



**Dynasty Auction  
& Realty**



# Real Estate Auction

10 Tracts of Land	Lee, Phillips & Monroe Counties
<ul style="list-style-type: none"><li>• Farmland</li><li>• Wooded</li><li>• Residential Lot</li></ul>	Tuesday February 16th, 2016 1:00 PM (Registration 12:00 PM)
	Clarendon Executive Hall 630 Madison St., Clarendon, AR 72029
Joel King, Broker/Auctioneer jking@unitedcountrydynasty.com AALB 184 C: 870.847.0945 O: 870.275.6249	Preston King, Agent/Auctioneer ucprestonking@gmail.com AALB 2459 C: 870.847.2375 O: 870.275.6249

[www.ucdynastyauctions.com](http://www.ucdynastyauctions.com)

# Index

Auction Summary & Tract Info .....	1
Terms & Conditions .....	4
Tract 1 .....	6
Tract 2 .....	11
Tract 3 .....	18
Tract 4 .....	23
Tract 5 .....	28
Tract 6 .....	33
Tract 7 .....	36
Tract 8 .....	41
Tract 9 .....	46
Tract 10 .....	51

# AUCTION SUMMARY & TRACT INFO

## Auction Summary:

This Auction consists of 10 tracts of diverse type's property. The tracts contain farm land, wooded land as well as a residential lot. The properties that will be offered are located in Lee, Phillips & Monroe Counties, Arkansas. The format will be a live auction/public auction. The auction will take place on Tuesday February 16<sup>th</sup>, 2016. The event will be held at the Clarendon Executive Hall at 1:00 PM, registration at 12:00 PM. Call for additional information.

## Land Overview:

### Lee County Tracts

**Tract 1:** Type: Farmland  
Size: 31.91 +/- acres  
Additional: Precision Leveled/Irrigated/(1) Well  
GPS: 34.715, -90.895

**Tract 2:** Type: Farmland  
Size: 64.67 +/- acres  
Additional: Precision Leveled/Irrigated  
GPS: 34.721, -90.7689

### Phillips County Tract

**Tract 3:** Type: Farmland  
Size: 80 +/- acres  
Comments: Precision Leveled/Irrigated  
GPS: 34.60098, -90.7724

### Monroe County Tracts

**Tract 4:** Type: Farmland  
Size: 40 +/- acres  
Comments: Precision Leveled/Irrigated/(2) Wells  
GPS: 34.443507, -91.017275

- Tract 5:** Type: Wooded  
Size: 40 +/- acres  
Comments: Joins White River National Wildlife Refuge/ (2) separate 20 acre tracts/Floods naturally from White River  
GPS: 34.485470, -91.140628
- Tract 6:** Type: Residential Lot  
Size: 1.1 +/- acres  
Comments: Lot is on Maddox Bay in the Upper Maddox Bay Sub.  
GPS: 34.524809, -91.193247
- Tract 7:** Type: Farm Land  
Size: 13.33 +/- acres  
Comments: Precision Leveled/Partly Wetlands/Joins Tract 8  
GPS: 34.603178, -91.184343
- Tract 8:** Type: Farm Land  
Size: 50 +/- acres  
Comments: Precision Leveled/Irrigated/Partly Wetlands/(1) Well/ Joins Tract 7  
GPS: 34.599146, -91.181817
- Tract 9:** Type: Farm Land  
Size: 40 +/- Acres  
Comments: Precision Leveled/Irrigated/(1) Well  
GPS: 34.566842, -91.092074
- Tract 10:** Type: Farm Land  
Size: 40.65 +/- Acres  
Comments: Precision Leveled/Irrigated/(1) Well  
GPS: 34.662727, -91.135728

**NOTE:**

Acreege sizes are based off county data information. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

Date & Time: Tuesday, February 16, 2016 @ 1:00 AM (Registration starts @ 12:00 PM)

Auction Location: Clarendon Executive Hall (630 Madison St., Clarendon, AR 72029)

Inspections: Contact United Country Dynasty Auction & Realty to inspect land

Lease: Property will be free and clear of any leases.

Property Rights: All rights owned will convey with the property.

# AUCTION TERMS AND CONDITIONS

## BANKRUPTCY AUCTION

### CHAPTER 7

#### DALE BARTLETT - DEBTOR

FEBRUARY 16, 2016

United Country Dynasty Auction and Realty an Arkansas LLC located at 420 W. Jefferson Ave, Suite B, Jonesboro, AR 72401 (telephone 870-275-6249) and its Arkansas broker, Joel M. King ("Broker")( these parties collectively "Auctioneer") have been employed by the United States Bankruptcy Court of the Eastern District of Arkansas for the following 2 cases: . Pursuant to Section 363 of the Bankruptcy Code and all other applicable sections. RE: Dale C. Bartlett Debtor 2:14-bk-1494, Chapter 7 to offer to sell at public ("Auction") certain property ("Property"). These terms, plus and additions, deletions, and/or revisions announced by Auctioneer before the commencement of the Auction, represent the exclusive terms for the Auction ("Terms of Auction").

1. AGENCY: Auctioneer is the exclusive agent of the Seller.

2. PROPERTY: The Property is described in the "Real Property Sale Contract" ("Sale Contract"), a copy of which is available from Auctioneer, online at [www.ucdynastauctions.com](http://www.ucdynastauctions.com) or [www.dynastyhomeandfarm.com](http://www.dynastyhomeandfarm.com) posted at the Auction.

3. DUE DILIGENCE: Seller and Auctioneer do not attempt to provide Bidder with all of the information Bidder may need to make an informed decision about the Auction and Property. Bidder should obtain professional advice and conduct due diligence on the Property, title commitment (available from Auctioneer and posted at the Auction), surrounding area, all information provided by Seller or Auctioneer, "Property Information Package" (available from Auctioneer and posted at Auction), public records, Terms of Auction and Auction Sale Contract. All information provided by Auctioneer came from Seller and is believed to be accurate, but neither Seller nor Auctioneer guarantees, represents, or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable. Seller and Auctioneer are not required to update any information provided or published and shall have no liability on any basis for failing to do so.

4. DISCLAIMER: Participation in the Auction is at Bidder's sole risk and Seller and Auctioneer, plus their agents, contractors, and employees, shall have no liability on any basis. The Property will be offered in "AS IS, WHERE IS" condition. To the fullest extent allowed by law, Seller and Auctioneer unconditionally disclaim any guarantee, representation, or warranty of every kind, whether, expressed, implied, or statutory, whether oral or written, whether past, present, or future, with respect to all Property Issues, except as expressly provided in the Terms of Auction and the Sale Contract.

5. DISCLOSURES: The Property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, restrictions, right-of-ways, title exceptions, and matters of records. Maps, depictions, and sketches in any materials related to the Property are for illustration purposes only and Seller and Auctioneer do not guarantee, represent, or warrant their accuracy or completeness.

6. REGISTRATION: Any competent adult with a satisfactory photo identification who property registers and complies with the Terms of Auction may bid. Auctioneer may refuse to register or expel any person who is disruptive, noncompliant, or previously caused a problem for Seller or Auctioneer. Any person intending to bid on behalf of another must present Auctioneer with an executed, enforceable, recorded, and unexpired power of attorney with is subject to Auctioneer's approval. The requirements for Bidder registration may be waived by Auctioneer with respect to any Bidder, without waiving same for any other Bidder. By registering, Bidder acknowledges receipt of Terms of Auction and access to the Sale Contract and unconditionally and irrevocably agrees to be bound by both.

7. AUCTION METHOD: The Property is scheduled to be offered in 10 separate parcels. Time and location can be seen at the website listed above. Auctioneer's discretion includes, but is not limited to, the auction method, bid-calling, bid increments, and determining the buyer. The decision of Auctioneer is final regarding all matters that arise before, during, or after the Auction. Seller shall not bid; Bidder shall not retract any bid. Bidder's purchase shall be considered a single transaction. SALE OF PROPERTY IS SUBJECT TO THE BANRUPTCY COURTS APPROVAL OF THE EASTERN DISTRICT OF ARKANSAS.

8. SALE CONTRACT: This is a cash sale and not contingent upon any matter, including Buyer obtaining financing. Buyer shall immediately execute the Sale Contract and all related documents presented by Auctioneer to bind Bidder and Seller to the sale of the Property. The Term of Auction is incorporated into the Sale Contract which defines the entire agreement between Seller and Buyer. The Terms of Auction complement the Sale Contract and, in the event of any conflict between them, the Sale Contract shall control in all instances. Buyer shall execute the Sale Contract and no addition, deletion, or revision shall be permitted.

9. DEPOSIT: Buyer shall immediately pay to Trustee the full consideration of their high bid the day of the auction. If for any reason Buyer fails to timely execute the Sale Contract, or pay the full consideration, Seller has sole discretion to pursue all legal and equitable remedies available against Buyer.

10. POSSESSION: Possession will be at the time Trustee delivers a Trustees Deed to Buyer.

11: REAL ESTATE TAXES: The Seller will be responsible for all of 2015 that is due in 2016, and the 2016 taxes will be prorated at day of closing and credited to Buyer for them to pay in 2017.

12: MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed at closing to Buyer.

13: MISCELLANEOUS: The Terms of Auction shall bind Bidders and their agents, assigns, attorneys, beneficiaries, brokers, directors, distributes, employees, executors, heirs, legatees, officers, representatives, shareholders, and successors in interest. No deletion, modification, supplement, or waiver of any provision of the Terms of Auction shall be made, except by Auctioneer's written revision or announcement at the Auction.

