

Arkansas

# LAND AUCTION

Lee & Monroe Counties

9± Miles Southeast of Brinkley, AR

1,741  
Acres

Offered in 4 Tracts

- Large Contiguous Tract
- 1,530± Acres Tillable
- 1,491 Acres Irrigated
- 15 Wells & 1 Irrigation Pivot
- 60,000 Bushel Grain Storage
- 5 Miles South of Wheatley, AR
- 20 Miles Southwest of Forrest City, AR

## INFORMATION BOOKLET

 **SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709 | [SchraderAuction.com](http://SchraderAuction.com)







## **DISCLAIMER**

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.



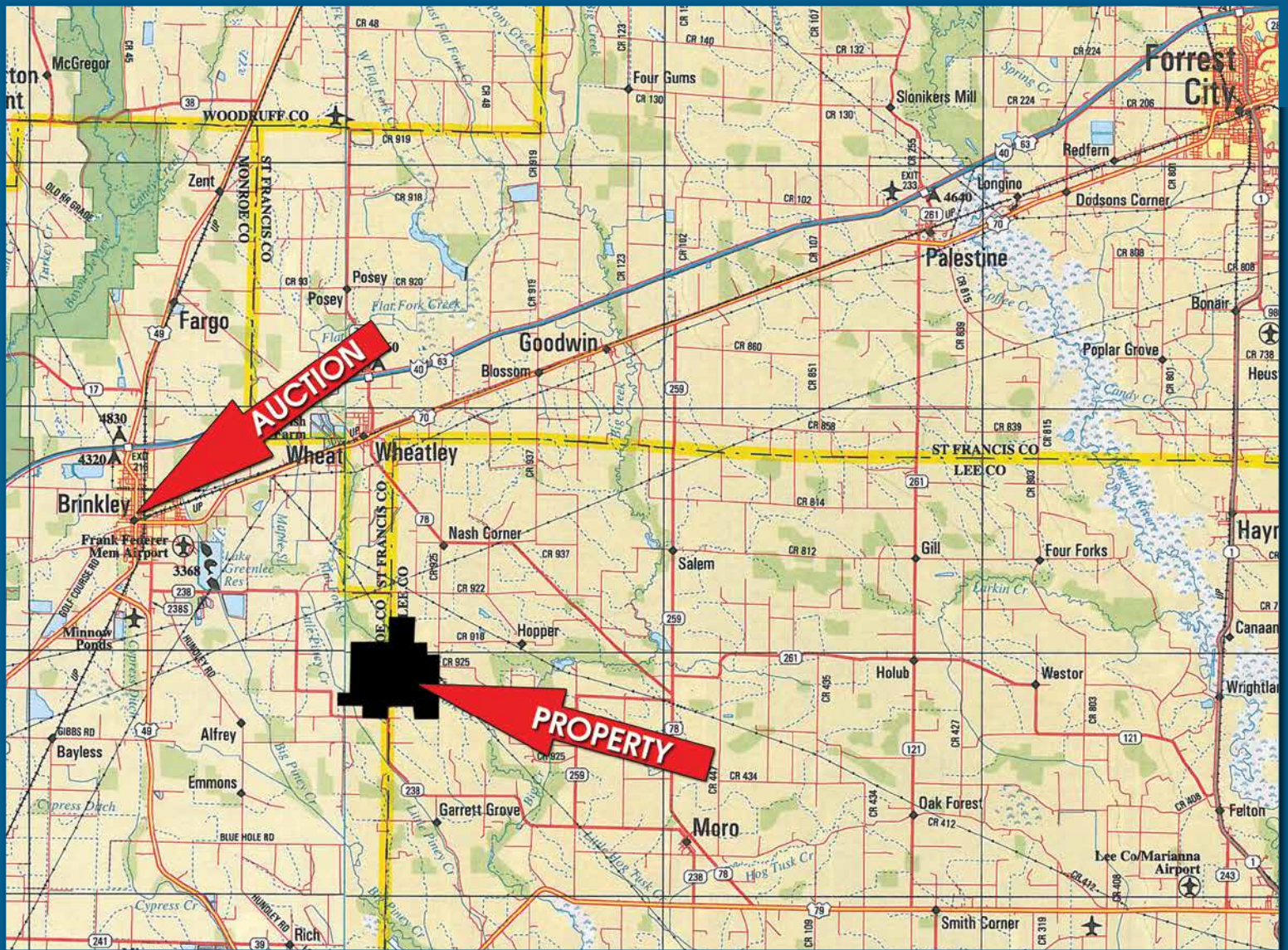
**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**





**PROPERTY LOCATION:** From Brinkley: take exit 216 off Interstate 40 and go south on Hwy 49 for approx. 2.3 miles and take left on Hwy 238/W Sycamore. Follow Hwy 238 for 1.0 mile and turn right at the stop sign, follow for 1.0 mile and turn left on 238 East. Continue on Hwy 238 East for approx. 7.1 miles, turn left on Pleasant Valley Rd and you are located at the southeast corner of the property. From Wheatley: take exit 221 off Interstate 40 and go south on Hwy 78, through one stop sign, for approx. 4.2 miles. Turn right on County Rd 926 then take an immediate left onto County Rd 925, follow south for 1.0 mile and turn right on County Rd 922. Follow 922 for 1.0 mile and turn left on County Rd 947 follow for approx. 1.2 miles and you will enter property straight ahead with grain bins located on your left.

**AUCTION LOCATION:** Take exit 216 off Interstate 40 and go south on Hwy 49 approx. 0.3 mile passing through one stop light, take a right onto 6<sup>th</sup> Street. Follow 6<sup>th</sup> Street through one stop sign and continue for approx. 0.3 mile and take a right on N Weatherby Dr, Brinkley Convention Center will be on your left. **Address:** 1501 Weatherby Dr., Brinkley, AR 72021

### INSPECTION DATE:

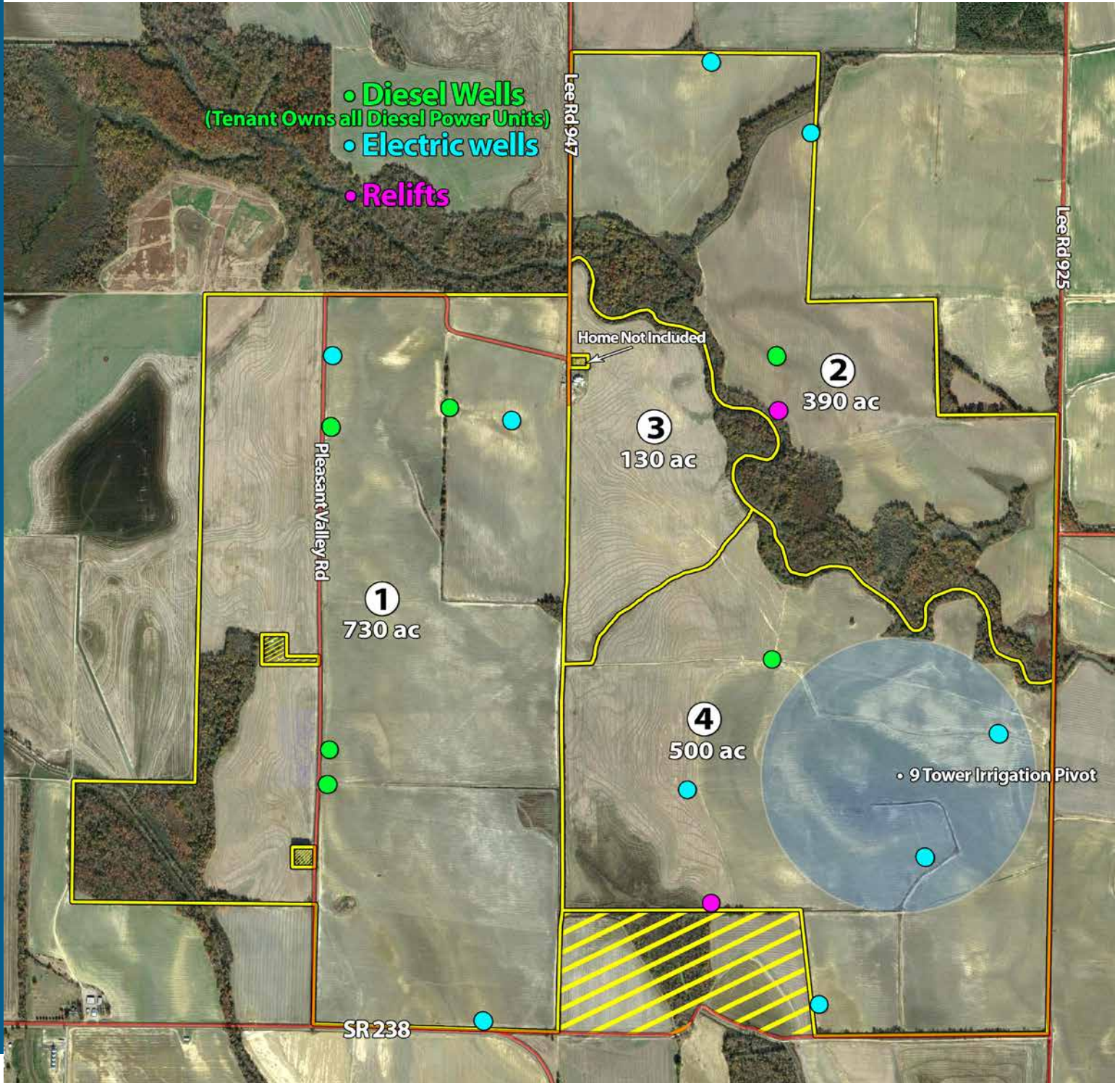
Thursday, October 24 • 9am - 11am

Meet a Schrader Representative at the Grain Bin Site  
on Tract #3 for More Information.

