

SOUTH TRACT OF OLDLIPSKY PLANTATION

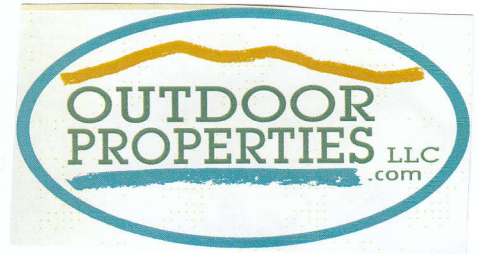
1,641 acres + - LEE COUNTY, ARKANSAS

Total Land: 1,641 acres m/l subject to survey
Cropland Acres: 1,279 acres m/l
River chute/levee 20 acres m/l (joins Whitehall Chute) on the levee
Timber/sloughs 342 acres m/l (includes frontage on St. Francis River)

Farm Irrigation: Approximately 660 acres (48% of cropland) 3 pivots

Farm Lease: \$190,000 cash guaranteed by the seller
(Five year lease @\$148 per cropland acre (plus income from hunting lease))

Base Acres:
Wheat – 320 acres
Soybeans – 755 acres
Upland cotton – 192 acres
Corn – 51 acres
Grain Sorghum – 166 acres



Soils: Loamy soils: Cm, Tnb, Tna, Sh, NeB, NeA, EaB, DeB, Du, Ac

Hunting/Fishing: Ducks, Deer and turkey. This property offers excellent fishing and hunting opportunities. A hunting lease would generate additional income to the landowner.

Location: Farm is located on the protected side of the levee between Marianna and Hughes and has frontage on the St. Francis River and the Mississippi River levee in Lee County, Arkansas in Sections 10, 11, 14, 15, 16, 17, 20, 21, 22, 23 T2N R5E Property is across the Miss. River levee from Whiskey Island Hunting Club and approximately 45 minutes south of Memphis, Tn and 20 minutes south of Hughes, Arkansas.

Features: St. Francis River frontage, Old Walnut Chute and Raft Creek. The recreational fishing and hunting poortunities are excellent.

Offering Price: \$ 5,200,000 (\$3,169 per deeded acre) based on a survey.

Offered by: Outdoor Properties, LLC, agent for the seller
Joey Burch, broker.....501-454-1782

***Shown by appointment only. Visit www.outdoorproperties.com**