# Tract 1



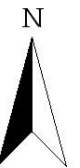


31.91 +/- Acres

300m  
1000ft

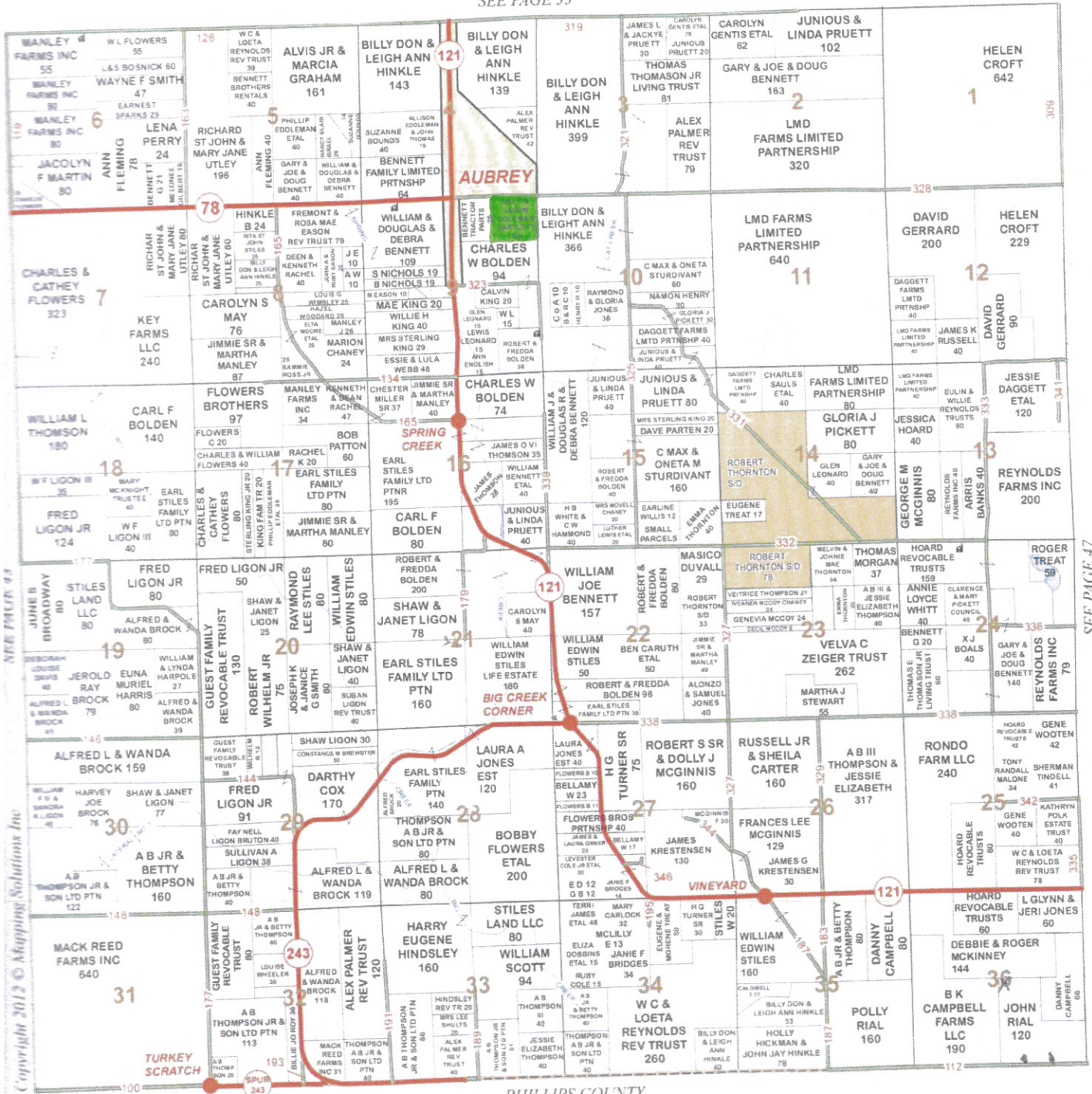
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AGFC Mapper  
Mon Dec 21 2015

**Lee County 31.91**



# T1N • R2E

SEE PAGE 33



SEE PAGE 47

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PHILLIPS COUNTY

# Parcel Detail Report

Created: 1/12/2016 5:21:50 PM

<b>Basic Information</b>	
Parcel Number:	01-00498
County Name:	Lee County
Ownership Information:	BARTLETT DALE & BENNETT, GARY ET AL
Billing Information :	BENNETT GARY & JOE & DOUG PO BOX 184 AUBREY AR 72311
Total Acres:	31.91
Timber Acres:	0.00
Sec-Twp p-Rng:	09-1N-2E
Lot/Block:	/
Subdivision:	
Legal Description:	FRL N1/2 NE1/4
School District:	01 MARIANNA (RURAL)
Improvement Districts:	BLACK SWAMP
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	2.00 acres [87,120 sqft]					NE
CROP	8.00 acres [348,480 sqft]					NE
CROP	21.91 acres [980,535 sqft]					NE

<b>Valuation Information</b>			
Entry		Appraised	Assessed
Land:		24,950	4,990
Improvements:		0	0
Total Value:		24,950	4,990
Taxable Value:			4,990
Millage:			0.0367
Estimated Taxes:			\$183.13
Assessment Year:			2015

<b>Tax Information</b>				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2014</u>	Current	\$124.68	-\$124.68	\$0.00
<u>2013</u>	Delinquent	\$114.16	-\$114.16	\$0.00
<u>2012</u>	Current	\$107.65	-\$107.65	\$0.00
<u>2011</u>	Current	\$107.65	-\$107.65	\$0.00
<u>2010</u>	Current	\$107.65	-\$107.65	\$0.00
<u>2009</u>	Current	\$107.65	-\$107.65	\$0.00
<u>2008</u>	Current	\$99.32	-\$99.32	\$0.00
<u>2007</u>	Current	\$96.21	-\$96.21	\$0.00

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>3148</u>	Current	2014	10/9/2015	\$0.00	\$5,766.08	\$0.00	<b>\$5,766.08</b>
<u>60010807</u>	Delinquent	2013	12/18/2014	\$0.00	\$134.44	\$0.00	<b>\$134.44</b>
<u>3958</u>	Current	2012	10/15/2013	\$0.00	\$107.65	\$0.00	<b>\$107.65</b>
<u>3565</u>	Current	2011	10/12/2012	\$0.00	\$110.66	\$0.00	<b>\$110.66</b>

<u>1416</u>	Current	2010	6/13/2011	\$0.00	\$110.66	\$0.00	<b>\$110.66</b>
<u>823</u>	Current	2009	4/12/2010	\$0.00	\$110.66	\$0.00	<b>\$110.66</b>
<u>3419</u>	Current	2008	10/9/2009	\$0.00	\$102.10	\$0.00	<b>\$102.10</b>
<u>2335</u>	Current	2007	9/25/2008	\$0.00	\$96.21	\$0.00	<b>\$96.21</b>

## Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
12/18/2014	46,444	JASON COLEMAN (1/2 INT)	GARY W. BENNETT ET AL	2014	4246	WD(WARRANTY)
9/25/2008	35,000	MARVIN DAVIS ETAL	DALE BARTLETT & J COLEMAN	D#2008	4221	WD(WARRANTY)
2/12/2007	0	MARVIN G DAVIS (LIFE ESTATE)	JEFFERY B DAVIS	D#2007	235	WD(WARRANTY)
9/23/2005	0	T ALEX PALMER	MARVIN G DAVIS	D#2005	1172	CORR(CORRECTION)
3/17/2004	48,000	PALMER	DAVIS	D#2004	388	WD(WARRANTY)
12/21/1998	0	PALMER	LEE (1AC)	350	413	WD(WARRANTY)
3/1/1993	0		DISSOLVED CORPORATION	326	585	
5/1/1989	0			315	474	

# Tract 2

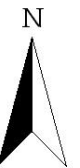


64.67 +/- Acres

500m  
2000ft

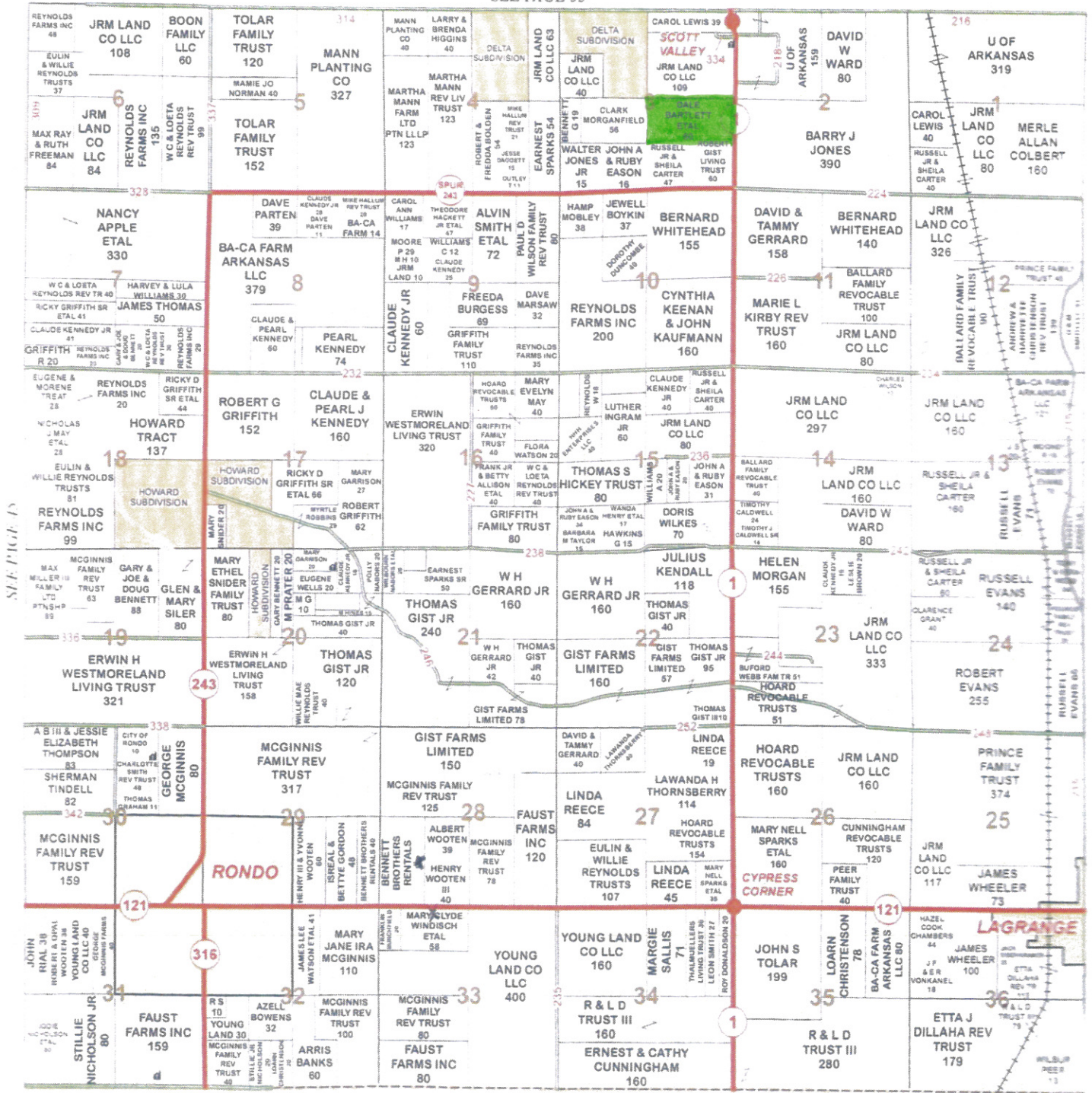
Produced from the  
AGFC Mapper  
Mon Dec 14 2015

**Lee County 64.67 : 01-01013, 01-01020**



# T1N • R3E

SEE PAGE 35



# Parcel Detail Report

<b>Basic Information</b>	
Parcel Number:	01-01020
County Name:	Lee County
Ownership Information:	BARTLETT ELIZABETH LIGON
Billing Information :	BARTLETT ELIZABETH LIGON 7102 HIGHWAY 1 SOUTH Marvell AR 72366
Total Acres:	60.42
Timber Acres:	8.00
Sec-Twp-Rng:	03-1N-3E
Lot/Block:	/
Subdivision:	
Legal Description:	FRL SE1/4
School District:	01 MARIANNA (RURAL)
Improvement Districts:	LEE-PHILLIPS
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	52.42 acres [2,283,415 sqft]					SE
TIMBER	8.00 acres [348,480 sqft]					SE

<b>Valuation Information</b>			
Entry		Appraised	Assessed
Land:		38,300	7,660
Improvements:		0	0
Total Value:		38,300	7,660
Taxable Value:			7,660
Millage:			0.0367
Estimated Taxes:			\$281.12
Assessment Year:			2015

<b>Tax Information</b>				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2014</u>	Delinquent	\$247.15	\$0.00	\$247.15