**AUCTION MANAGER:** RD Schrader 800.451.2709

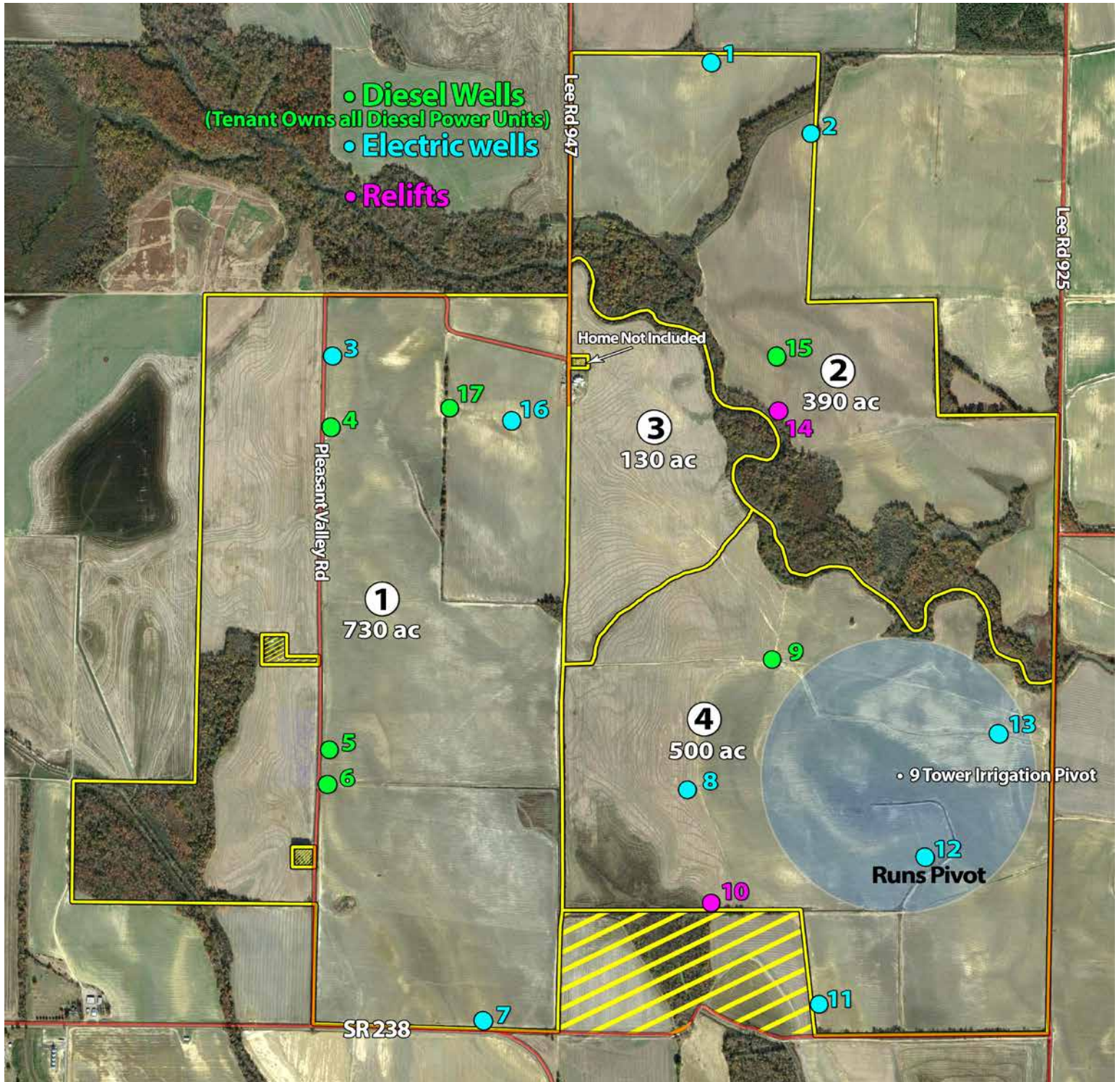


# TRACT MAP





# WELL & RELIFT LOCATION MAP



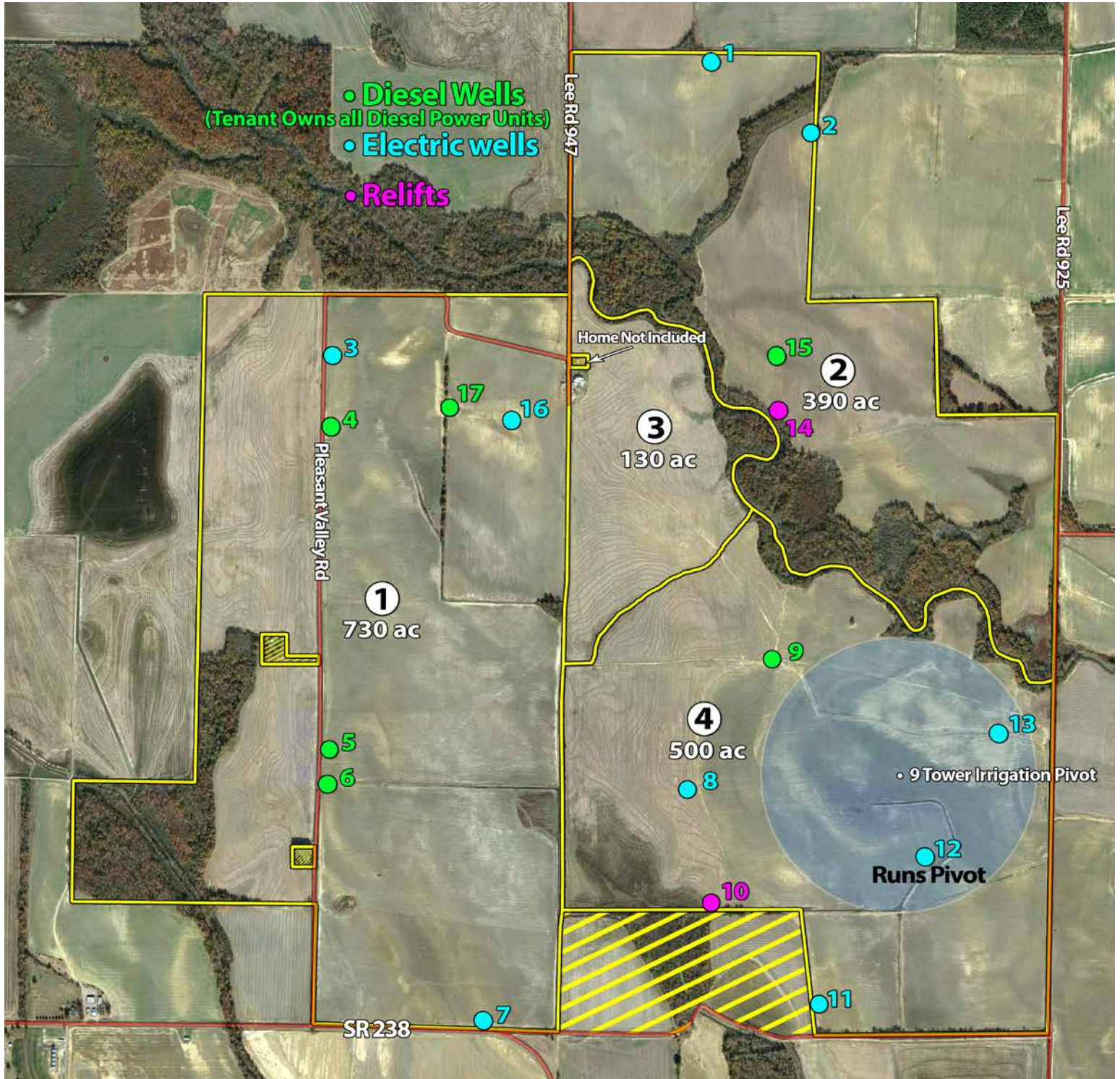
# WELL & RELIFT SIZES & CODE

Location Map Number	Well & Relift Description	Well Code	
1	50 hp Submersible	EW	
2	30 hp Submersible	EW	
3	10 hp Submersible	EW	
4	10" Diesel	DW	<b>Tenant owned</b>
5	8" Diesel	DW	<b>Tenant owned</b>
6	12" Diesel	DW	<b>Tenant owned</b>
7	40 hp Submersible	EW	
8	10" - 60 hp	EW	
9	8" Diesel	DW	<b>Tenant owned</b>
10	8" Relift	Relift	<b>Without pump</b>
11	7.5 hp Submersible	EW	
12	10" - 60 hp	EW	
13	10" - 60 hp	EW	
14	12" Relift	Relift	<b>Without pump</b>
15	10" Diesel	DW	<b>Tenant owned</b>
16	10" - 60 hp	EW	
17	12" Diesel	DW	<b>Tenant owned</b>

\*All well depths are 120' - 130'



# WELL LOCATION MAP





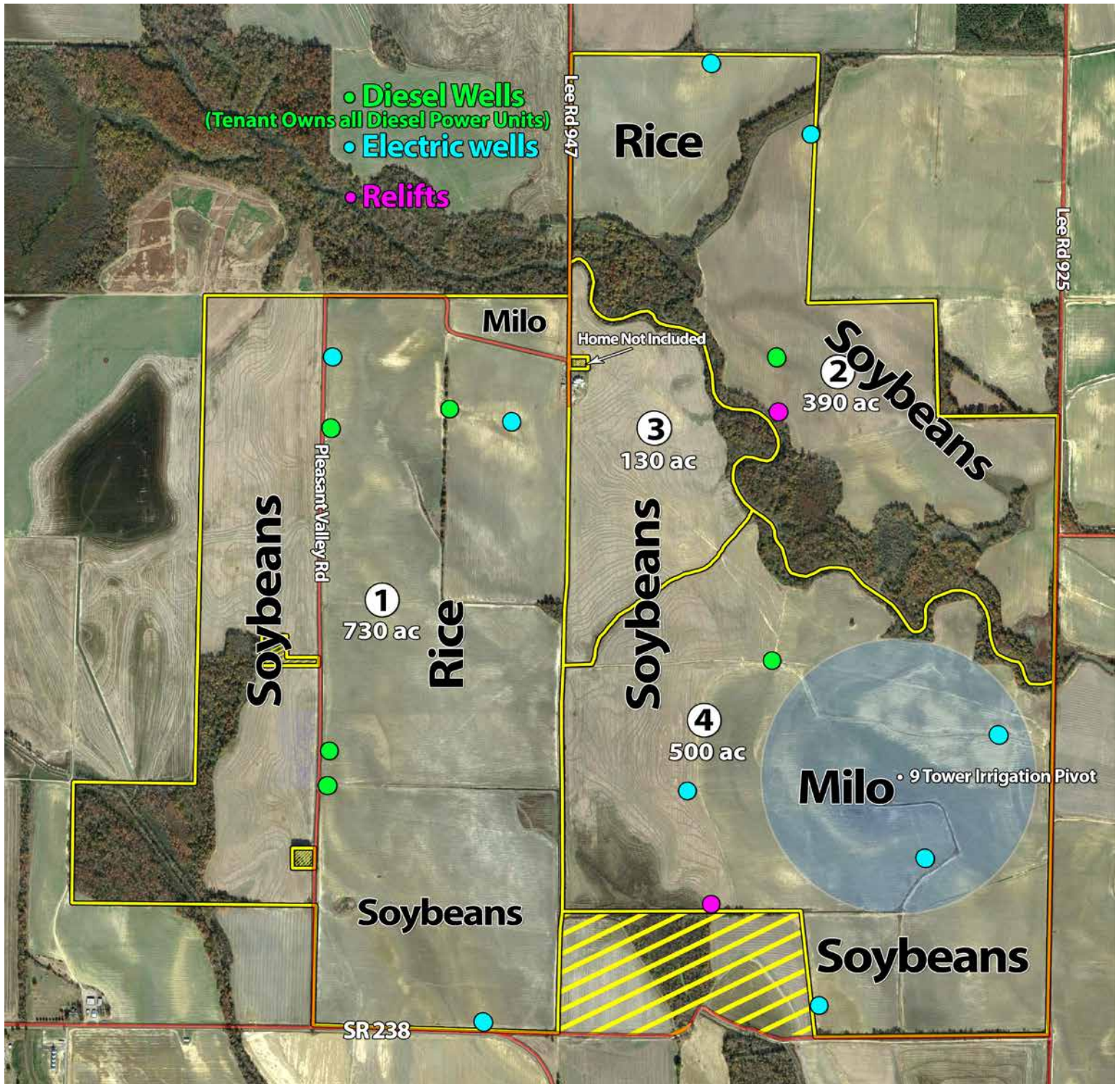
# FLOW TEST CONDUCTED SEPT. 4, 2013

Location Map Number	Well & Relift Description	Well Code	GPM Flow Test	Pump Discharge
1	50 hp Submersible	EW	1400-1450	8"
2	20 hp Submersible	EW	475-500	6"
3	10 hp Submersible	EW	300	6"
4	Diesel	DW	1300-1400	8"
5	Diesel	DW	500	8"
6	Diesel	DW	1650-1700	8"
7	40 hp Submersible	EW	1000	6"
8	60 hp	EW	1800	8"
9	Diesel	DW	800	6"
10	8" Relift	Relift	Relift	Relift
11	7.5 hp Submersible	EW	350	4"
12	60 hp	EW	1500	8"
13	60 hp	EW	850-900	10"
14	12" Relift	Relift	Relift	Relift
15	Diesel	DW	1400	8"
16	60 hp	EW	1150-1200	8"
17	Diesel	DW	2200	8"

