEADQUARTERS FARM



SOIL MAP: HEADQUARTERS FARM



SOIL MAP: HEADQUARTERS FARM



SOIL MAP KEY: HEADQUARTERS FARM

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
He	Henry silt loam, 0 to 1 percent slopes	344.75	22.28	0	57	3w
LoB	Loring silt loam, 1 to 3 percent slopes, west	221.75	14.33	0	64	2e
Fo	Foley silt loam	216.75	14.01	0	74	3w
GrB	Grenada silt loam, 1 to 3 percent slopes	193.56	12.51	0	63	2e
Za	Zachary soils, frequently flooded	135.54	8.76	0	20	4w
CbA	Calloway silt loam, 0 to 1 percent slopes	122.57	7.92	0	56	2w
Ga	Calhoun silt loam	99.99	6.46	0	75	3w
Mh	Mhooon soils, frequently flooded	94.23	6.09	0	42	4w
CbB	Calloway silt loam, 1 to 3 percent slopes	50.34	3.25	0	56	2e
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	23.23	1.5	0	53	3e
Je	Jeanerette silt loam	17.74	1.15	0	78	2w
La	Lagrange fine sandy loam	15.79	1.02	0	70	3w
MeB	Memphis silt loam, 1 to 3 percent slopes	7.17	0.46	0	86	2e
Ma	Marvell fine sandy loam	3.87	0.25	0	74	1
TOTALS		1547.28(*)	100%	-	58.5	2.75

(*) 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

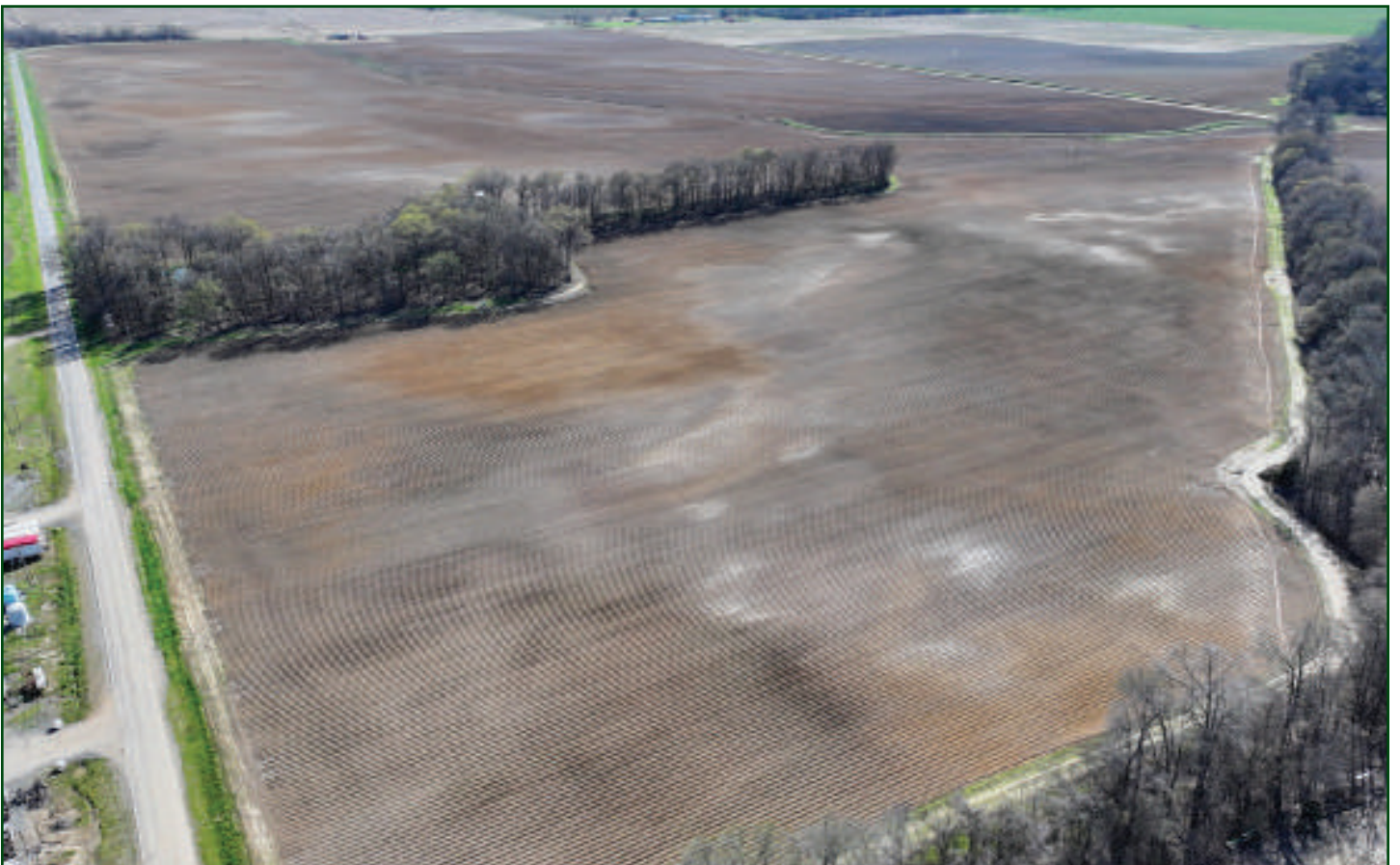
(s) soil limitations within the rooting zone (w) excess of water