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>3179</u>	Current	2013	10/10/2014	\$0.00	\$252.32	\$0.00	<b>\$252.32</b>
<u>3959</u>	Current	2012	10/15/2013	\$0.00	\$241.25	\$0.00	<b>\$241.25</b>
<u>3568</u>	Current	2011	10/12/2012	\$0.00	\$246.34	\$0.00	<b>\$246.34</b>
<u>767</u>	Current	2010	4/4/2011	\$0.00	\$522.92	\$0.00	<b>\$522.92</b>
<u>822</u>	Current	2009	4/12/2010	\$0.00	\$522.92	\$0.00	<b>\$522.92</b>
<u>1486</u>	Current	2008	6/26/2009	\$0.01	\$586.81	\$0.00	<b>\$586.82</b>
<u>745</u>	Current	2007	4/7/2008	\$0.00	\$586.82	\$0.00	<b>\$586.82</b>

<b>Sales History</b>						
Date	Price	Grantor	Grantee	Book	Page	Deed Type
7/28/2014	0	DALE C BARTLETT	ELIZ LIGON BARTLETT	2014	2831	QCD(QUIT CLAIM DEED)
6/30/2009	1,000	ROBERT T GIST LIVING TRUST	DALE BARTLETT ETAL	D#2009	2473	QCD(QUIT CLAIM DEED)
11/4/2008	0	ROBERT T GIST 3/4 INT	ROBERT GIST LIVING TRUST	D#2008	4615	WD(WARRANTY)



9/11/2008	0	MELANIE GIST ESTES INT	ROBERT (BOB) GIST	D#2008	4085	CORR(CORRECTION)
8/22/2008	0	MARY GIST SAYLE MOODY TRUST	MELANIE GIST ESTES & BOB GIST	D#2008	3838	CORR(CORRECTION)
3/19/2008	0	MELANIE GIST ESTES INT	BOB GIST	D#2008	1105-08	WD(WARRANTY)
3/12/2008	52,000	MARGARET & JOHN WATSON INT	RUSSELL D CARTER JR	D# 2007	1003	WD(WARRANTY)
1/1/1984	0			302	463	

# Parcel Detail Report

Created: 1/12/2016 5:24:48 PM

<b>Basic Information</b>	
Parcel Number:	01-01013
County Name:	Lee County
Ownership Information:	BARTLETT ELIZABETH LIGON
Billing Information :	BARTLETT ELIZABETH LIGON 7102 HIGHWAY 1 SOUTH Marvell AR 72366
Total Acres:	4.25
Timber Acres:	0.00
Sec-Twp-Rng:	03-1N-3E
Lot/Block:	/
Subdivision:	
Legal Description:	FRL SW1/4 (N1/2 OF N 188.1 X 1925.4 OF E 188.1 X 2640 OF SW1/4)
School District:	01 MARIANNA (RURAL)
Improvement Districts:	LEE-PHILLIPS
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	4.25 acres [185,130 sqft]					SW

<b>Valuation Information</b>		
Entry	Appraised	Assessed
Land:	3,450	690
Improvements:	0	0
Total Value:	3,450	690
Taxable Value:		690
Millage:		0.0367
Estimated Taxes:		\$25.32
Assessment Year:		2015

<b>Tax Information</b>				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2014</u>	Delinquent	\$23.89	\$0.00	\$23.89

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>3179</u>	Current	2013	10/10/2014	\$0.00	\$252.32	\$0.00	<b>\$252.32</b>
<u>3959</u>	Current	2012	10/15/2013	\$0.00	\$241.25	\$0.00	<b>\$241.25</b>
<u>3568</u>	Current	2011	10/12/2012	\$0.00	\$246.34	\$0.00	<b>\$246.34</b>
<u>767</u>	Current	2010	4/4/2011	\$0.00	\$522.92	\$0.00	<b>\$522.92</b>
<u>822</u>	Current	2009	4/12/2010	\$0.00	\$522.92	\$0.00	<b>\$522.92</b>
<u>1486</u>	Current	2008	6/26/2009	\$0.01	\$586.81	\$0.00	<b>\$586.82</b>
<u>745</u>	Current	2007	4/7/2008	\$0.00	\$586.82	\$0.00	<b>\$586.82</b>

<b>Sales History</b>							
Date	Price	Grantor	Grantee	Book	Page	Deed Type	
7/28/2014	0	DALE C BARTLETT	ELIZ LIGON BARTLETT	2014	2831	QCD(QUIT CLAIM DEED)	
6/30/2009	1,000	ROBERT T GIST LIVING TRUST	DALE BARTLETT ETAL	D#2009	2473	QCD(QUIT CLAIM DEED)	
11/4/2008	0	ROBERT T GIST 3/4 INT	ROBERT GIST LIVING TRUST	D#2008	4615	WD(WARRANTY)	
9/11/2008	0	MELANIE GIST ESTES INT	ROBERT (BOB) GIST	D#2008	4088	QCD(QUIT CLAIM DEED)	
8/22/2008	0	MARY GIST SAYLE MOODY ESTATE	BOB GIST ETAL	D#2008	3836	WD(WARRANTY)	

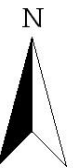
3/12/2008	52,000	MARGARET & JOHN WATSON	RUSSELL D CARTER JR	D# 2007	1003	WD(WARRANTY)
1/21/1985	0			302	463	

# Tract 3



80 +/- Acres

300m  
1000ft



# FIRST NATIONAL BANK OF EASTERN ARKANSAS

MEMBER FDIC



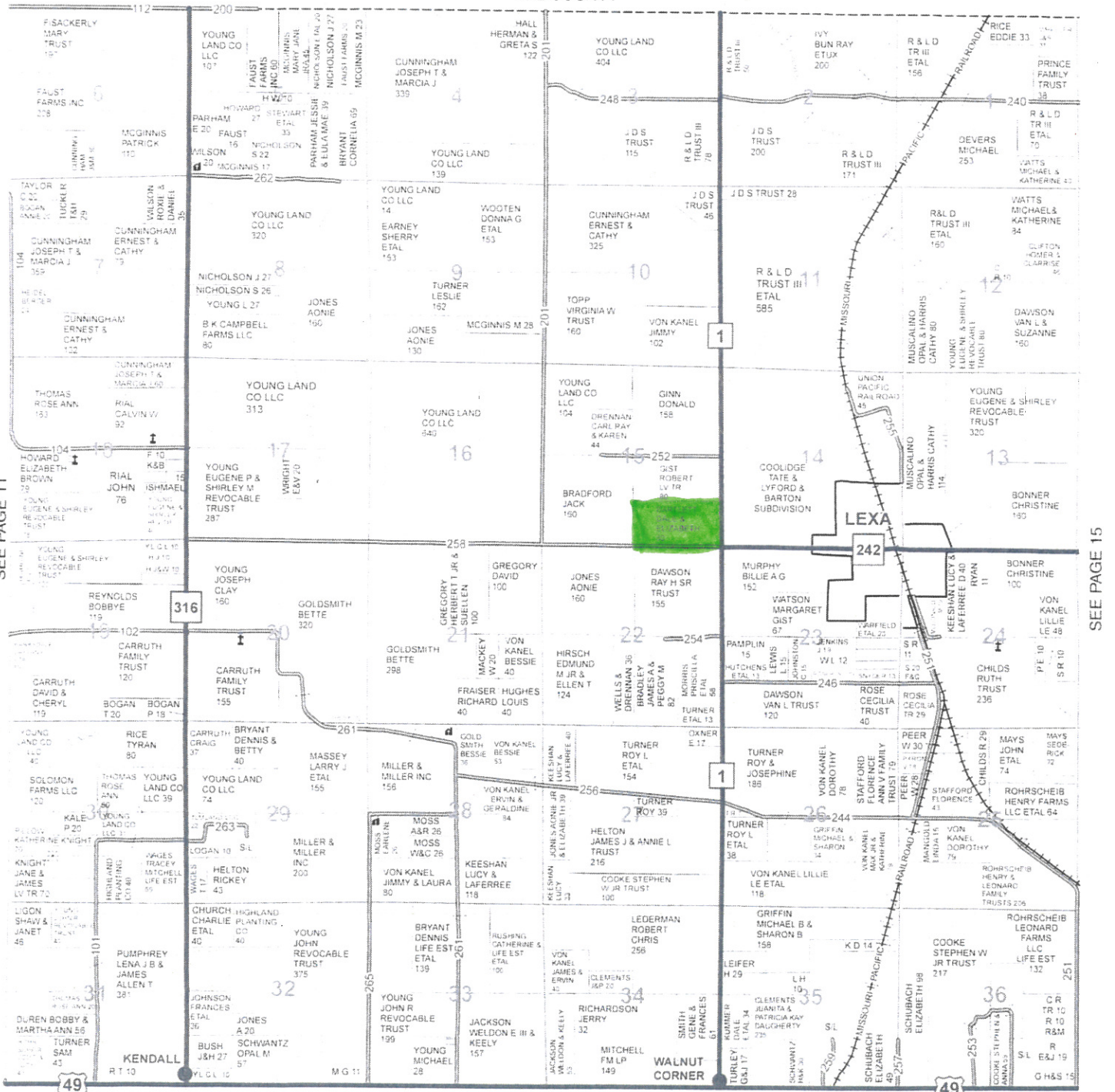
BARTON (6011 Hwy. 49) • FORREST CITY •  
 HOLLY GROVE • MARIANNA • WYNNE •  
 WHEATLEY • COLT • PALESTINE • HUGHES •  
 MARION • EARLE • OSCEOLA •



## Township 1S - Range 3E

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### LEE COUNTY



SEE PAGE 23

As of: 1/8/2016

**Property Owner****Name:** BARTLETT DALE & ELIZABETH  
BARTLETT DALE**Mailing Address:** 7102 HWY 1 S  
MARVELL , AR 72366**Type:** (AV) - Agri Use/Vacant**Tax Dist:** (004) - Barton-Lexa**Millage Rate:** 39.70**Extended Legal:** S1/2 SE1/4**Property Information****Physical Address:****Subdivision:** 15-1S-3E**Block / Lot:****S-T-R:** 15-01S-03E**Size (in Acres):** 80.000**Market and Assessed Values:**

	<b>Estimated Market Value:</b>	<b>Full Assessed (20% Market Value):</b>	<b>Taxable Value:</b>
<b>Land:</b>	\$57,850	\$11,570	\$8,256
<b>Building:</b>	\$0	\$0	\$0
<b>Total:</b>	\$57,850	\$11,570	\$8,256

**Homestead Credit:** \$0.00**Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.**Land:**

<b>Land Use</b>	<b>Size</b>	<b>Units</b>
Crop(12)	54.000	Acres
Crop(04)	26.000	Acres

**Deed Transfers:**

<b>Date</b>	<b>Book</b>	<b>Page</b>	<b>Deed Type</b>	<b>Stamps</b>	<b>Est. Sale</b>	<b>Grantee</b>	<b>Code</b>	<b>Type</b>
4/28/2014	2014	3047	RL			BARTLETT DALE & ELIZABETH		
5/20/2013	2013	4008	Quit Claim	3.30	\$1,000	BARTLETT DALE & ELIZABETH GIST		

**Not a Legal Document.**

Subject to terms and conditions.

[www.actDataScout.com](http://www.actDataScout.com)

**Map:**

There is no location information for this parcel.  
The map is showing the Section, Township, Range location.