\*All well depths are 120' - 130'

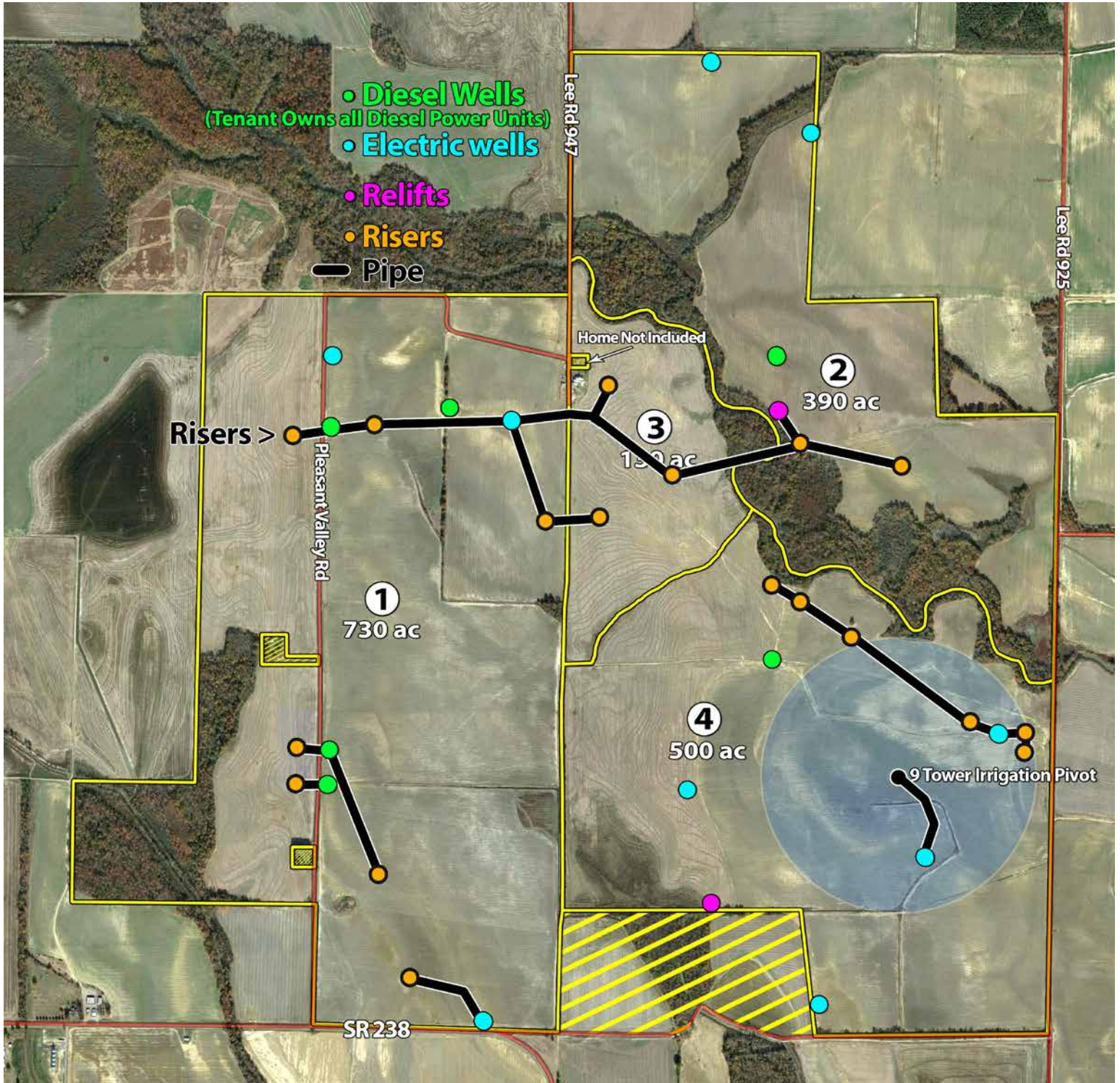


# 2013 CROP MAP



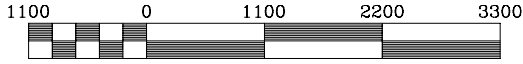


# RISER LOCATION MAP





# PROPERTY SURVEY

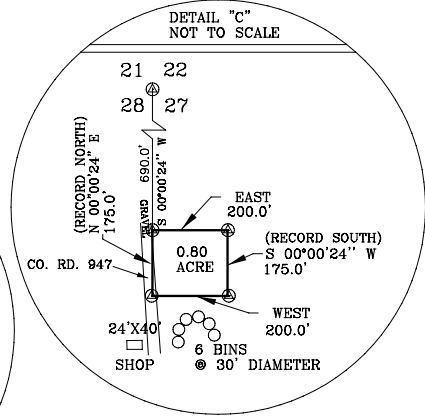
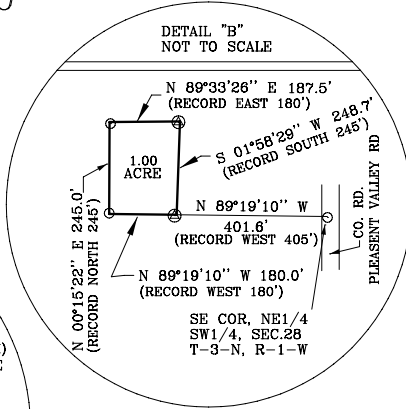
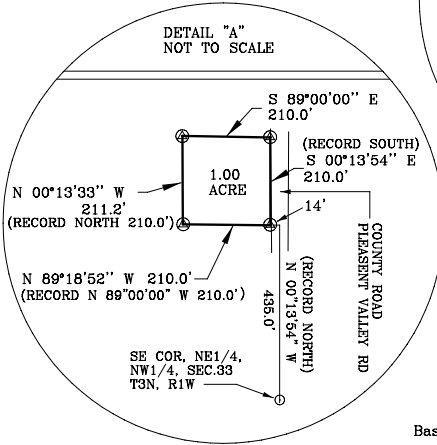


Scale 1" = 1100'

REVISED  
9/30/2013

## LEGEND

- ⊙ EXISTING MONUMENT
- SET 1/2" REBAR

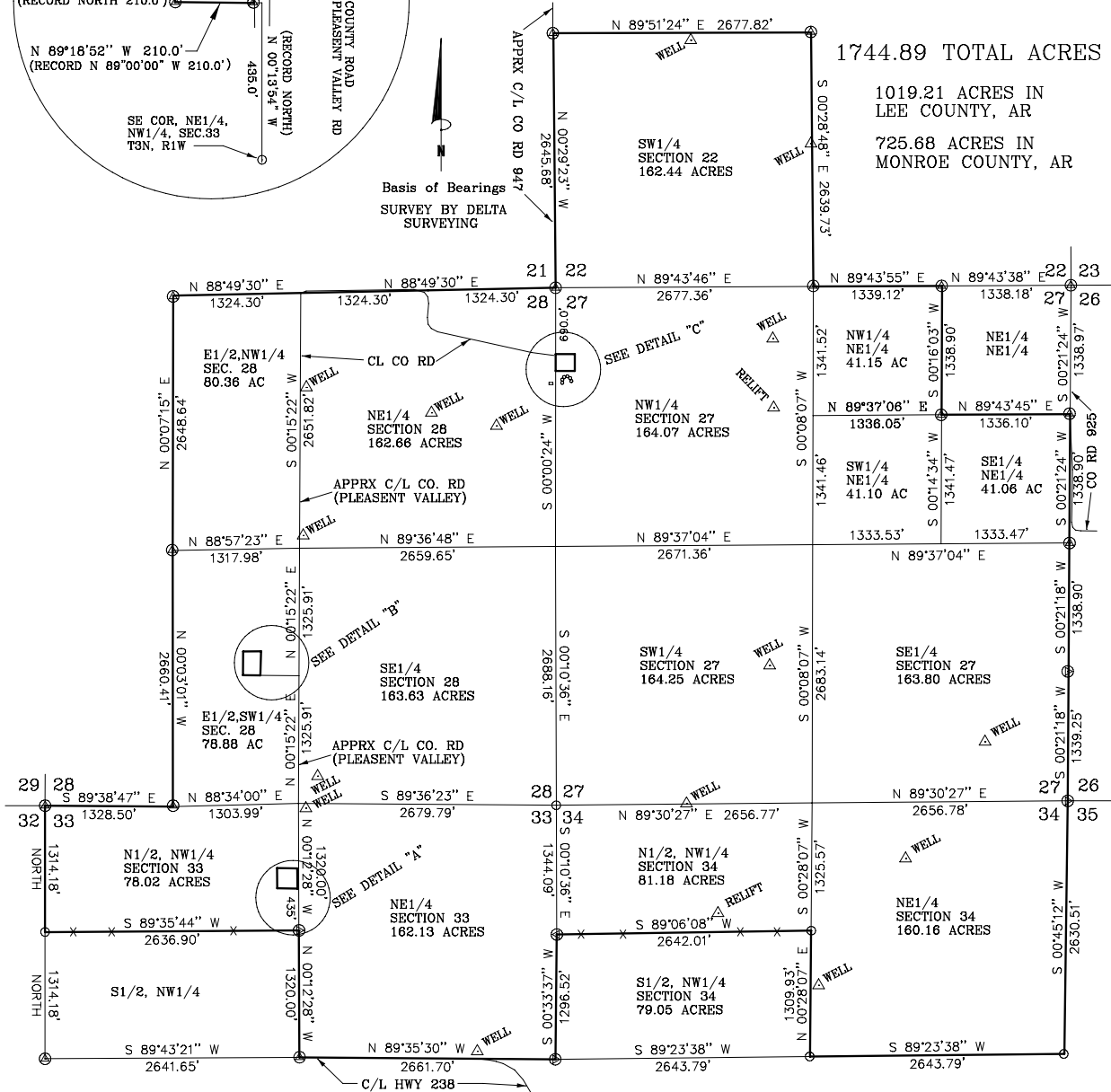


STATE CODES:  
500-03N-01W-0-22-300-39-1502  
500-03N-01W-0-27-000-39-1502  
500-03N-01W-0-34-401-39-1502  
500-03N-01W-0-28-000-48-1502  
500-03N-01W-0-33-401-48-1502

1744.89 TOTAL ACRES

1019.21 ACRES IN LEE COUNTY, AR

725.68 ACRES IN MONROE COUNTY, AR



<p>PREPARED FOR: PONCHARTRAIN INVESTMENT HOLDINGS, LLC</p>	<p>PLAT OF SURVEY PART OF SECTIONS 22; 27; 28; 33 AND 34, ALL IN T-3-N, R-1-W, IN MONROE COUNTY, AND LEE COUNTY IN ARKANSAS.</p>	<p>McDANIEL SURVEYING, LLC 58 CR 768 WYNNE AR 72396 870-238-0216 870-588-7231</p>
<p>DATE: SEPTEMBER 20, 2013 REVISED SEPTEMBER 30, 2013 FILENAME: 13047</p>		



# LEGAL DESCRIPTION

THE NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, MONROE COUNTY, ARKANSAS, LESS AND EXCEPT ONE (1) ACRE DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION THIRTY-THREE (33), THENCE NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NE ¼) A DISTANCE OF 435.00 FEET; THENCE NORTH 89°00'00" WEST A DISTANCE OF 14.00 FEET TO THE WEST LINE OF A GRAVEL ROAD FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°00'00" WEST A DISTANCE OF 210.00 FEET; THENCE NORTH 210.00 FEET; THENCE SOUTH 89°00'00" EAST A DISTANCE OF 210.00 FEET; THENCE SOUTH 210.00 FEET TO THE POINT OF BEGINNING.

THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, MONROE COUNTY, ARKANSAS.

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, MONROE COUNTY, ARKANSAS.

THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, MONROE COUNTY, ARKANSAS, LESS AND EXCEPT ONE (1) ACRE DESCRIBED AS FOLLOWS: BEGINNING 405.00 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-EIGHT (28); THENCE WEST 180.00 FEET; THENCE NORTH 245.00 FEET; THENCE EAST 180.00 FEET; THENCE SOUTH 245.00 FEET TO THE POINT OF BEGINNING.

THE EAST HALF (E1/2) OF SECTION TWENTY-EIGHT (28), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, MONROE COUNTY, ARKANSAS.

THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, LEE COUNTY, ARKANSAS.

THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, LEE COUNTY, ARKANSAS.

THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, LEE COUNTY, ARKANSAS, LESS AND EXCEPT PART OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-SEVEN (27); THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 690.00 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH A DISTANCE OF 175.00 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SECTION TWENTY-SEVEN (27); THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8 ACRE, SUBJECT TO THE RIGHT OF WAY OF GRAVEL FARM ROAD.

THE SOUTH HALF (S ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, LEE COUNTY, ARKANSAS.

THE SOUTH HALF (S ½) OF SECTION TWENTY-SEVEN (27), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, LEE COUNTY, ARKANSAS.

THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, LEE COUNTY, ARKANSAS.

THE NORTHEAST QUARTER (NE ¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST, LEE COUNTY, ARKANSAS.

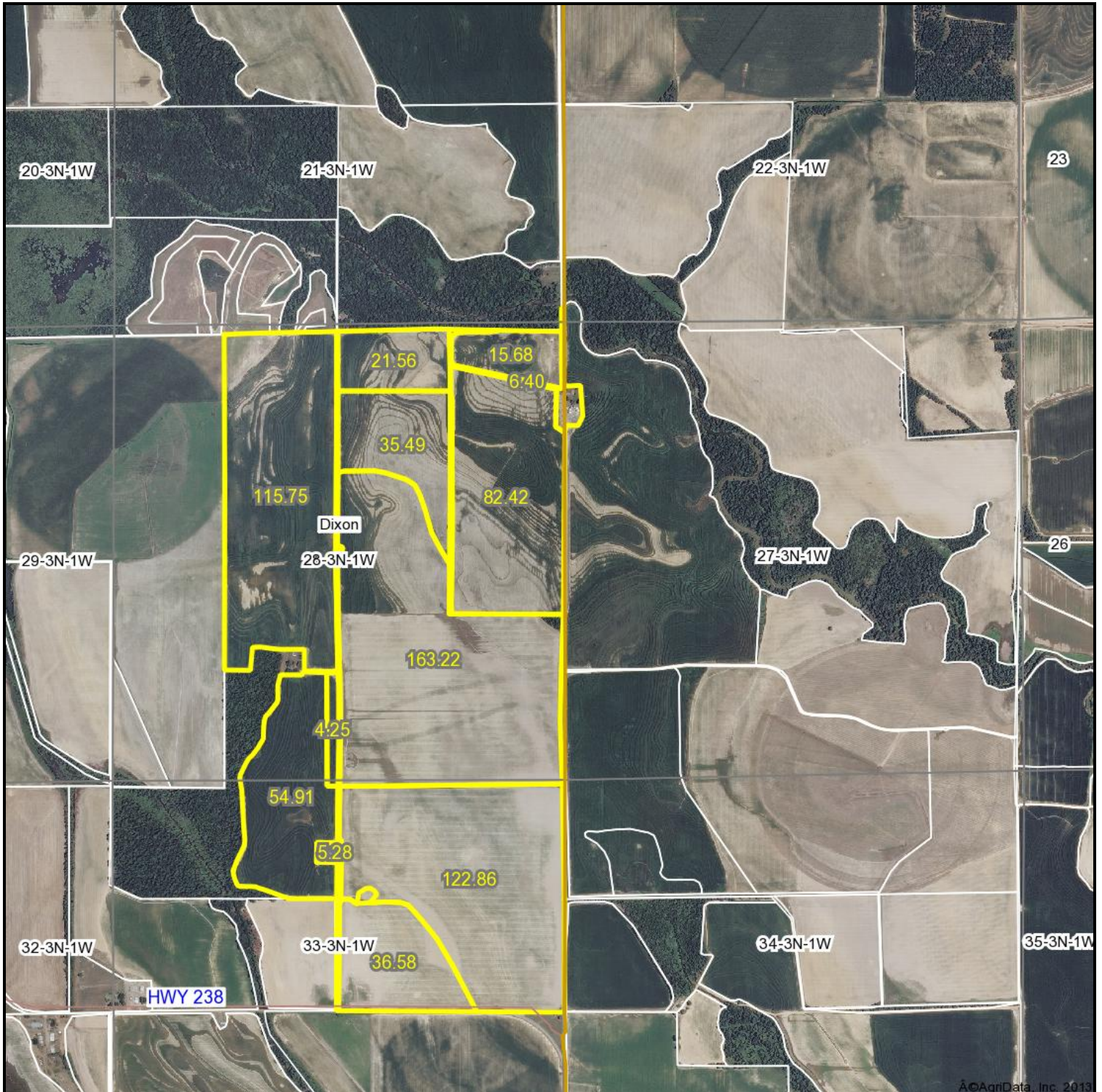
*CERTIFICATION:*

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION, THAT ALL VISIBLE ENCROACHMENTS ARE SHOWN, AND THAT THE CORNERS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY. THIS PROPERTY BEING SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.



# FSA MAP TRACT 1

## Aerial Map



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map center: 34° 50' 43.61, 91° 6' 3.04  
scale: 22211

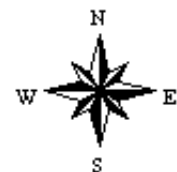


Maps provided by:



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**28-3N-1W**  
**Monroe County**  
**Arkansas**

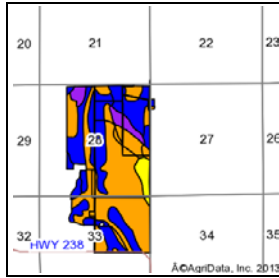
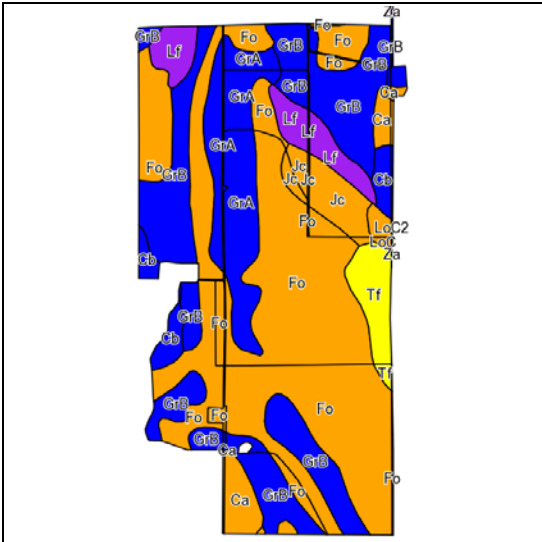


8/15/2013



# SURETY SOILS MAP TRACT 1

Soils Map



State: **Arkansas**  
 County: **Monroe**  
 Location: **28-3N-1W**  
 Township: **Dixon**  
 Acres: **664.4**  
 Date: **8/15/2013**