ESTIMATED REAL ESTATE TAXES BREAKDOWN: HEADQUARTERS FARM

Parcel Number	Acreage	Est. Real Estate Tax
001-04427-000	21.3	\$715.61
001-04427-004	10	\$564.08
001-02246-000	53	\$442.68
001-02236-000	80	\$681.66
001-02283-000	40	\$313.50
001-02284-000	40	\$292.45
001-02282-000	40	\$374.36
001-02280-000	50	\$332.21
001-02290-001	14	\$128.49
001-02291-000	135	\$788.65
001-02294-000	20	\$155.00
001-02295-000	36	\$292.49
001-02293-000	20	\$109.88
001-02292-000	65	\$330.87
001-02308-000	40	\$213.61
001-00296-000	1.02	\$99.83
001-02279-000	65	\$497.29
001-02401-000	35	\$701.58
001-02390-000	40	\$109.78
001-02406-000	40	\$301.82
001-02406-001	20	\$161.40
001-02403-000	40	\$338.12
001-02404-000	60	\$214.58
001-02409-000	40	\$338.24
001-02408-000	20	\$164.75
001-02411-000	158.9	\$1,332.85
001-02305-000	80	\$624.32
001-02309-000	121.08	\$966.08
001-02383-000	40	\$335.88
001-02389-000	80	\$382.22
Total	1,505.30	\$12,304.28

*The final acreage and boundaries will be determined by a new survey. The tax parcel information provided is intended to provide prospective buyers with a general ideas of real estate taxes annually.