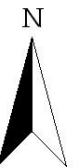


# Tract 4



Produced from the  
AGFC Mapper  
Mon Dec 14 2015

**Monroe County 40: 0001-06004-000**





# Parcel Detail Report

Created: 1/12/2016 5:27:39 PM

<b>Basic Information</b>	
Parcel Number:	0001-06004-000
County Name:	Monroe County
Ownership Information:	BARTLETT ELIZABETH
<b>Billing Information :</b>	BARTLETT ELIZABETH 7102 HWY 1 S MARVELL, AR 72366
Total Acres:	40.00
Timber Acres:	0.00
Sec-Twp p-Rng:	09-3S-1E
Lot/Block:	NW SW/
Subdivision:	09-3S-1E RURAL METES & BOUNDS
Legal Description:	NW SW
School District:	MARV MARVELL
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	2.00 acres [0 sqft]					SW
CROP	4.00 acres [0 sqft]					SW
CROP	34.00 acres [0 sqft]					SW

<b>Valuation Information</b>			
Entry		Appraised	Assessed
Land:		38,250	7,650
Improvements:		0	0
Total Value:		38,250	7,650
Taxable Value:			7,650
Millage:			0.0414
Estimated Taxes:			\$316.71
Assessment Year:			2015

<b>Tax Information</b>				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2014</u>	Current	\$186.71	-\$186.71	\$0.00
<u>2013</u>	Current	\$186.71	-\$186.71	\$0.00
<u>2012</u>	Current	\$186.71	-\$186.71	\$0.00
<u>2011</u>	Current	\$186.71	-\$186.71	\$0.00
<u>2010</u>	Current	\$174.71	-\$174.71	\$0.00
<u>2009</u>	Current	\$158.98	-\$158.98	\$0.00
<u>2008</u>	Current	\$158.98	-\$158.98	\$0.00

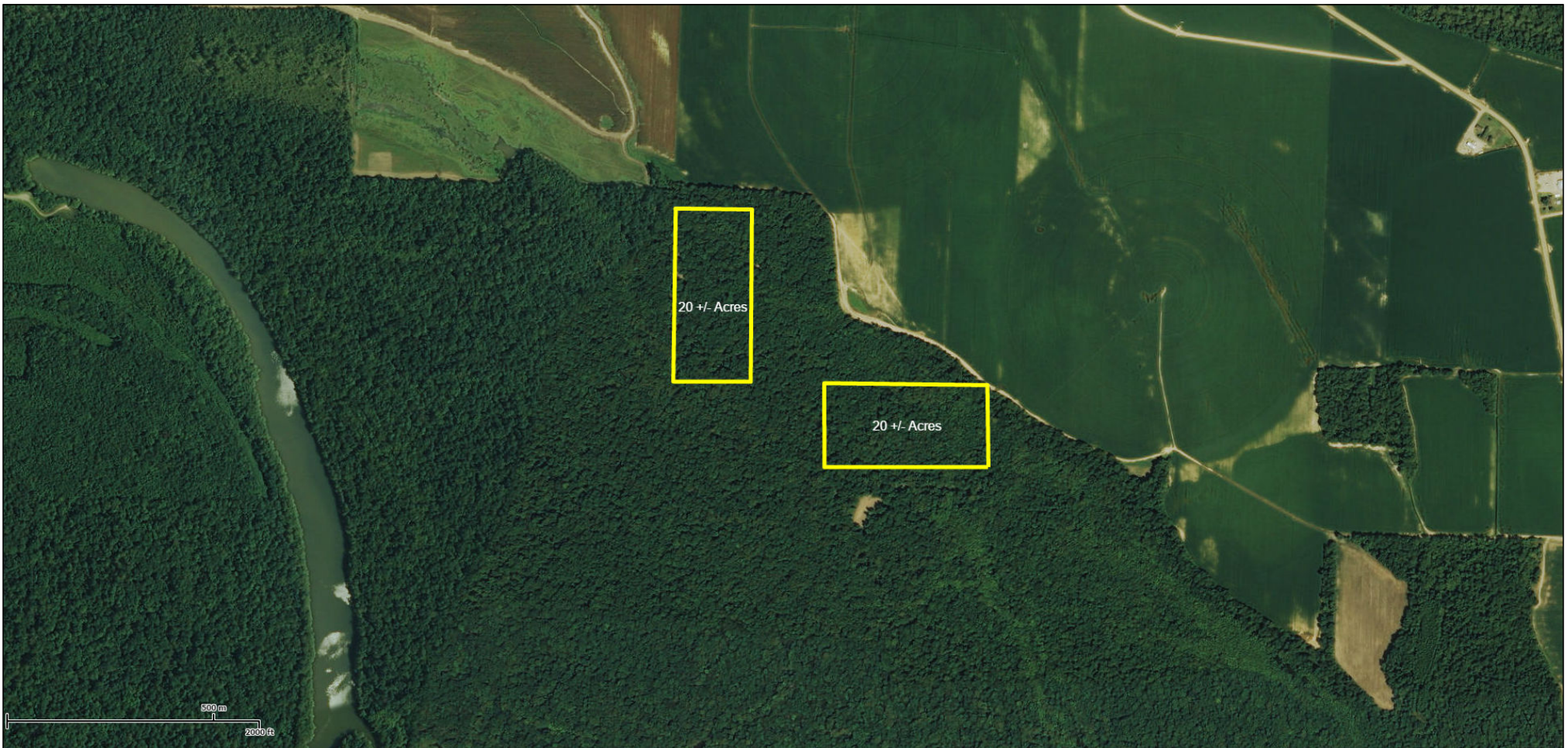
<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4866</u>	Current	2014	10/15/2015	\$0.00	\$777.06	\$0.00	<b>\$777.06</b>
<u>4141</u>	Current	2013	10/10/2014	\$0.00	\$324.93	\$0.00	<b>\$324.93</b>
<u>4528</u>	Current	2012	10/14/2013	\$0.00	\$324.93	\$0.00	<b>\$324.93</b>
<u>4656</u>	Current	2011	10/12/2012	\$0.00	\$324.93	\$0.00	<b>\$324.93</b>
<u>1524</u>	Current	2010	6/2/2011	\$0.00	\$174.71	\$0.00	<b>\$174.71</b>
<u>2160</u>	Current	2009	9/2/2010	\$0.00	\$158.98	\$0.00	<b>\$158.98</b>

<u>2622</u>	Current	2008	9/18/2009	\$0.00	\$158.98	\$0.00	<b>\$158.98</b>
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## Sales History

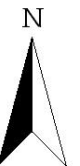
Date	Price	Grantor	Grantee	Book	Page	Deed Type
8/11/2014	0	BARTLETT DALE	BARTLETT ELIZABETH	2014	1054	QCD(QUIT CLAIM)
3/17/2010	30,000	FRAZIER ELMON	BARTLETT DALE	2010	215	WD(WARRANTY)
1/1/1910	0		MURRY JOE			

# Tract 5



Produced from the  
AGFC Mapper  
Tue Dec 15 2015

**Monroe County 40 Woods: 001-05345-000**







# Parcel Detail Report

Created: 1/12/2016 5:28:25 PM

<b>Basic Information</b>	
Parcel Number:	0001-05345-000
County Name:	Monroe County
Ownership Information:	BARTLETT ELIZABETH
Billing Information :	BARTLETT ELIZABETH 7102 HWY 1 S MARVELL, AR 72366
Total Acres:	40.00
Timber Acres:	40.00
Sec-Twp p-Rng:	32-2S-1W
Lot/Block:	/
Subdivision:	32-2S-1W RURAL METES & BOUNDS
Legal Description:	W1/2 NW NW & N1/2 SE NW
School District:	HG HOLLY GROVE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
TIMBER	17.00 acres [740,520 sqft]					NW
TIMBER	23.00 acres [1,001,880 sqft]					NW

<b>Valuation Information</b>			
Entry		Appraised	Assessed
Land:		3,600	720
Improvements:		0	0
Total Value:		3,600	720
Taxable Value:			720
Millage:			0.0443
Estimated Taxes:			\$31.90
Assessment Year:			2015

<b>Tax Information</b>				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2014</u>	Current	\$44.57	-\$44.57	\$0.00
<u>2013</u>	Current	\$44.57	-\$44.57	\$0.00
<u>2012</u>	Current	\$42.62	-\$42.62	\$0.00
<u>2011</u>	Current	\$42.62	-\$42.62	\$0.00
<u>2010</u>	Current	\$42.62	-\$42.62	\$0.00
<u>2009</u>	Current	\$38.83	-\$38.83	\$0.00
<u>2008</u>	Current	\$38.83	-\$38.83	\$0.00

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4866</u>	Current	2014	10/15/2015	\$0.00	\$777.06	\$0.00	<b>\$777.06</b>
<u>4142</u>	Current	2013	10/10/2014	\$0.00	\$44.57	\$0.00	<b>\$44.57</b>
<u>4527</u>	Current	2012	10/14/2013	\$0.00	\$42.62	\$0.00	<b>\$42.62</b>
<u>4655</u>	Current	2011	10/12/2012	\$0.00	\$42.62	\$0.00	<b>\$42.62</b>
<u>1520</u>	Current	2010	6/2/2011	\$0.00	\$42.62	\$0.00	<b>\$42.62</b>
<u>1935</u>	Current	2009	8/12/2010	\$0.00	\$38.83	\$0.00	<b>\$38.83</b>
<u>3919</u>	Current	2008	10/7/2009	\$0.00	\$38.83	\$0.00	<b>\$38.83</b>

## Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
8/11/2014	0	BARTLETT DALE	BARTLETT ELIZABETH	2014	1056	QCD(QUIT CLAIM)
10/31/2006	88,000		BARTLETT DALE & ELIZABETH	2006	1913	WD(WARRANTY)
6/15/2004	120,000		THOMPSON TONY	138	224	WD(WARRANTY)
5/12/2003	0		NEWBY HENRY & MAXINE (LIV TRUS	135	641	TD
9/26/2001	0		ROBINSON MINERVA V LIVING TRUS	0132	0556	
1/1/1910	0		ROBINSON MINERVA			

# Tract 6



900

200

feet

meters

Google earth

Survey

Google earth  
Earth Point

© 2015 Google

# Parcel Detail Report

Created: 1/12/2016 5:29:03 PM

<b>Basic Information</b>	
Parcel Number:	0001-05465-019
County Name:	Monroe County
Ownership Information:	BARTLETT ELIZABETH
Billing Information :	BARTLETT ELIZABETH 7102 HWY 1 S MARVELL, AR 72366
Total Acres:	1.10
Timber Acres:	0.00
Sec-Twp p-Rng:	14-2S-2W
Lot/Block:	/
Subdivision:	MDXB01 - MADDOX BAY NORTH
Legal Description:	PT NW PER DEED BK2014 PG485
School District:	HG HOLLY GROVE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
BALANCE	0.10 acres [4,356 sqft]					
BALANCE	0.85 acres [37,026 sqft]					
HOUSELOTB	0.15 acres [6,533 sqft]					