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

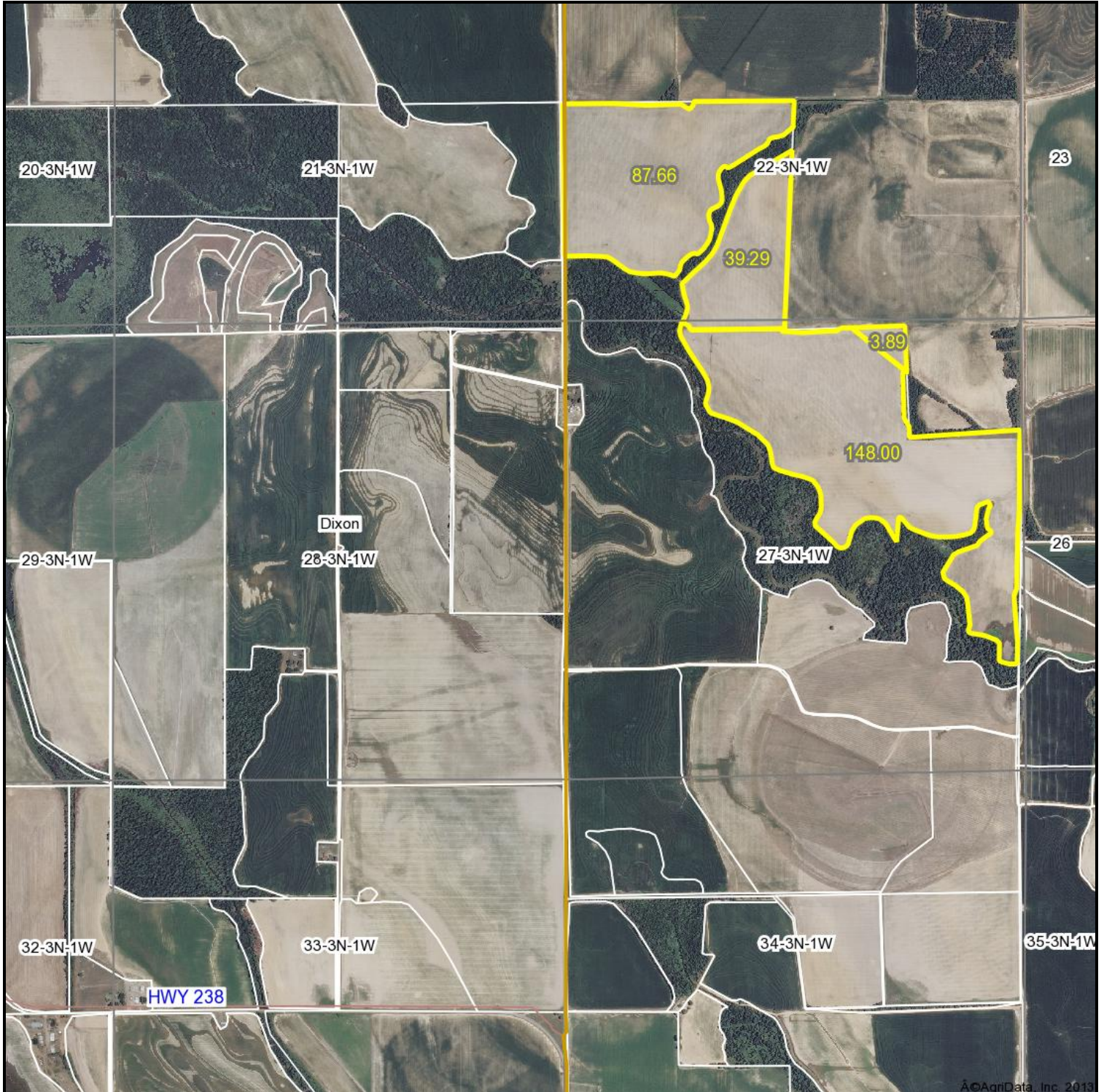
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass legume hay	Improved bermudagrass	Pasture	Rice Irrigated	Soybeans	Sweet potatoes	Tall fescue	Tobacco	Wheat
Fo	Foley-Calhoun-Bonn complex	308.8	46.5%	[Orange]	Ills		6		650				120	30		8		40
GrB	Grenada silt loam, 1 to 3 percent slopes	158.4	23.8%	[Blue]	Ile			85	700	4	9.5			38		8	2550	
GrA	Grenada silt loam, 0 to 1 percent slopes	71.4	10.7%	[Blue]	Ilw			95	750	4	9.5			40		8.5	2350	
Lf	Lafe-Bonn complex	31.7	4.8%	[Purple]	Vs		3.5											
Jc	Jackport silty clay loam	25	3.8%	[Orange]	Illw			7	550				130	30		8		
Tf	Tichnor soils, frequently flooded	22.3	3.3%	[Yellow]	IVw			8					110	30				
Ca	Calhoun silt loam	19.1	2.9%	[Orange]	Illw	6.5		5	400				120	25	225			30
Cb	Calloway silt loam	17	2.6%	[Blue]	Ilw			6	95	750		9		40		8		35
LoC	Immanuel silt loam, 3 to 8 percent slopes	4.4	0.7%	[Orange]	Ille													
GrB	Grenada silt loam, 1 to 3 percent slopes	2.5	0.4%	[Blue]	Ile			85	700	4	9.5			38		8	2550	
Ca	Calhoun silt loam	1.5	0.2%	[Orange]	Illw	6.5		5	400				120	25	225			30
Fo	Foley-Bonn complex	1.1	0.2%	[Orange]	Ills			6	650				120	30		8		40
CbB	Calloway silt loam, 1 to 3 percent slopes	0.8	0.1%	[Blue]	Ile		6.5	90	700		9			38		8.5		35
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	0.2	0.0%	[Orange]	Ille			85	700			7.5		35				45
Za	Zachary soils, frequently flooded	0.2	0.0%	[Purple]	Vw			6										
<b>Weighted Average</b>						<b>0.2</b>	<b>3.8</b>	<b>33.3</b>	<b>606.7</b>	<b>1.4</b>	<b>3.6</b>	<b>0</b>	<b>68.3</b>	<b>31.5</b>	<b>7</b>	<b>7.1</b>	<b>868.6</b>	<b>20.6</b>

**Soil Description Does not include non-tillable acreage.**



# FSA MAP TRACT 2

## Aerial Map



©AgriData, Inc. 2013

map center: 34° 50' 43.61, 91° 6' 3.04  
scale: 22211

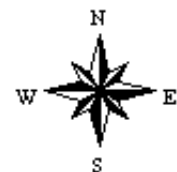
**SCHRADER**  
Real Estate & Auction Co., Inc.

Maps provided by:

 **surety**  
CUSTOMIZED ONLINE MAPPING

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**28-3N-1W**  
**Monroe County**  
**Arkansas**

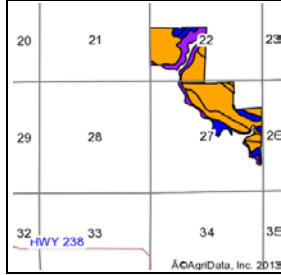
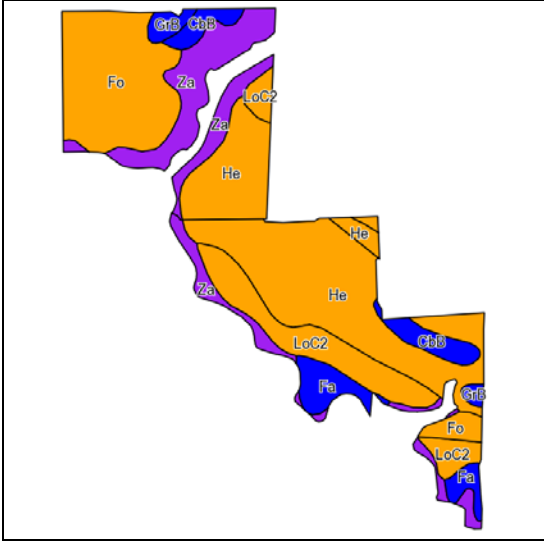


8/15/2013



# SURETY SOILS MAP TRACT 2

Soils Map



State: **Arkansas**  
 County: **Monroe**  
 Location: **28-3N-1W**  
 Township: **Dixon**  
 Acres: **278.8**  
 Date: **8/15/2013**



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass clover	Grass legume hay	Improved bermudagrass	Pasture	Rice	Rice Irrigated	Soybeans	Tall fescue	Tobacco	Wh
He	Henry silt loam	104.4	37.4%		Illw		5.5	70	625	6				120		35			
Fo	Foley-Bonn complex	58	20.8%		Ills		6		650						120	30	8		
Za	Zachary soils, frequently flooded	47.2	16.9%		Vw		6												
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	38.3	13.7%		Ille			85	700				7.5			35			
Fa	Falaya silt loam, occasionally flooded	13.3	4.8%		Ilw	7.5	7	100	750							40	8		
CbB	Calloway silt loam, 1 to 3 percent slopes	12.5	4.5%		Ile		6.5	90	700			9				38	8.5		
GrB	Grenada silt loam, 1 to 3 percent slopes	5.1	1.8%		Ile			85	700		4	9.5				38	8	2550	
<b>Weighted Average</b>						<b>0.4</b>	<b>4.9</b>	<b>48.2</b>	<b>544.9</b>	<b>2.2</b>	<b>0.1</b>	<b>0.6</b>	<b>1</b>	<b>44.9</b>	<b>25</b>	<b>28.4</b>	<b>2.6</b>	<b>45.9</b>	

**Soil Description Does not include non-tillable acreage.**



# FSA MAP TRACT 3

## Aerial Map



34 ©AgriData, Inc. 2013

map center: 34° 50' 50.24, 91° 5' 51.91  
scale: 11720

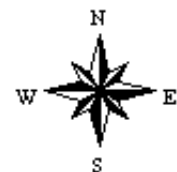
**SCHRADER**  
Real Estate & Auction Co., Inc.

Maps provided by:

 **surety**  
CUSTOMIZED ONLINE MAPPING

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**27-3N-1W**  
**Lee County**  
**Arkansas**

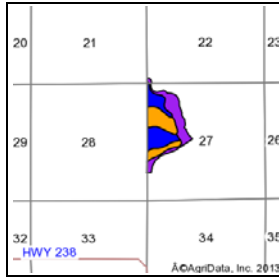
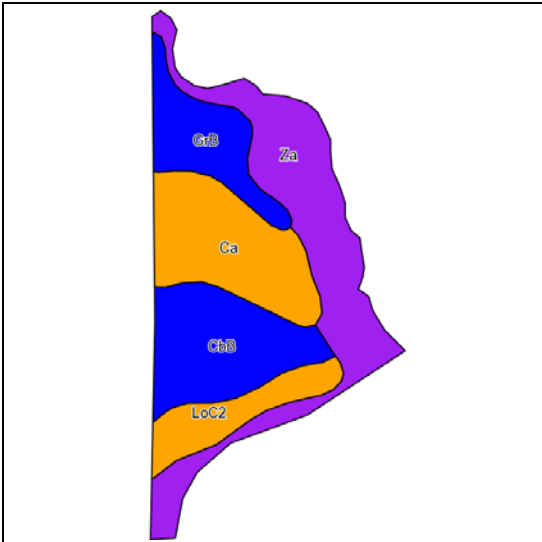


8/20/2013



# SURETY SOILS MAP TRACT 3

Soils Map



State: **Arkansas**  
 County: **Monroe**  
 Location: **28-3N-1W**  
 Township: **Dixon**  
 Acres: **112.7**  
 Date: **8/20/2013**