IMAGES: HEADQUARTERS FARM





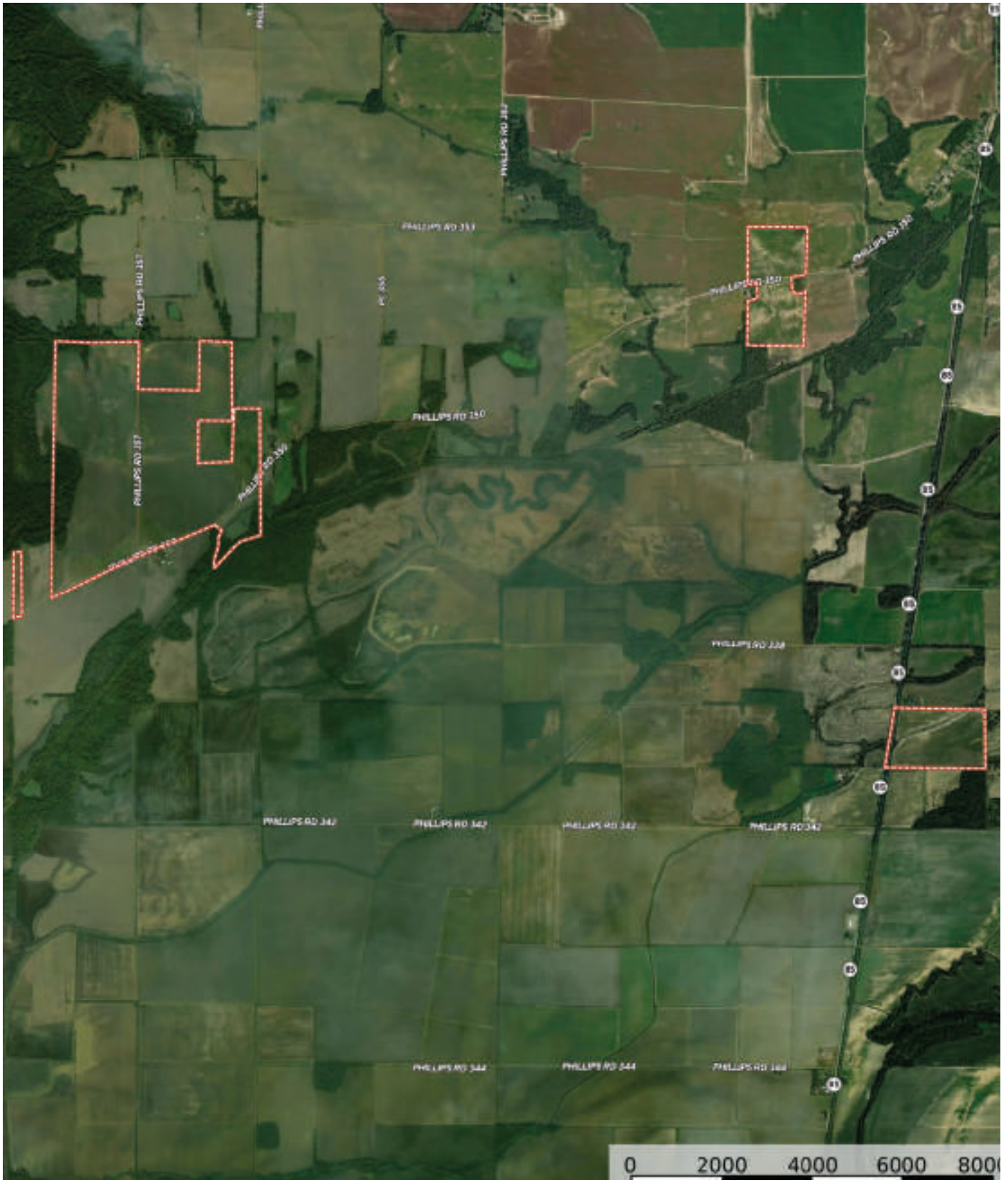




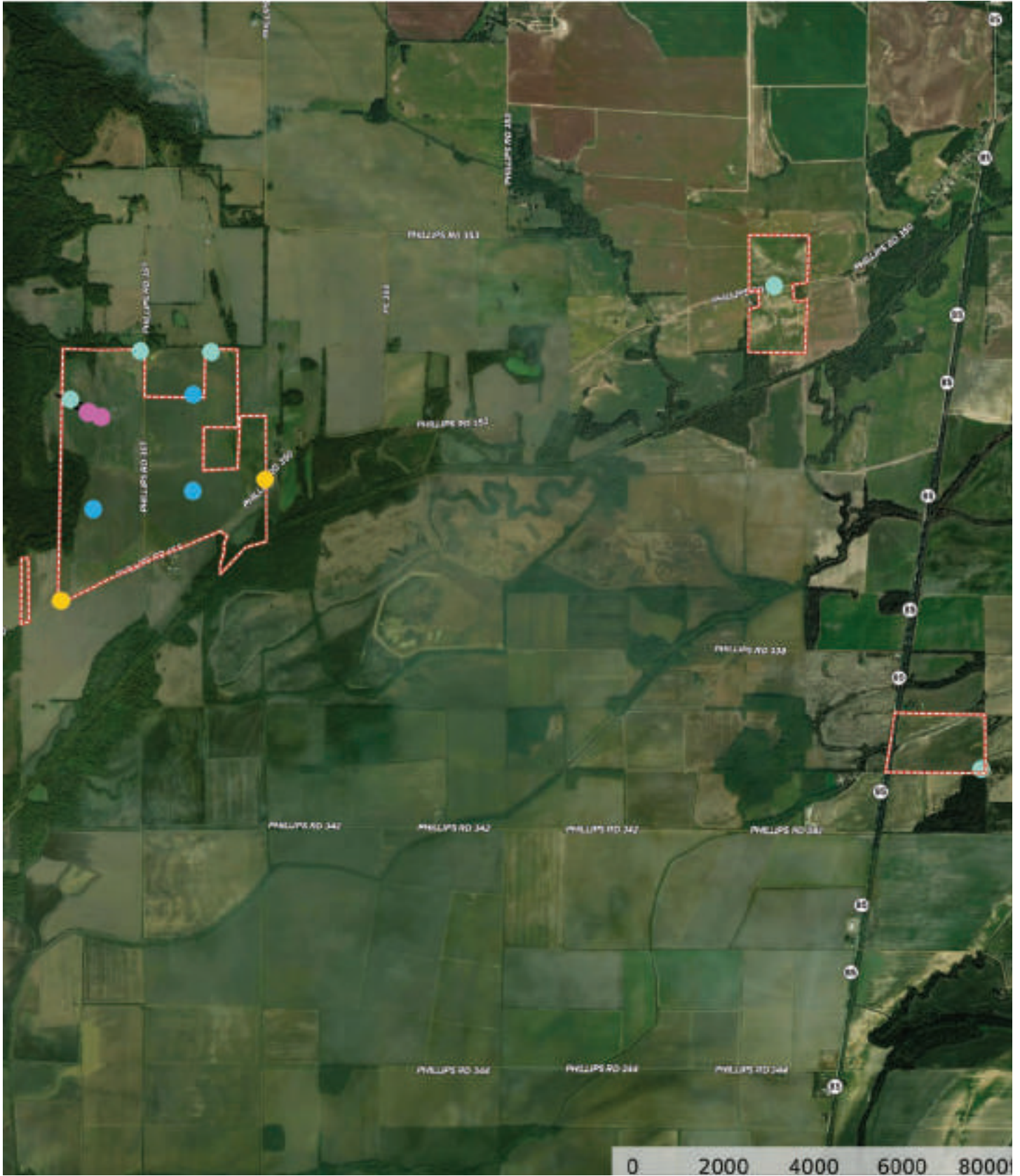