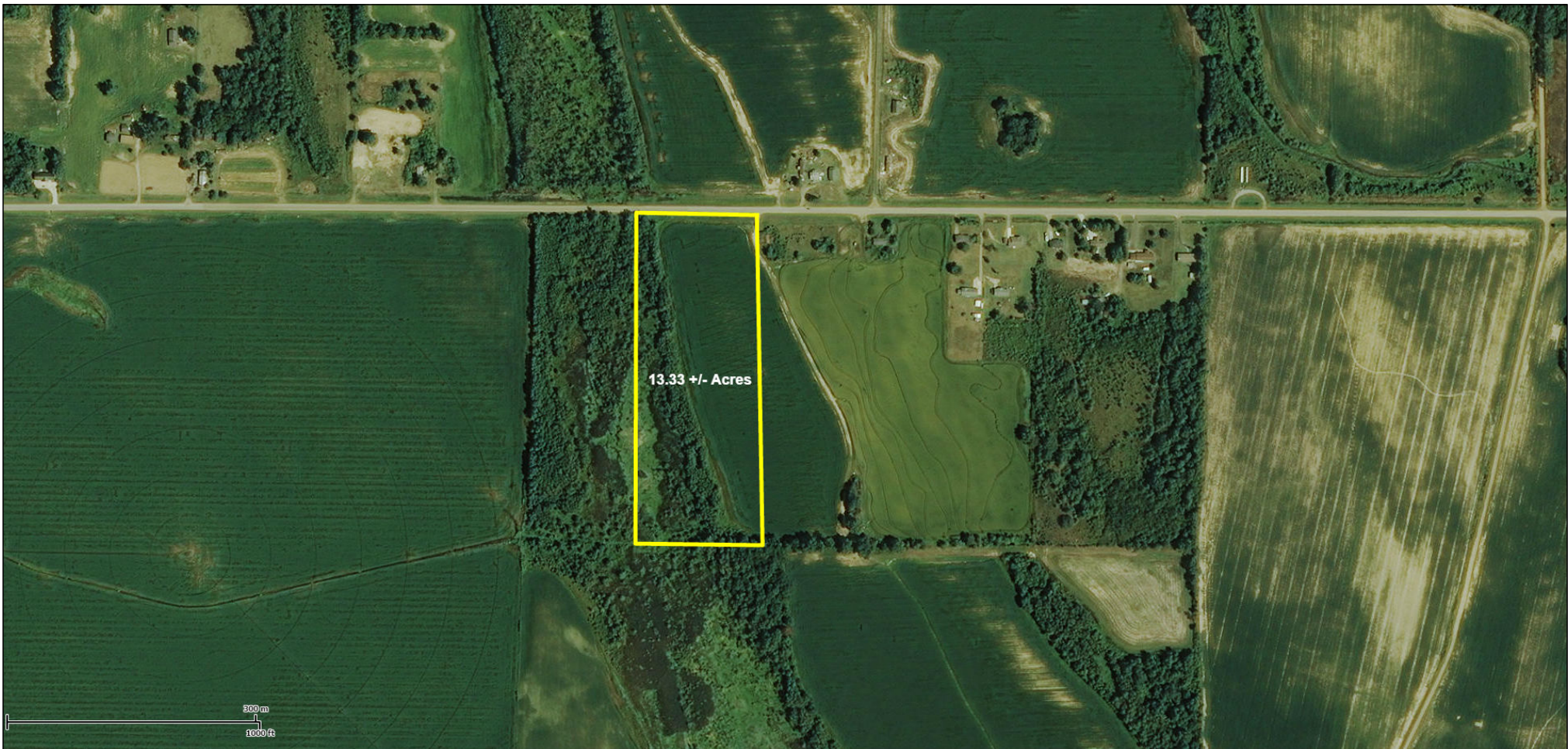
<b>Valuation Information</b>		
Entry	Appraised	Assessed
Land:	51,000	10,200
Improvements:	0	0
Total Value:	51,000	10,200
Taxable Value:		10,200
Millage:		0.0443
Estimated Taxes:		\$451.86
Assessment Year:		2015

<b>Tax Information</b>				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2014</u>	Current	\$407.56	-\$407.56	\$0.00

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4866</u>	Current	2014	10/15/2015	\$0.00	\$777.06	\$0.00	<b>\$777.06</b>

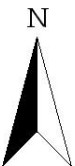
<b>Sales History</b>						
Date	Price	Grantor	Grantee	Book	Page	Deed Type
8/11/2014	0	BARTLETT DALE	BARTLETT ELIZABETH	2014	1050	QCD(QUIT CLAIM)
5/1/2014	50,000	CALLOWAY FAMILY	BARTLETT DALE	2014	485	WD(WARRANTY)

# Tract 7



Produced from the  
AGFC Mapper  
Mon Dec 14 2015

**Monroe County 13.33: 1321-00480-000**





# KELLY'S HARDWARE & FARM SUPPLY HOLLY GROVE CONSTRUCTION CO.



375 E. 3rd Avenue  
P.O. Box 270  
Holly Grove, AR 72069

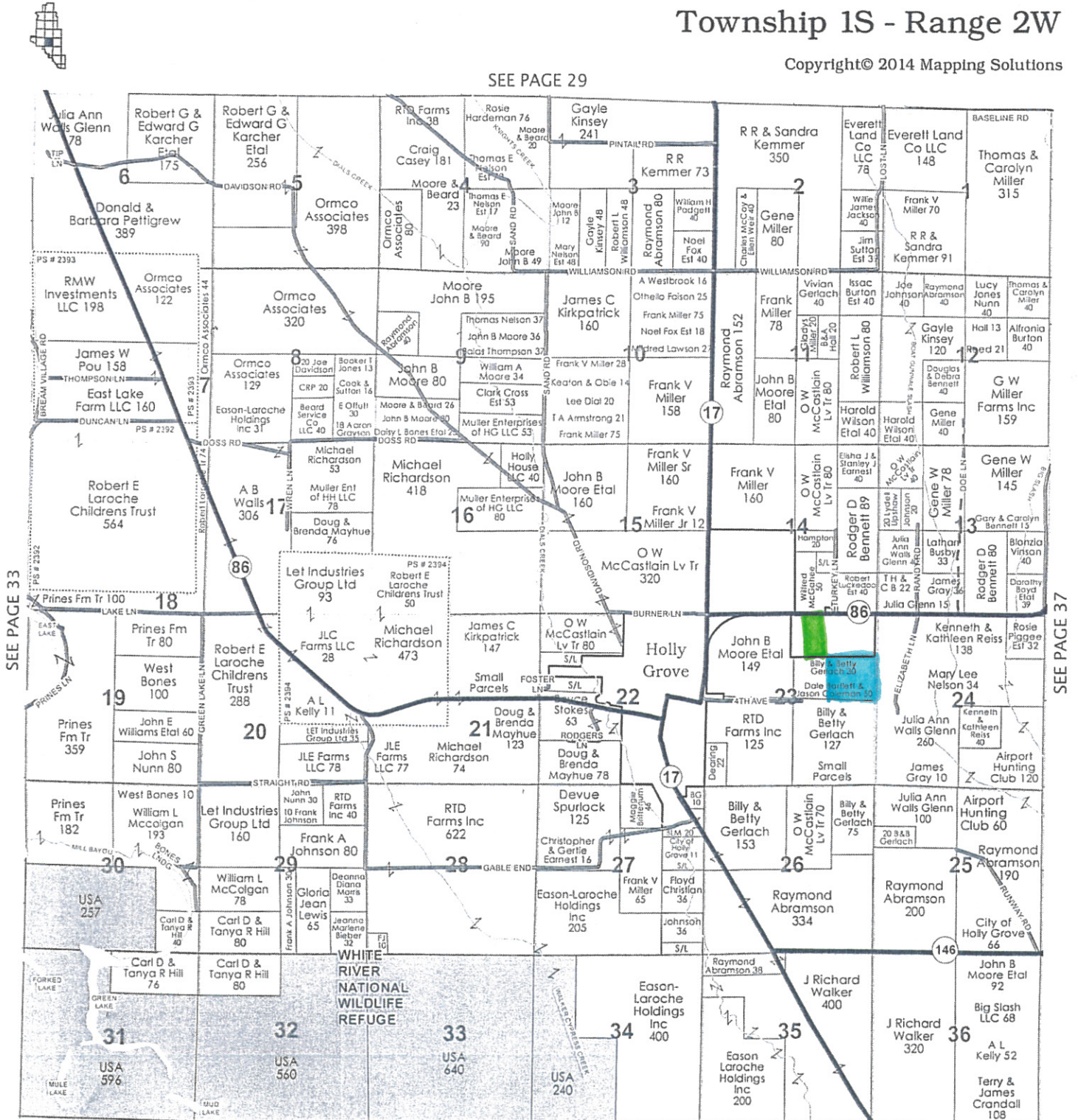
Phone: (870) 462-3311  
(870) 462-8538  
Fax: (870) 462-3561

Email: [butch@hollygroveconstruction.com](mailto:butch@hollygroveconstruction.com)

## Township 1S - Range 2W

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SEE PAGE 29



SEE PAGE 33

SEE PAGE 37

SEE PAGE 41



## Parcel Detail Report

Created: 1/12/2016 5:29:42 PM

Basic Information	
Parcel Number:	1321-00480-000
County Name:	Monroe County
Ownership Information:	BARTLETT DALE & JASON COLEMAN 12441 MARTIN LUTHER KING DR
Billing Information :	BARTLETT DALE & JASON COLEMAN POB 756 INCORRECT ADDRESS MARVELL, AR 72366
Total Acres:	13.33
Timber Acres:	6.00
Sec-Twp-Rng:	23-1S-2W
Lot/Block:	/
Subdivision:	HG0020 - HOLLY GROVE CITY
Legal Description:	PT NW NE
School District:	HGC HOLLY GROVE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

Land Information						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	5.33 acres [0 sqft]					NE
RESHS	2.00 acres [0 sqft]					NE
TIMBER	6.00 acres [0 sqft]					NE

Valuation Information			
Entry		Appraised	Assessed
Land:		15,250	3,050
Improvements:		0	0
Total Value:		15,250	3,050
Taxable Value:			3,050
Millage:			0.0501
Estimated Taxes:			\$152.81
Assessment Year:			2015

Tax Information				
Year	Book	Tax Owed	Tax Paid	Balance
<u>2014</u>	Delinquent	\$160.52	\$0.00	\$160.52
<u>2007</u>	Delinquent	\$172.02	-\$172.02	\$0.00

Receipts							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4143</u>	Current	2013	10/10/2014	\$0.00	\$492.19	\$0.00	<b>\$492.19</b>
<u>4526</u>	Current	2012	10/14/2013	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>3369</u>	Current	2011	10/4/2012	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>1625</u>	Current	2010	6/10/2011	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>1936</u>	Current	2009	8/12/2010	\$0.00	\$447.90	\$0.00	<b>\$447.90</b>
<u>4897</u>	Current	2008	10/13/2009	\$0.00	\$178.31	\$0.00	<b>\$178.31</b>
<u>50005666</u>	Delinquent	2007	10/13/2009	\$0.00	\$207.97	\$0.00	<b>\$207.97</b>

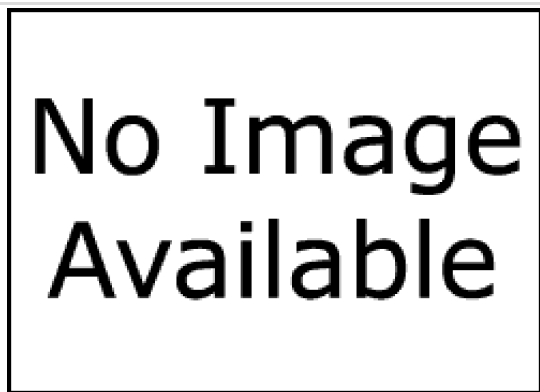
Sales History						
Date	Price	Grantor	Grantee	Book	Page	Deed Type
3/4/2008	11,000	WALTER SCOTT	BARTLETT & COLEMAN	2008	241-47	WD(WARRANTY)

1/1/1981	0	SCOTT WALTER			
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Improvement Information