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

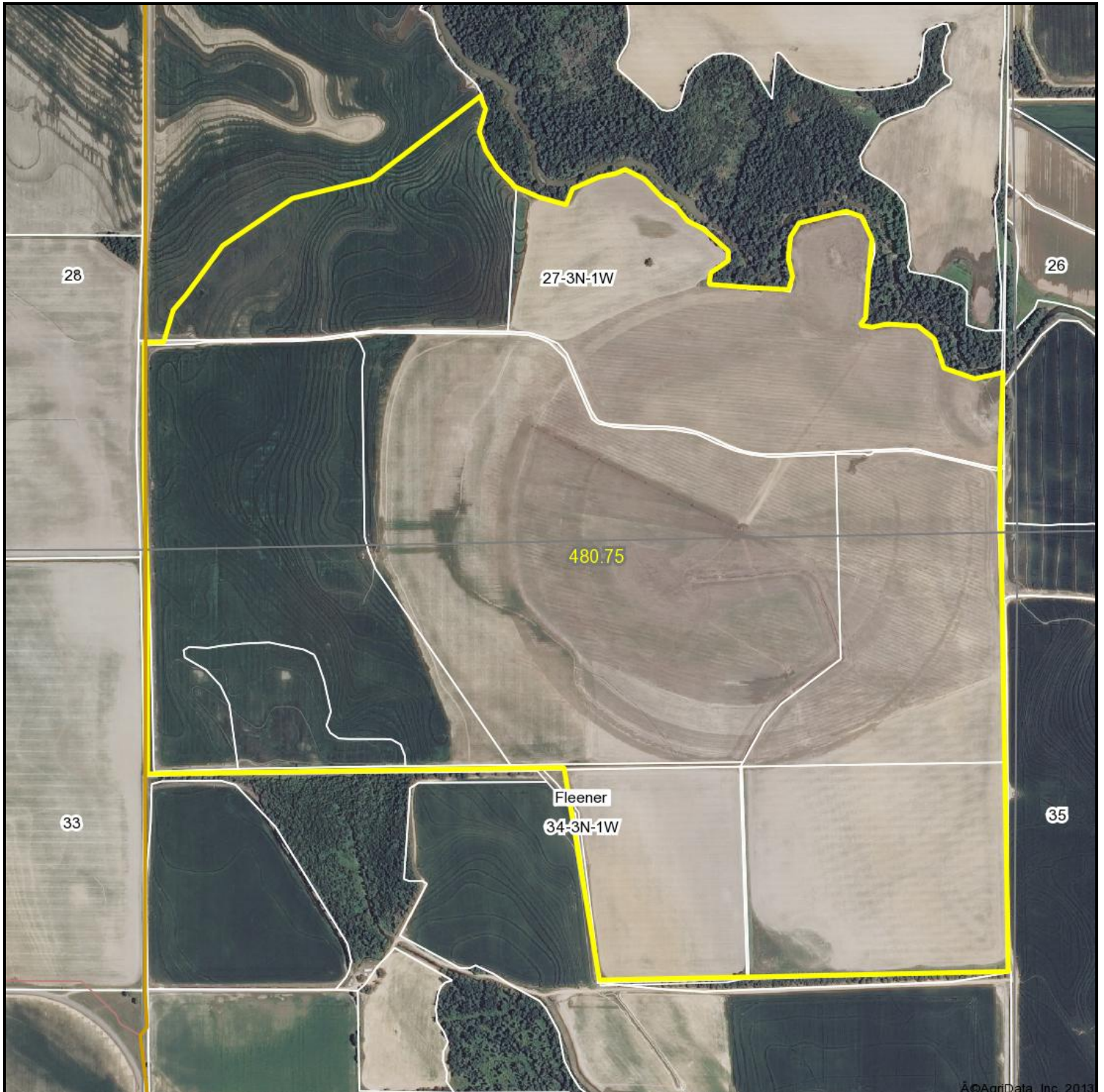
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass legume hay	Improved bermudagrass	Pasture	Rice Irrigated	Soybeans	Sweet potatoes	Tall fescue	Tobacco	Wheat
Za	Zachary soils, frequently flooded	38.3	34.0%		Vw		6											
Ca	Calhoun silt loam	24.7	22.0%		Illw	6.5	5		400				120	25	225			30
CbB	Calloway silt loam, 1 to 3 percent slopes	23.6	20.9%		Ile		6.5	90	700		9			38		8.5		35
GrB	Grenada silt loam, 1 to 3 percent slopes	14.9	13.2%		Ile			85	700	4	9.5			38		8	2550	
LoC2	Loring silt loam, 3 to 8 percent slopes, eroded	11.2	10.0%		Ille			85	700			7.5		35				45
<b>Weighted Average</b>						<b>1.4</b>	<b>4.5</b>	<b>38.5</b>	<b>396.7</b>	<b>0.5</b>	<b>3.1</b>	<b>0.8</b>	<b>26.4</b>	<b>22</b>	<b>49.5</b>	<b>2.8</b>	<b>336.6</b>	<b>18.4</b>

**Soil Description Does not include non-tillable acreage.**



# FSA MAP TRACT 4

## Aerial Map



©AgriData, Inc. 2013



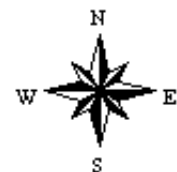
Maps provided by:



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www.AgriDataInc.com

**34-3N-1W**  
**Lee County**  
**Arkansas**

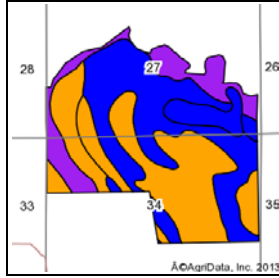
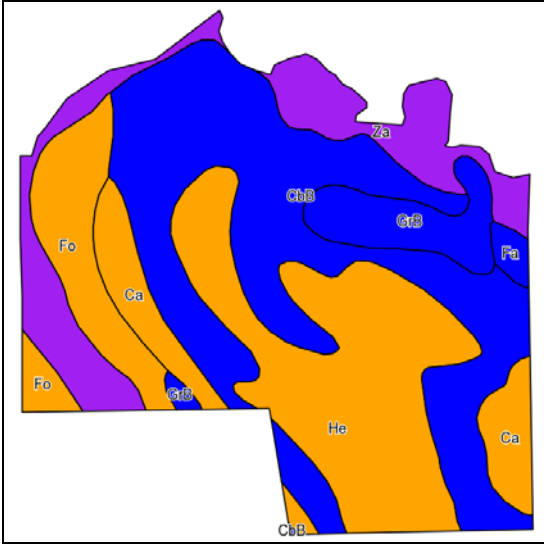
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scale: 11720



8/20/2013

# SURETY SOILS MAP TRACT 4

Soils Map



State: **Arkansas**  
 County: **Lee**  
 Location: **34-3N-1W**  
 Township: **Fleener**  
 Acres: **480.8**  
 Date: **8/20/2013**



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass clover	Grass legume hay	Improved bermudagrass	Rice Irrigated	Rice	Soybeans	Sweet potatoes	Tall fescue	Tobacco	Wheat
CbB	Calloway silt loam, 1 to 3 percent slopes	178.3	37.1%		Ile		6.5	90	700			9			38		8.5		35
He	Henry silt loam	118.5	24.7%		IIIw		5.5	70	625	6				120	35				30
Za	Zachary soils, frequently flooded	68.2	14.2%		Vw		6												
Fo	Foley-Bonn complex	45.7	9.5%		IIIs		6		650				120		30		8		40
Ca	Calhoun silt loam	36.7	7.6%		IIIw	6.5	5		400				120		25	225			30
GrB	Grenada silt loam, 1 to 3 percent slopes	29.1	6.0%		Ile			85	700		4	9.5			38		8	2550	
Fa	Falaya silt loam, occasionally flooded	4.3	0.9%		IIw	7.5	7	100	750						40		8		35
<b>Weighted Average</b>						<b>0.6</b>	<b>5.6</b>	<b>56.7</b>	<b>555</b>	<b>1.5</b>	<b>0.2</b>	<b>3.9</b>	<b>20.5</b>	<b>29.6</b>	<b>30.1</b>	<b>17.1</b>	<b>4.5</b>	<b>153</b>	<b>26.8</b>



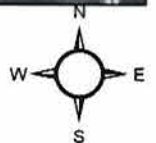
# FSA INFORMATION



**Farm: 3063**

**Monroe County, Arkansas**

**Tract: 3213**



**USDA FARM SERVICE AGENCY**

Date Printed: January 30, 2013

Photography Date: 2010

**Wetland Determination Identifiers**

- Restricted use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: USDA FSA maps are for FSA Program administration only. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

# FSA INFORMATION - 156EZ

Arkansas  
 Monroe  
 Report ID: FSA-156EZ

U.S. Department of Agriculture  
 Farm Service Agency  
 Abbreviated 156 Farm Record

**FARM: 3063**  
 Prepared: 1/30/13 9:02 AM  
 Crop Year: 2013  
 Page: 2 of 2

Tract Number: 3213      Description: Sec.22,27,34Lee & Sec.28Monroe

FAV/WR  
 History  
 N

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	GRP Cropland	GRP
1741.2	1530.3	1530.3	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	1530.3	472.8	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	839.1	40	48	0.0
RICE-LONG GRAIN	936.5	4280	6081	0.0
RICE-MED GRAIN	89.0	4280	6081	0.0
GRAIN SORGHUM	131.0	57	59	0.0
<b>Total Base Acres:</b>	1995.6			

Owners: PONTCHARTRAIN INVESTMENT HOLDINGS LLC

Other Producers:

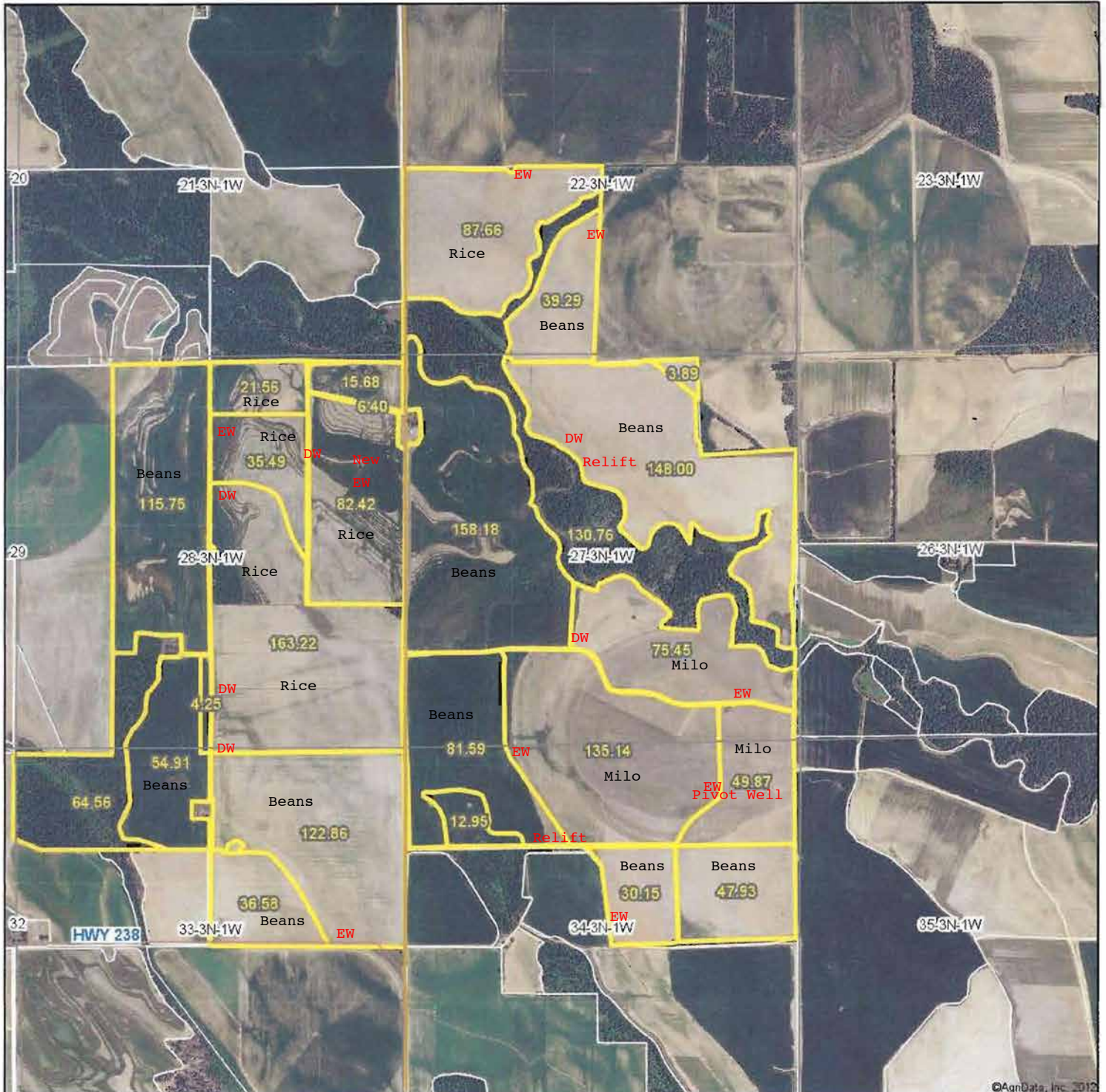


# WELL INFORMATION

2013 Early Predicted Crop Acres  
 -Milo 266, Beans 857, Rice 407

## Aerial Map

EW - Electric Wells  
 DW - Diesel Wells  
 Relifts - 2



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Maps provided by:



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**27-3N-1W**  
**Lee County**  
**Arkansas**

map center: 34° 50' 43.32, 91° 5' 36.98

scale: 22533



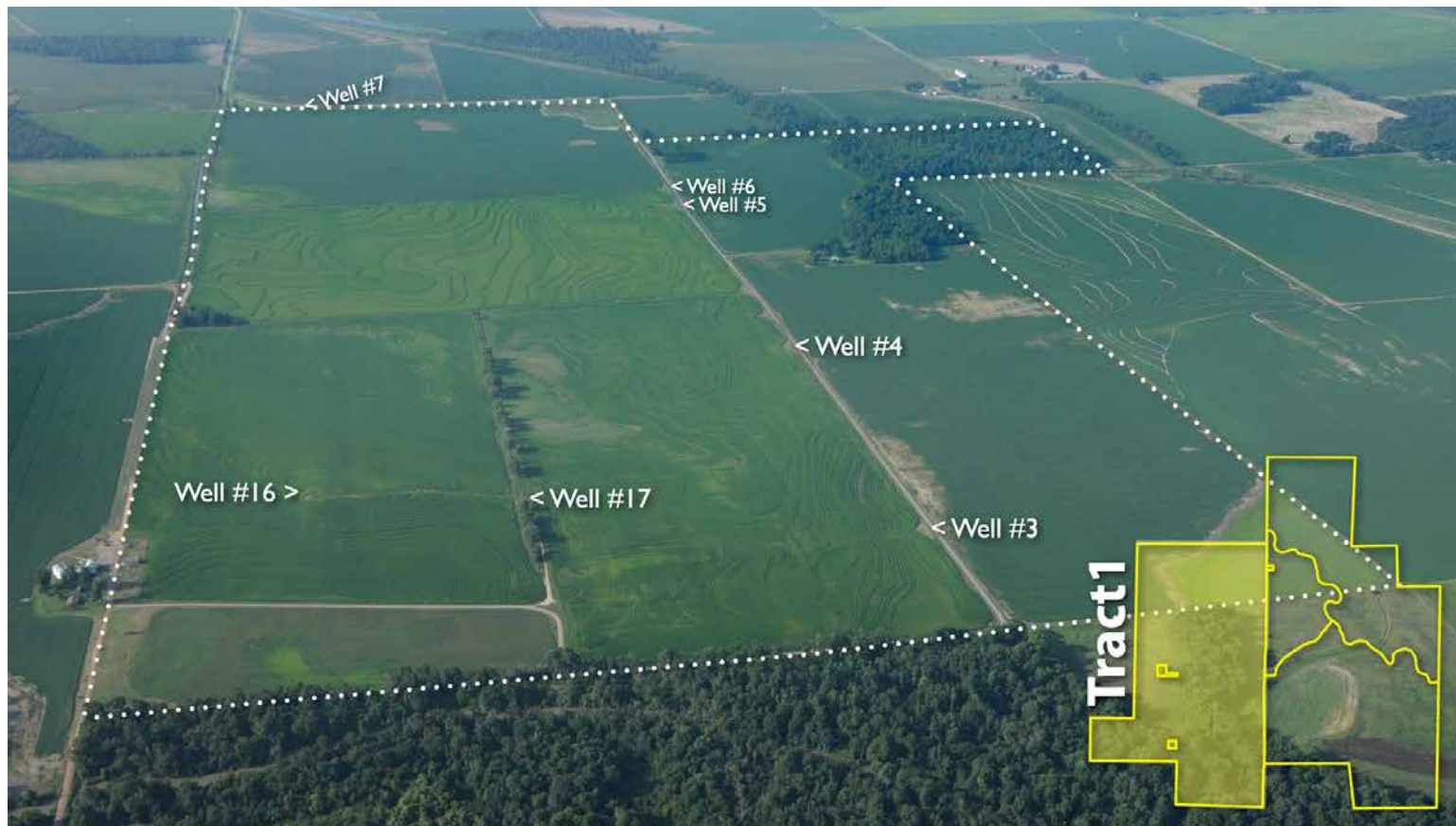
1/30/2013



**PHOTOGRAPHS**



# PHOTOS





# PHOTOS





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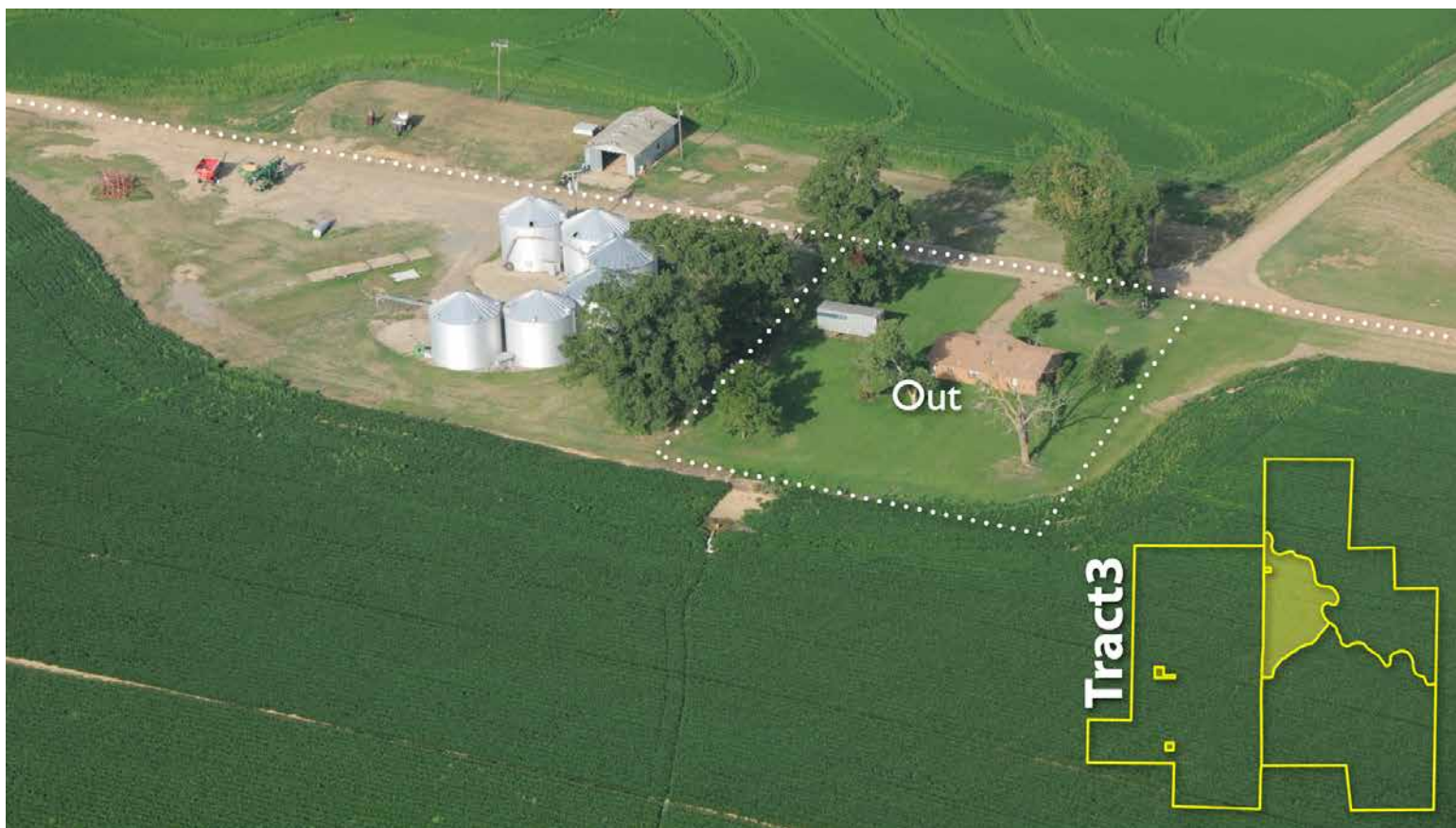