AERIAL MAP: OLD LITTLE ROCK ROAD FARM

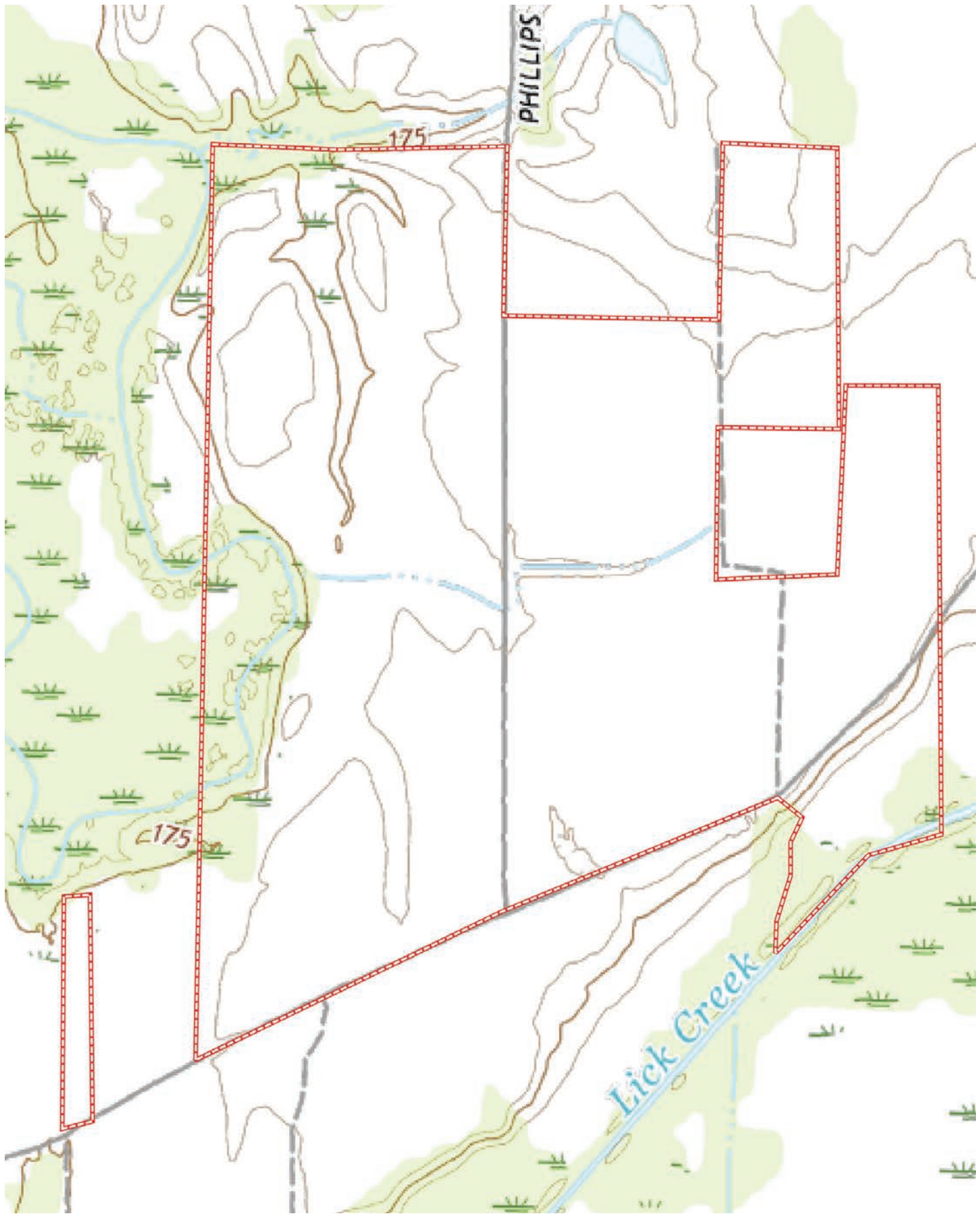