Residential Improvements

Residential Improvement #1

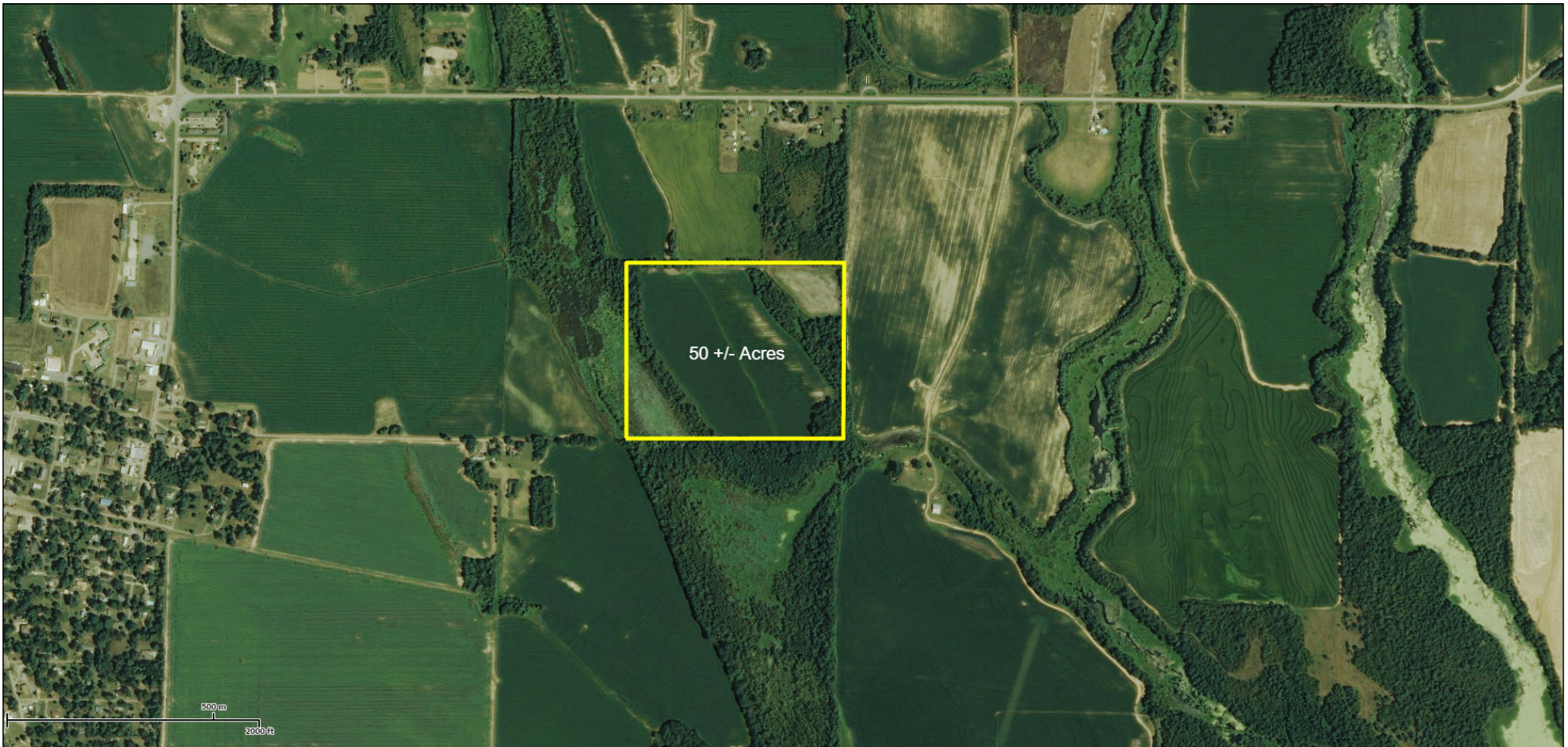


Sketch by Apex I/11

Living Area 1st Floor	0	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w /Partitions	0
		Basement Finished w /o Partitions	0
<b>Living Area Total SF</b>	<b>0</b>	<b>Basement Total SF</b>	<b>0</b>

Occupancy Type:									
Grade:	D								
Story Height:									
Year Built:	Year Built Not Available								
Effective Age:									
Construction Type:									
Roof Type:	Unkown								
Heat / AC:	None								
Fireplace:	0								
Bathrooms:									
Foundation Type:	Unkown								
Floor Type:	Unkown								
Floor Covering:									
Outbuildings / Yard Improvements:	<table border="1"> <thead> <tr> <th>OBYI Item</th> <th>Quantity</th> <th>Size</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>FLAT DWG</td> <td>1</td> <td></td> <td></td> </tr> </tbody> </table>	OBYI Item	Quantity	Size	Description	FLAT DWG	1		
OBYI Item	Quantity	Size	Description						
FLAT DWG	1								

# Tract 8

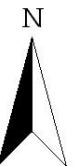


50 +/- Acres

500m  
2000ft

Produced from the  
AGFC Mapper  
Tue Jan 12 2016

**Monroe County 50 (Tract 8): 0001-04377-000**





# KELLY'S HARDWARE & FARM SUPPLY HOLLY GROVE CONSTRUCTION CO.



375 E. 3rd Avenue  
P.O. Box 270  
Holly Grove, AR 72069

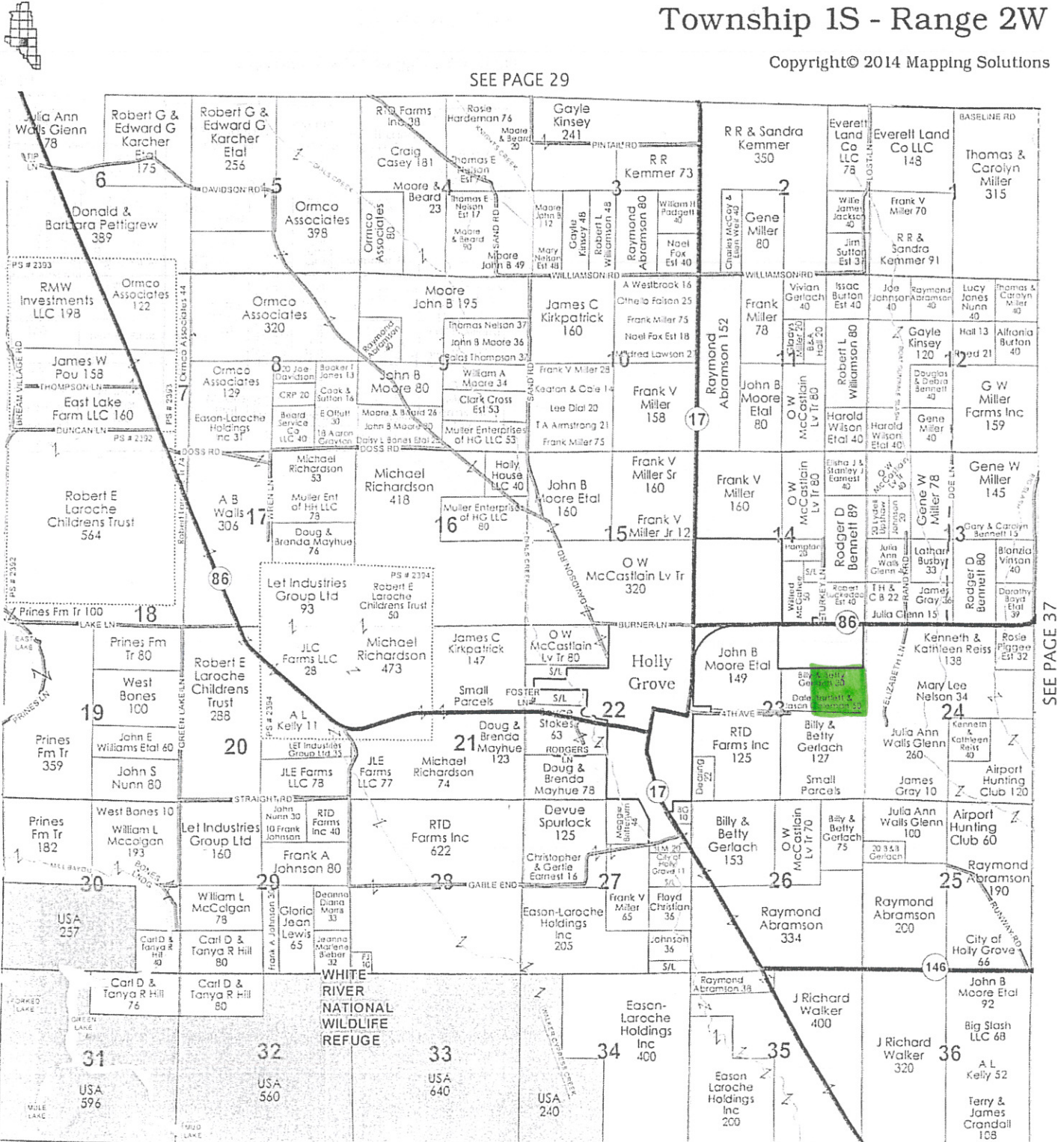
Phone: (870) 462-3311  
(870) 462-8538  
Fax: (870) 462-3561

Email: [butch@hollygroveconstruction.com](mailto:butch@hollygroveconstruction.com)

## Township 1S - Range 2W

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SEE PAGE 41

# Parcel Detail Report

Created: 1/12/2016 5:31:39 PM

<b>Basic Information</b>	
Parcel Number:	0001-04377-000
County Name:	Monroe County
Ownership Information:	BARTLETT DALE & GARY BENNETT (ETAL)
Billing Information :	BARTLETT DALE & GARY BENNETT (ETAL) POB 184 AUBREY, AR 72311
Total Acres:	50.00
Timber Acres:	17.00
Sec-Twp p-Rng:	23-1S-2W
Lot/Block:	/
Subdivision:	23-1S-2W RURAL METES & BOUNDS
Legal Description:	PT S1/2 NE
School District:	HG HOLLY GROVE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	14.00 acres [609,840 sqft]					NE
CROP	19.00 acres [0 sqft]					NE
TIMBER	4.00 acres [174,240 sqft]					NE
TIMBER	13.00 acres [0 sqft]					NE

<b>Valuation Information</b>			
Entry		Appraised	Assessed
Land:		29,150	5,830
Improvements:		0	0
Total Value:		29,150	5,830
Taxable Value:			5,830
Millage:			0.0443
Estimated Taxes:			\$258.27
Assessment Year:			2015

<b>Tax Information</b>					
Year	Book	Tax Owed	Tax Paid	Balance	
<u>2014</u>	Current	\$162.44	-\$162.44	\$0.00	
<u>2013</u>	Current	\$162.44	-\$162.44	\$0.00	
<u>2012</u>	Current	\$161.59	-\$161.59	\$0.00	
<u>2011</u>	Current	\$161.59	-\$161.59	\$0.00	
<u>2010</u>	Current	\$161.59	-\$161.59	\$0.00	
<u>2009</u>	Current	\$138.29	-\$138.29	\$0.00	
<u>2008</u>	Current	\$137.69	-\$137.69	\$0.00	

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>5063</u>	Current	2014	10/15/2015	\$0.00	\$162.44	\$0.00	<b>\$162.44</b>
<u>4143</u>	Current	2013	10/10/2014	\$0.00	\$492.19	\$0.00	<b>\$492.19</b>
<u>4526</u>	Current	2012	10/14/2013	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>3369</u>	Current	2011	10/4/2012	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>1625</u>	Current	2010	6/10/2011	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>

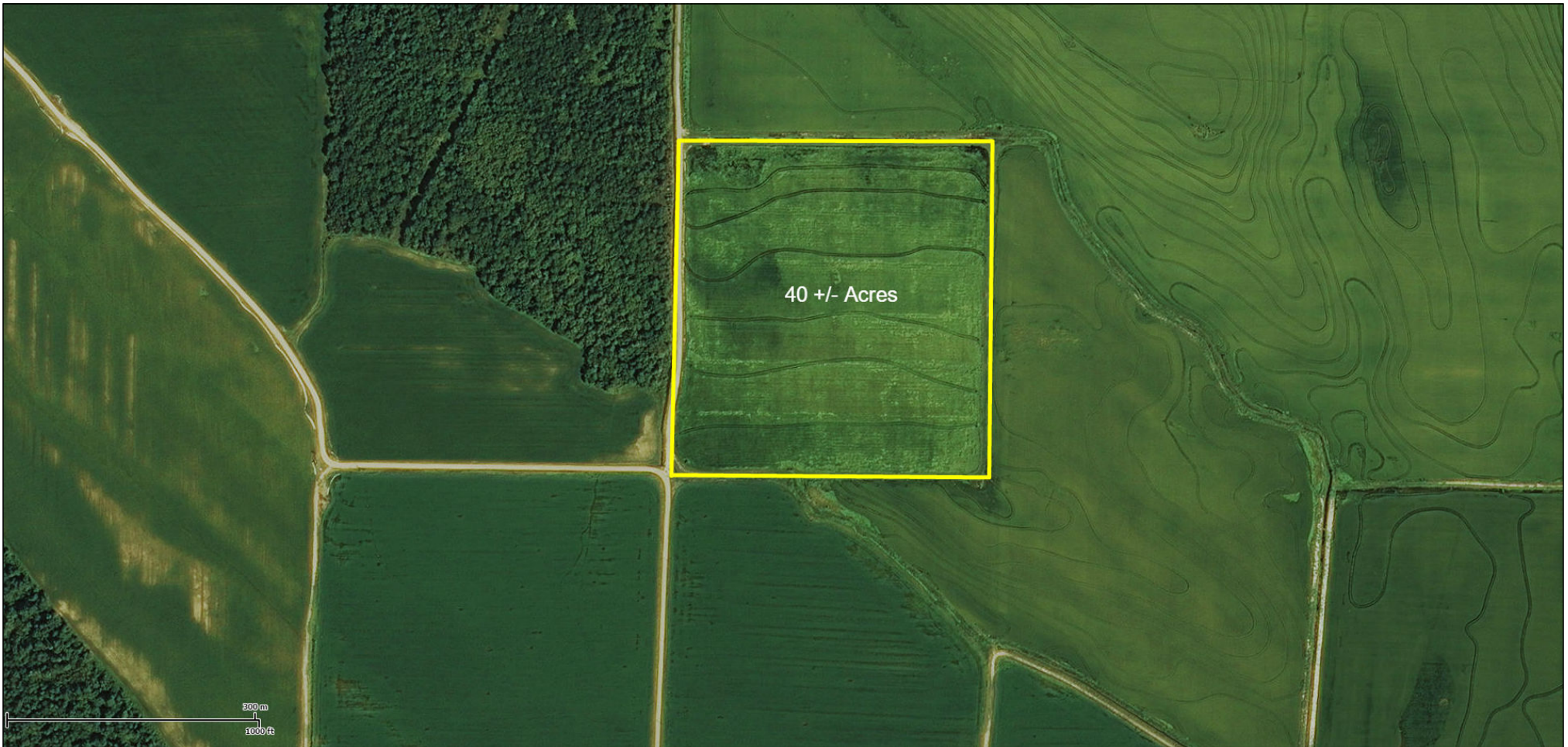
<u>1936</u>	Current	2009	8/12/2010	\$0.00	\$447.90	\$0.00	<b>\$447.90</b>
<u>3920</u>	Current	2008	10/7/2009	\$0.00	\$137.69	\$0.00	<b>\$137.69</b>

## Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
12/22/2014	73,000	COLEMAN JASON	BENNETT GARY (ETAL)	2014	1499	WD(WARRANTY)
2/13/2006	23,000		BARTLETT DALE & JASON COLEMAN	2006	352	WD(WARRANTY)
1/1/1983	0		FORAN RAY			

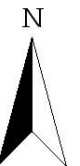
# Tract 9





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AGFC Mapper  
Tue Dec 15 2015

**Monroe County Pine City 40: 0001-04013-000**



"Man shapes himself through decisions that shape his environment."

~ Rene Dubos

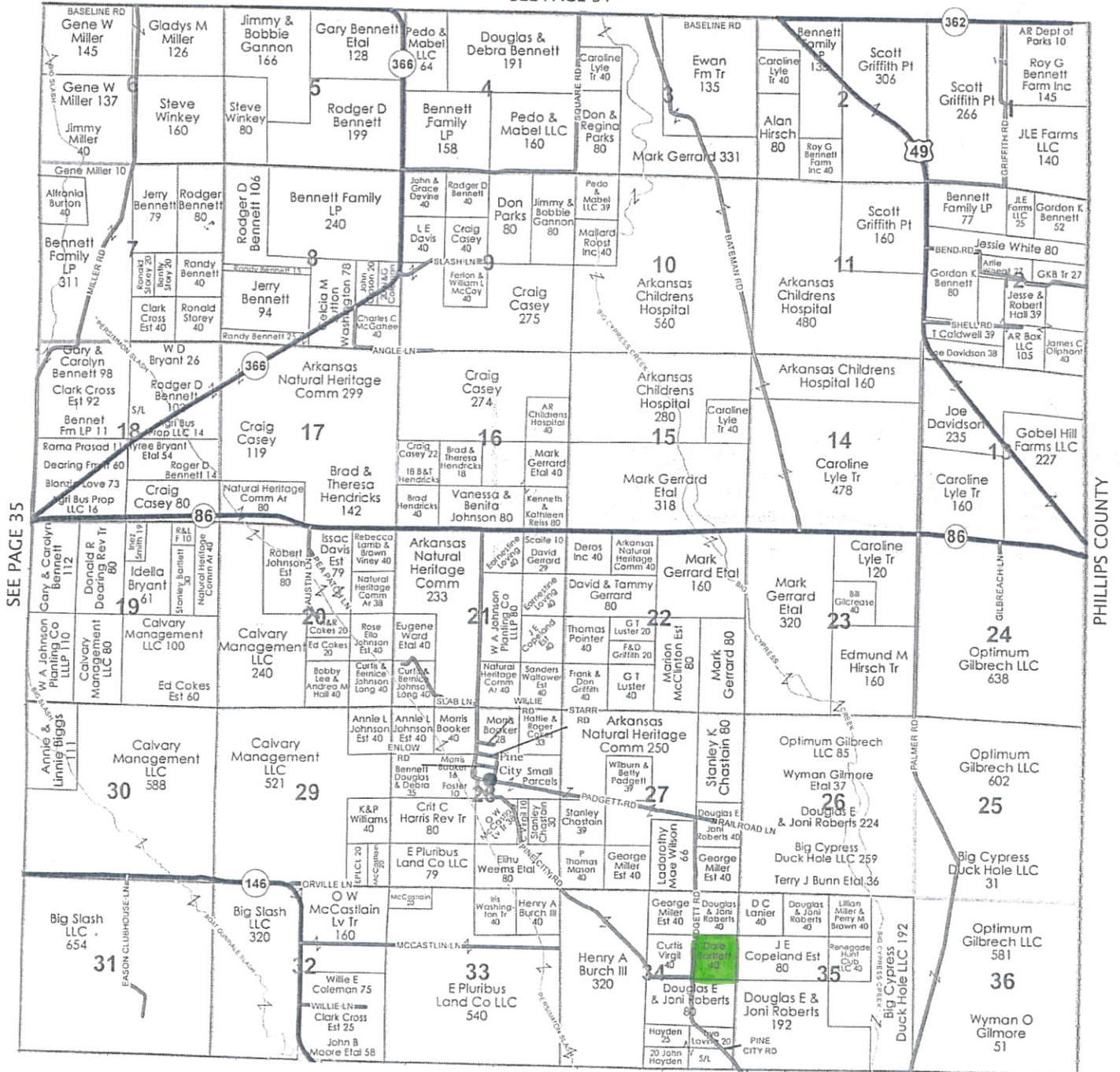


# Township 1S - Range 1W

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SEE PAGE 31



SEE PAGE 43

# Parcel Detail Report

Created: 1/12/2016 5:32:28 PM

<b>Basic Information</b>	
Parcel Number:	0001-04013-000
County Name:	Monroe County
Ownership Information:	BARTLETT ELIZABETH
Billing Information :	BARTLETT ELIZABETH 7102 HWY 1 S MARVELL, AR 72366
Total Acres:	40.00
Timber Acres:	0.00
Sec-Twp-Rng:	34-1S-1W
Lot/Block:	/
Subdivision:	34-1S-1W RURAL METES & BOUNDS
Legal Description:	SE NE
School District:	HG HOLLY GROVE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	12.00 acres [522,720 sqft]					NE
CROP	28.00 acres [1,219,680 sqft]					NE

<b>Valuation Information</b>			
Entry		Appraised	Assessed
Land:		26,600	5,320
Improvements:		0	0
Total Value:		26,600	5,320
Taxable Value:			5,320
Millage:			0.0443
Estimated Taxes:			\$235.68
Assessment Year:			2015

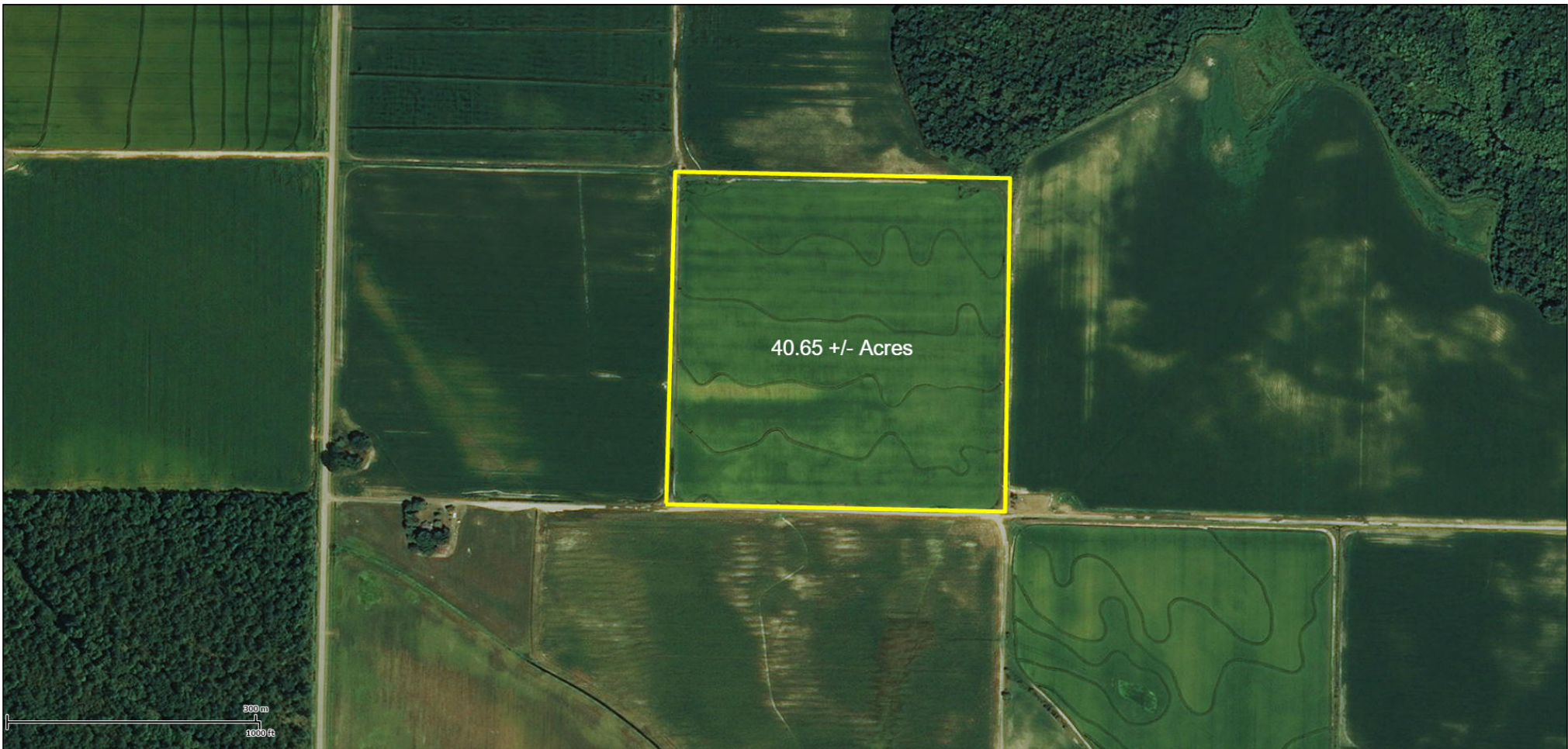
<b>Tax Information</b>					
Year	Book	Tax Owed	Tax Paid	Balance	
<u>2014</u>	Current	\$138.22	-\$138.22	\$0.00	
<u>2013</u>	Current	\$138.22	-\$138.22	\$0.00	
<u>2012</u>	Current	\$138.22	-\$138.22	\$0.00	
<u>2011</u>	Current	\$138.22	-\$138.22	\$0.00	
<u>2010</u>	Current	\$138.22	-\$138.22	\$0.00	
<u>2009</u>	Current	\$142.61	-\$142.61	\$0.00	
<u>2008</u>	Current	\$142.61	-\$142.61	\$0.00	

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>4866</u>	Current	2014	10/15/2015	\$0.00	\$777.06	\$0.00	<b>\$777.06</b>
<u>4141</u>	Current	2013	10/10/2014	\$0.00	\$324.93	\$0.00	<b>\$324.93</b>
<u>4528</u>	Current	2012	10/14/2013	\$0.00	\$324.93	\$0.00	<b>\$324.93</b>
<u>4656</u>	Current	2011	10/12/2012	\$0.00	\$324.93	\$0.00	<b>\$324.93</b>
<u>1519</u>	Current	2010	6/2/2011	\$0.00	\$138.22	\$0.00	<b>\$138.22</b>
<u>1934</u>	Current	2009	8/12/2010	\$0.00	\$142.61	\$0.00	<b>\$142.61</b>
<u>3918</u>	Current	2008	10/7/2009	\$0.00	\$142.61	\$0.00	<b>\$142.61</b>

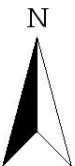
## Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
8/11/2014	0	BARTLETT DALE	BARTLETT ELIZABETH	2014	1052	QCD(QUIT CLAIM)
1/10/2008	0	COLEMAN JAASON	BARTLETT DALE	2008	17	WD(WARRANTY)
6/28/2004	25,000		BARTLETT DALE & JASON COLEMAN	138	265	WD(WARRANTY)
12/18/2001	13,000		KNOX JOHN A	133	154-160	WD(WARRANTY)
1/1/1910	0		PARRIS VIRGINIA			

# Tract 10



**Monroe County 40.65: 0001-00307-000**



# MENARD TITLE & ABSTRACT CO., INC.

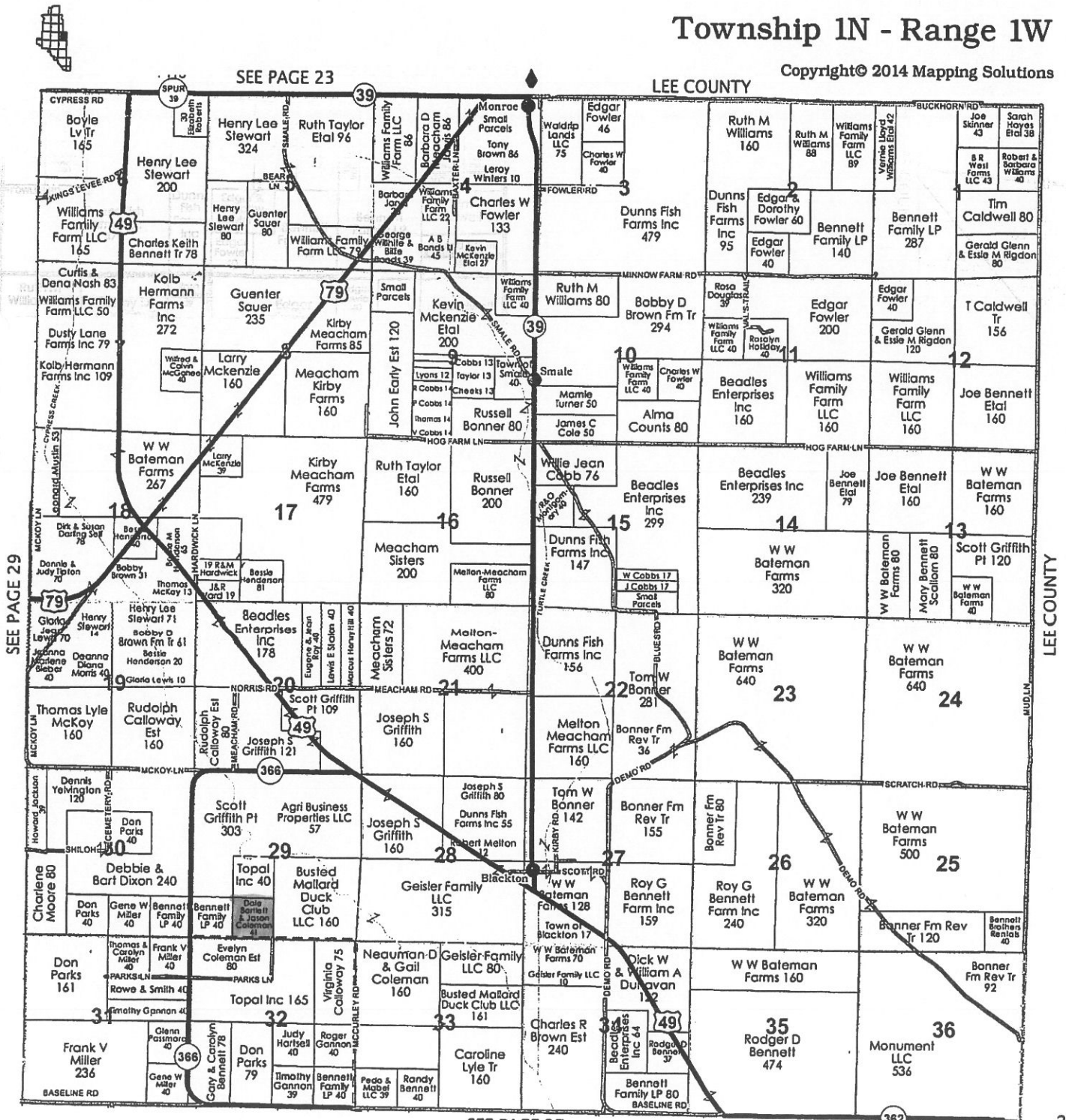
121 COURT  
CLARENDON, ARKANSAS 72029

ALISON CHASTAIN, Abstracter  
OLIVIA JAMES, Abstracter

1-870-747-3712  
1-800-258-0674

Township 1N - Range 1W

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SEE PAGE 29

SEE PAGE 23

LEE COUNTY

SEE PAGE 37

# Parcel Detail Report

Created: 1/12/2016 5:33:05 PM

<b>Basic Information</b>	
Parcel Number:	0001-00307-000
County Name:	Monroe County
Ownership Information:	BARTLETT DALE & GARY BENNETT (ETAL)
Billing Information :	BARTLETT DALE & JASON COLEMAN POB 756 INCORRECT ADDRESS MARVELL, AR 72366
Total Acres:	40.65
Timber Acres:	0.00
Sec-Twp-Rng:	29-1N-1W
Lot/Block:	/
Subdivision:	29-1N-1W RURAL METES & BOUNDS
Legal Description:	SE SW
School District:	HG HOLLY GROVE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

<b>Land Information</b>						
Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
CROP	40.65 acres [1,770,714 sqft]					SE

<b>Valuation Information</b>			
Entry		Appraised	Assessed
Land:		32,500	6,500
Improvements:		0	0
Total Value:		32,500	6,500
Taxable Value:			4,200
Millage:			0.0443
Estimated Taxes:			\$186.06
Assessment Year:			2015

<b>Tax Information</b>					
Year	Book	Tax Owed	Tax Paid	Balance	
<u>2014</u>	Current	\$169.23	-\$169.23	\$0.00	
<u>2013</u>	Current	\$169.23	-\$169.23	\$0.00	
<u>2012</u>	Current	\$169.23	-\$169.23	\$0.00	
<u>2011</u>	Current	\$169.23	-\$169.23	\$0.00	
<u>2010</u>	Current	\$169.23	-\$169.23	\$0.00	
<u>2009</u>	Current	\$131.30	-\$131.30	\$0.00	
<u>2008</u>	Current	\$127.26	-\$127.26	\$0.00	

<b>Receipts</b>							
Receipt #	Book	Tax Year	ReceiptDate	Cash Amt	Check Amt	Credit Amt	Total
<u>110</u>	Current	2014	3/20/2015	\$0.00	\$169.23	\$0.00	<b>\$169.23</b>
<u>4143</u>	Current	2013	10/10/2014	\$0.00	\$492.19	\$0.00	<b>\$492.19</b>
<u>4526</u>	Current	2012	10/14/2013	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>3369</u>	Current	2011	10/4/2012	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>1625</u>	Current	2010	6/10/2011	\$0.00	\$491.04	\$0.00	<b>\$491.04</b>
<u>1936</u>	Current	2009	8/12/2010	\$0.00	\$447.90	\$0.00	<b>\$447.90</b>
<u>4190</u>	Current	2008	10/8/2009	\$0.00	\$944.44	\$0.00	<b>\$944.44</b>

<b>Sales History</b>							
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Date	Price	Grantor	Grantee	Book	Page	Deed Type
3/20/2015	51,000	MOUSER DAVID	BENNETT GARY (ETAL)	2015	312	WD(WARRANTY)
1/23/2015	25,000	COLEMAN JASON	MOUSER DAVID	2015	58	WD(WARRANTY)
1/20/2009	82,000	CALLOWAY DOUGLAS	BARTLETT DALE & JASON COLEMAN	2009	42	WD(WARRANTY)
1/1/1910	0		CALLOWAY DOUGLAS			