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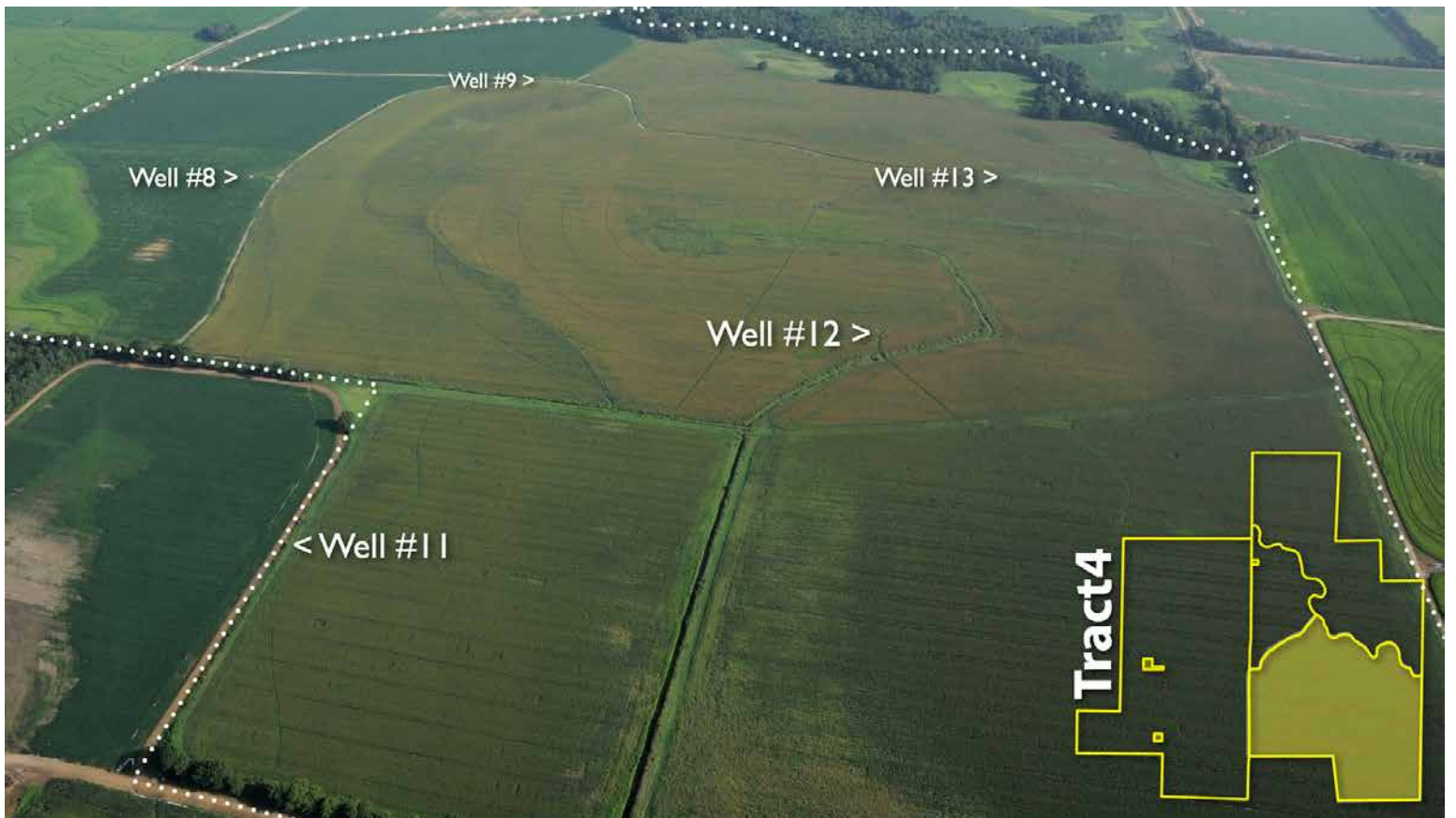
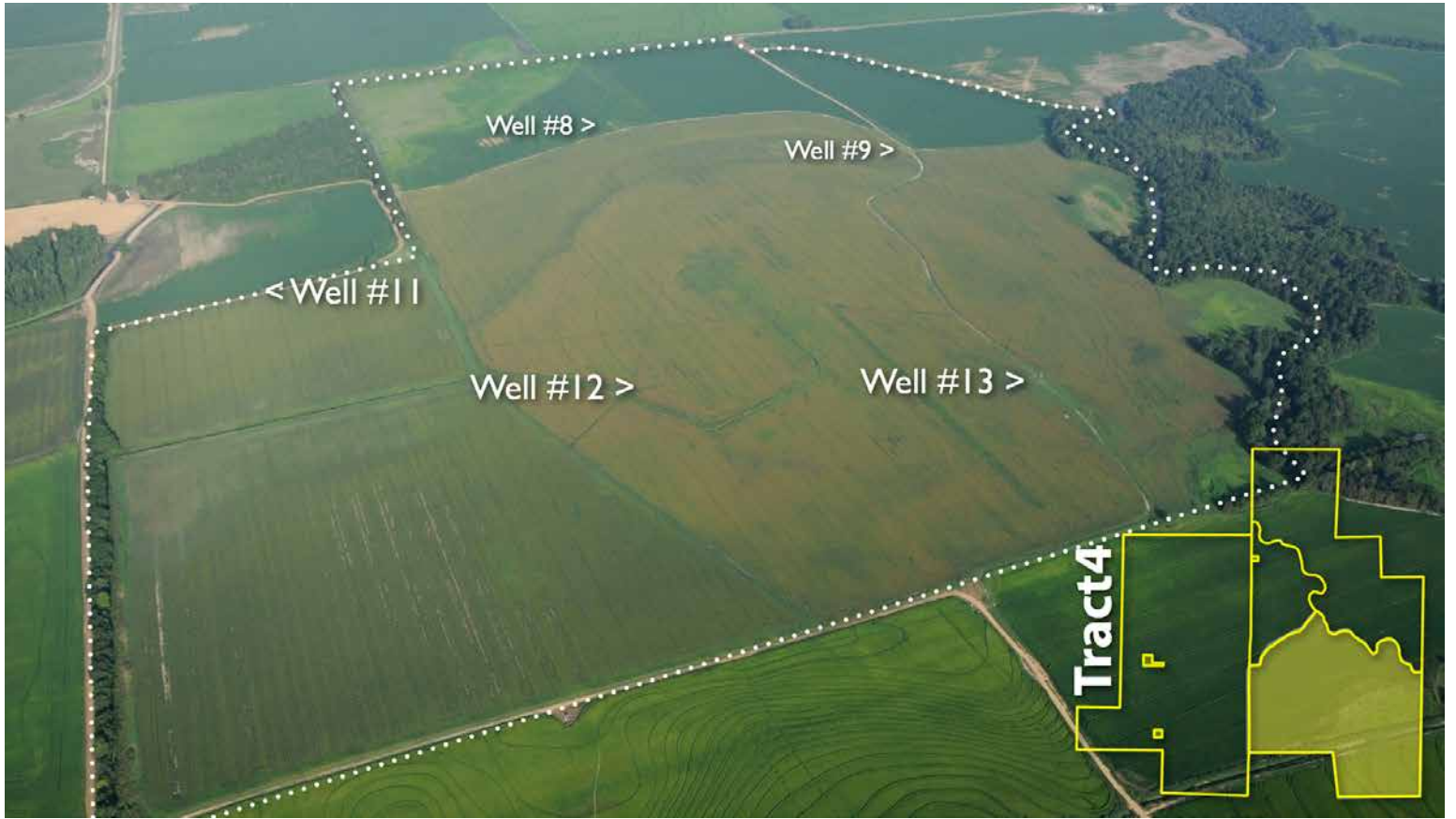


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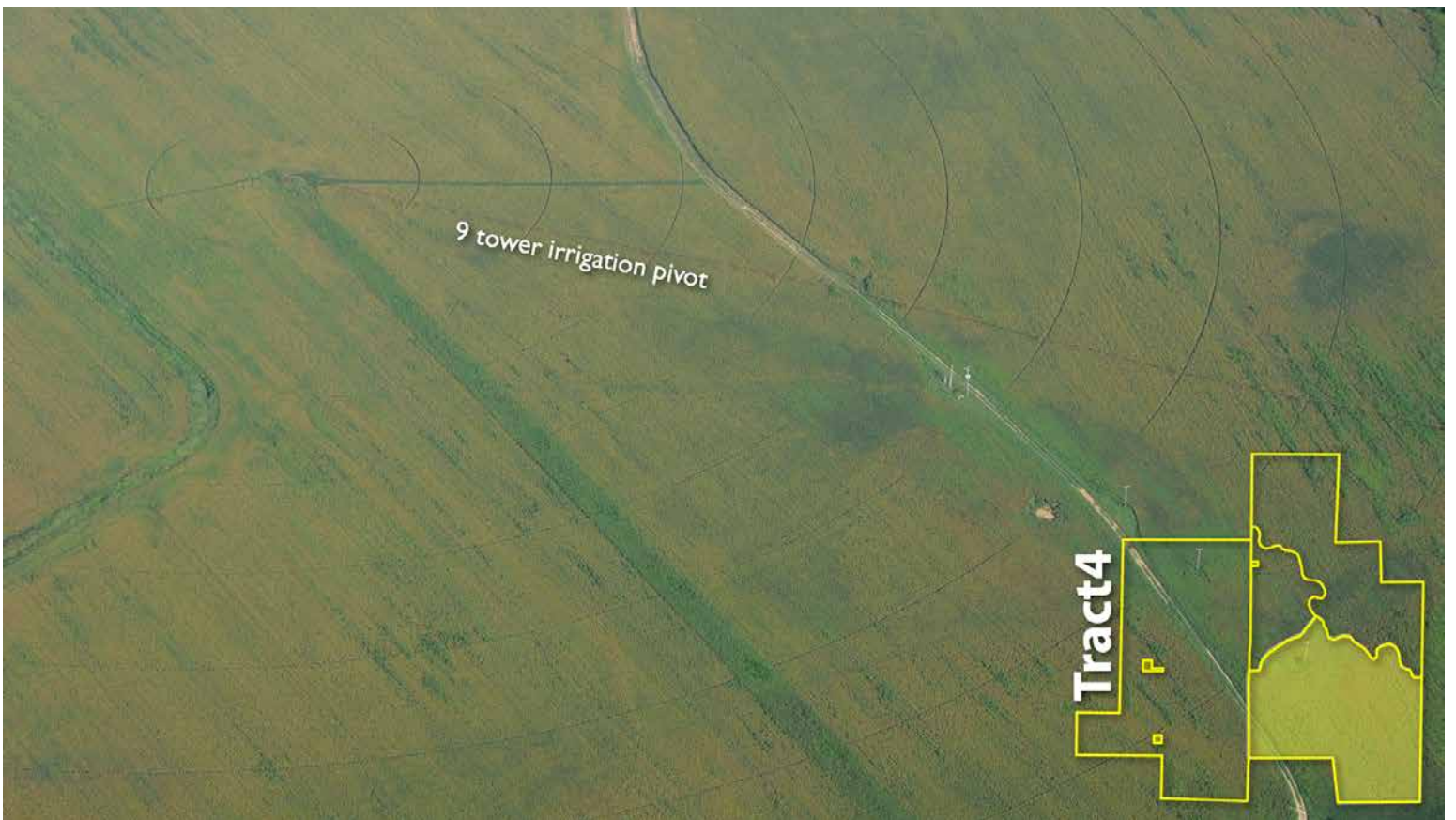


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# PHOTOS



## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts or as a total 1741 ± acre unit. There will be open bidding on all tracts and combinations during the auction. Bids on individual tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**DEED AND TITLE INSURANCE.** Seller shall furnish at Seller's expense and shall execute and deliver at closing a Warranty Deed conveying the Property to Buyer, subject to the Permitted Exceptions. Seller shall also furnish at Seller's expense an owner's title insurance policy, in the amount of the purchase price, insuring marketable title to the Property, subject to all standard exceptions, conditions and requirements and subject to the Permitted Exceptions. Prior to closing, Buyer shall be entitled to receive a commitment for the issuance of such title insurance policy dated after the date of this Agreement (the "Final Title Commitment").

**CLOSING:** Closing shall be held on or before 30 days after auction (or as soon as possible thereafter upon completion of the Final Title Commitment and Seller's closing documents). The closing will be held at and/or administered by the office of the Title Company, or as otherwise mutually agreed. If Seller, acting in good faith, is unable for any reason to convey the Property at closing in conformance with the requirements (including title requirements) of this Agreement, Buyer may terminate this Agreement and receive the Earnest Money as Buyer's sole remedy, but only after providing to Seller written notice of, and a reasonable opportunity to cure, such non-conformance.

**COSTS OF CLOSING:** If a closing fee is charged by the closing agent, the closing fee shall be shared equally (50:50) between Buyer and Seller. Deed transfer taxes shall be split between Seller and Buyer 50:50. Except as otherwise provided in this Agreement, Buyer shall be responsible for all other expenses associated with closing, including any expense associated with obtaining financing and/or recording expenses.

**POSSESSION & RENT:** Possession shall be delivered at closing, but subject to the rights

of the existing tenant for the remainder of the 2013 crop year, including the tenant's right to harvest the existing crops. Seller shall collect and/or retain all farm rent for the 2013 crop year.

**TAXES:** Seller shall be responsible for the real estate taxes assessed for the calendar year 2013 (due in 2014) and all prior taxes. Buyer to pay all subsequent taxes.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new perimeter survey of the entire auction property will be provided at Seller's expense. The cost of any additional surveys required by tract divisions will be shared 50:50 between Buyer and Seller.

**FSA INFORMATION:** See Agent.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Co., Inc. and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions set forth in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MARKETING MATERIAL OR ANY OTHER ORAL STATEMENTS MADE BY AUCTION COMPANY OR SELLER.**

**OWNER:** Pontchartrain Investment Holdings





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