IRRIGATION MAP: OLD LITTLE ROCK ROAD FARM

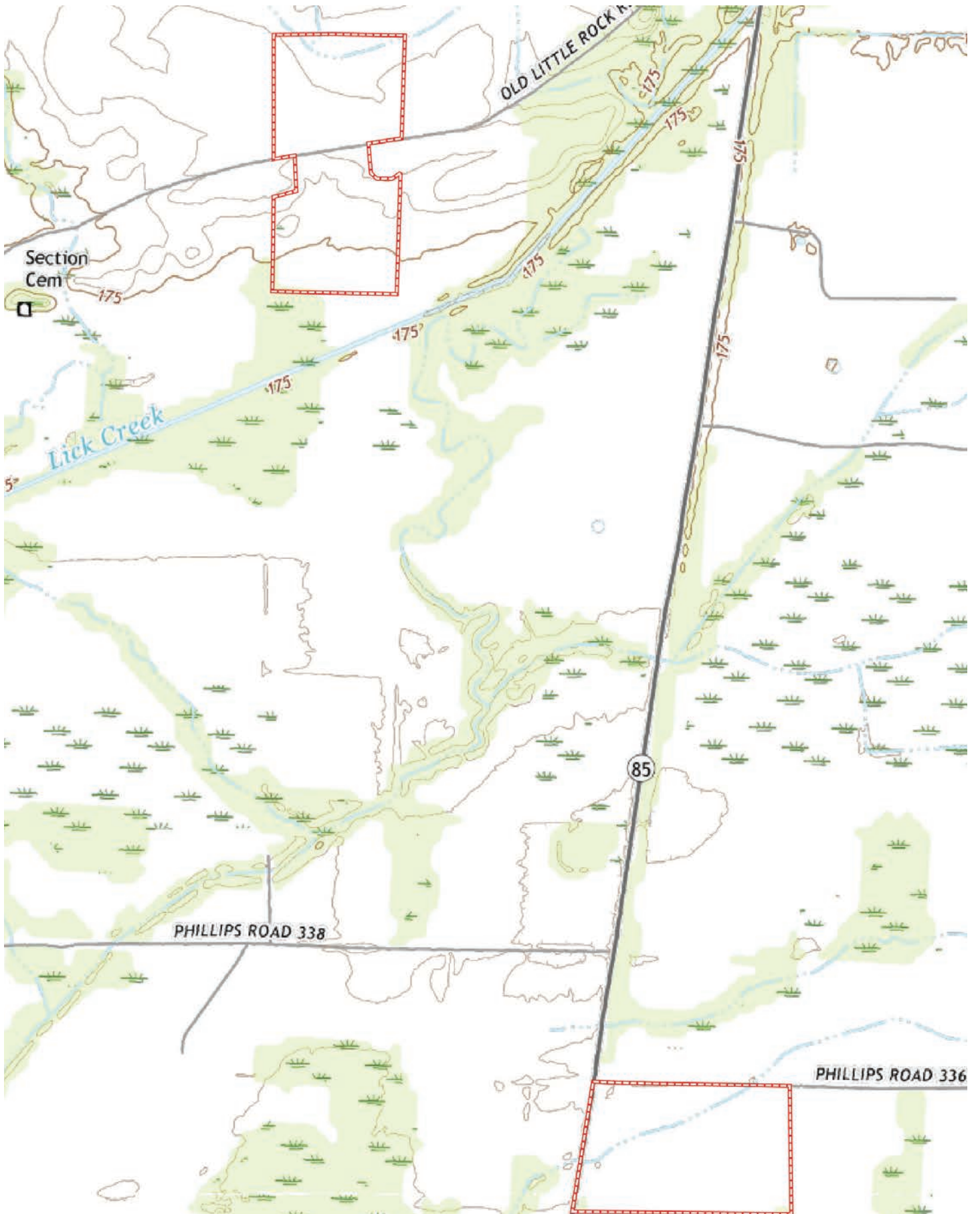


- 6" Diesel Turbine Well
- 6" Electric Submersible
- Risers
- 8" Diesel Turbine Well
- Boundary 1
- Boundary
- Pivot

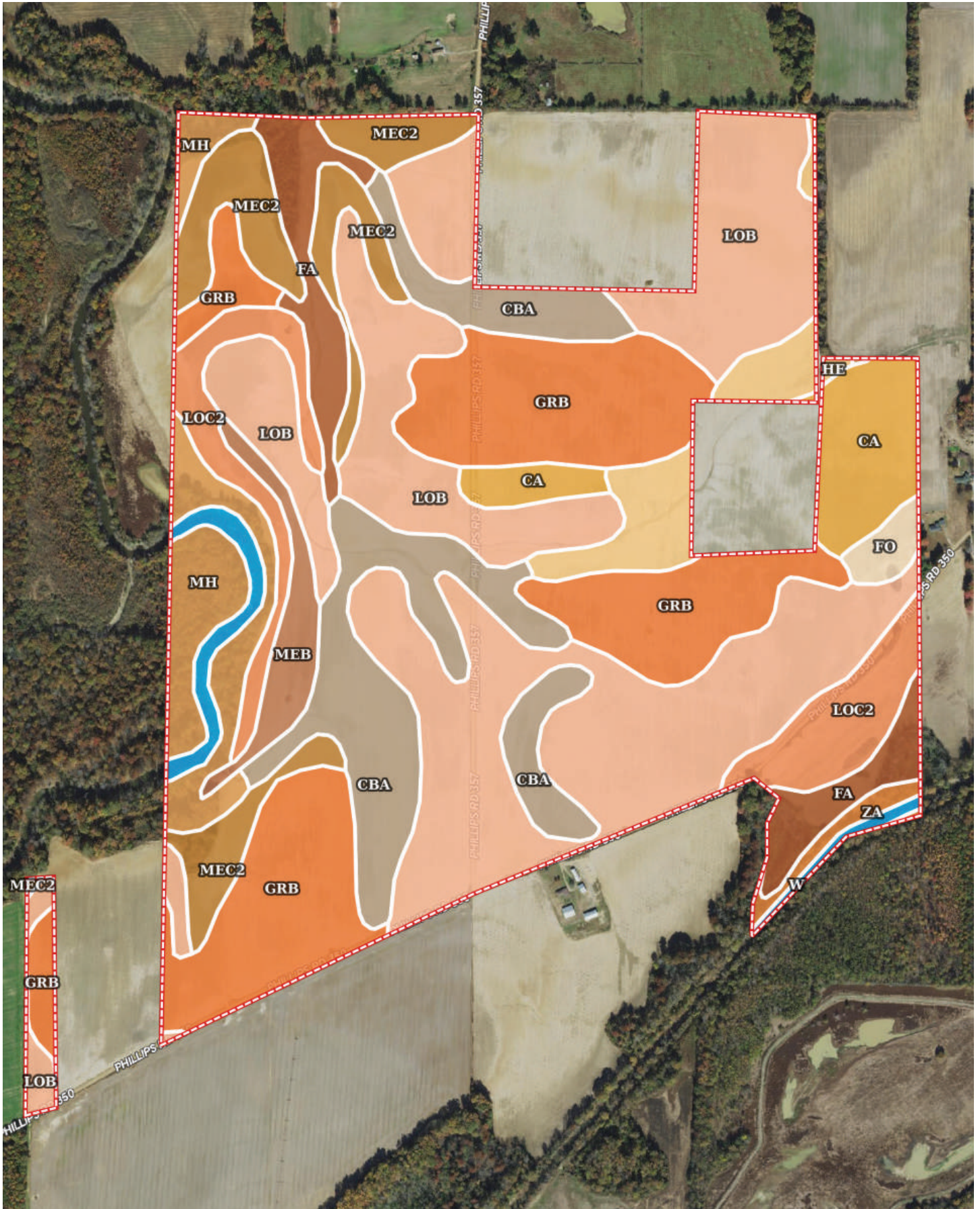
TOPOGRAPHY MAP: OLD LITTLE ROCK ROAD FARM



TOPOGRAPHY MAP: OLD LITTLE ROCK ROAD FARM



SOIL MAP: OLD LITTLE ROCK ROAD FARM



SOIL MAP: OLD LITTLE ROCK ROAD FARM



SOIL MAP KEY: OLD LITTLE ROCK ROAD FARM

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoB	Loring silt loam, 1 to 3 percent slopes, west	169.77	29.68	0	64	2e
GrB	Grenada silt loam, 1 to 3 percent slopes	84.6	14.79	0	63	2e
Fo	Foley silt loam	58.3	10.19	0	74	3w
CbA	Calloway silt loam, 0 to 1 percent slopes	49.09	8.58	0	56	2w
Fa	Falaya silt loam	31.55	5.51	0	76	2w
MeC2	Memphis silt loam, 3 to 8 percent slopes, eroded	31.38	5.49	0	81	3e
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	25.41	4.44	0	53	3e
Mh	Mhoon soils, frequently flooded	24.06	4.21	0	42	4w
Ca	Calhoun silt loam	18.9	3.3	0	75	3w
CbB	Calloway silt loam, 1 to 3 percent slopes	15.58	2.72	0	56	2e
Za	Zachary soils, frequently flooded	15.31	2.68	0	20	4w
He	Henry silt loam, 0 to 1 percent slopes	14.9	2.6	0	57	3w
MeB	Memphis silt loam, 1 to 3 percent slopes	14.7	2.57	0	86	2e
W	Water	6.68	1.17	0	-	-
Du	Dundee silt loam, 0 to 1 percent slopes	6.24	1.09	0	82	2w
Am	Amagon silt loam	5.59	0.98	0	73	3w
TOTALS		572.06(*)	100%	-	63.25	2.41

(*) 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

ESTIMATED REAL ESTATE TAXES BREAKDOWN: OLD LR ROAD FARM

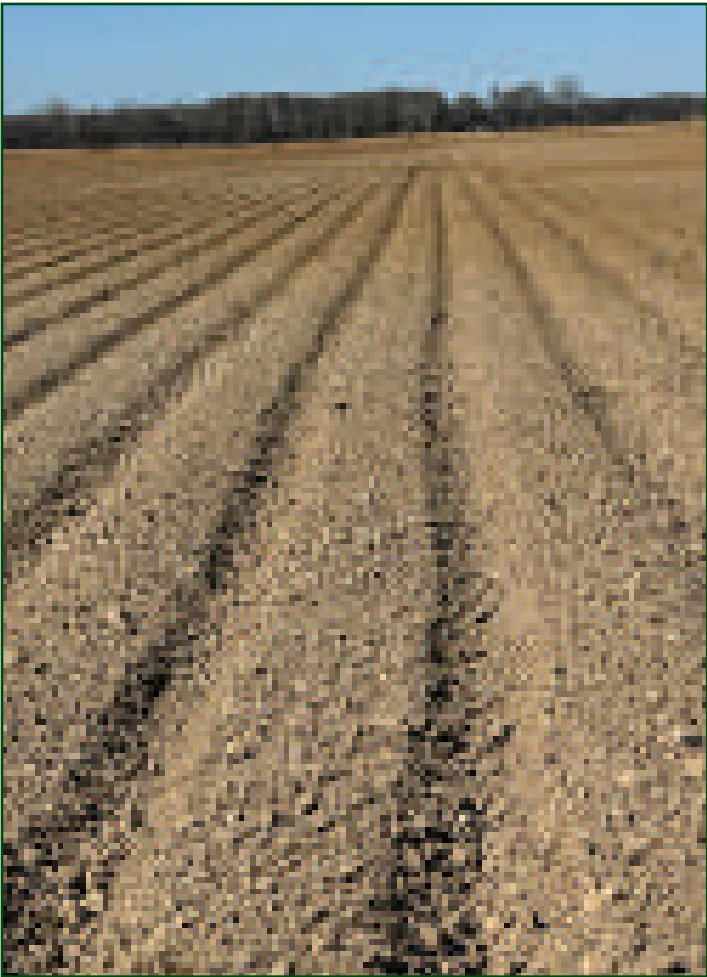
Parcel Number	Acreage	Est. Real Estate Tax
001-04934-000	75	\$395.88
001-04935-000	117	\$659.13
001-04933-000	40	\$318.15
001-04930-000	30	\$268.76
001-04929-000	11	\$98.96
001-04940-000	24.66	\$194.79
001-04941-000	20	\$194.51
01-04939-000	30	\$247.78
0010-04937-000	36.6	\$289.79
001-04840-000	20	\$210.55
001-04840-001	20	\$210.55
001-04838-000	16	\$204.77
001-04841-000	36	\$387.77
001-05000-000	22	\$198.03
001-04999-000	40	\$428.62
Total	538.26	\$4,308.04

*The final acreage and boundaries will be determined by a new survey. The tax parcel information provided is intended to provide prospective buyers with a general idea of real estate taxes annually.

IMAGES: OLD LITTLE ROCK ROAD













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AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE