

Legal Description

A part of the SW1/4 of the NE1/4, and part of the NW1/4 of the SE1/4 of Section 13, Township 06 South, Range 20 West, Clark County, Arkansas and being more particularly described as follows:

BEGINNING at a brass disk set in concrete found at a point described as being 400.0 feet South from the NW corner of the SW1/4 of the NE1/4 of Section 13, Township 06 South, Range 20 West and run thence N 89°25'04"E 943.93 feet along an existing yellow painted line to a 1/2" rod set on the westerly Right-of-Way of Old Highway no. 7, run thence S 14°18'14"E 950.26 feet along the above said westerly Right-of-Way of Old Highway no. 7 to a 1/2" rod found, leaving the highway right-of-way run thence S 89°06'07"W 1182.67 feet to a 1/2" rod set in an existing yellow painted line, run thence N 1°14'16"W 15.51 feet along the yellow paint to a 1/2" rod set and accepted as the SW corner of the SW1/4 of the NE1/4 of Section 13, run thence N 0°15'48"E 914.25 feet also along the yellow painted line back to the POINT OF BEGINNING, containing 22.626 acres more or less.

Tract 1

A part of the SW1/4 of the NE1/4, and part of the NW1/4 of the SE1/4 of Section 13, Township 06 South, Range 20 West, Clark County, Arkansas and being more particularly described as follows:

Commence at a brass disk set in concrete found at a point described as being 400.0 feet South from the NW corner of the SW1/4 of the NE1/4 of Section 13, Township 06 South, Range 20 West, and run thence S 0°15'48"W 725.49 feet along a yellow painted line and the westerly boundary of the said SW1/4 of the NE1/4 to a point, leaving the forty line run thence N 89°06'07"E 490.37 feet to a 1/2" rod found, this point being the POINT OF BEGINNING, run thence N 89°06'07"E 639.89 feet to a 1/2" rod found on the westerly Right-of-Way of Old Highway no. 7, run thence S 14°18'15"E 209.94 feet along the above said Right-of-Way of Old Highway no. 7 to a 1/2" rod found, leaving the right-of-way run thence S 89°06'07"W 639.89 feet to a 1/2" rod found, run thence N 14°18'14"W 209.94 feet back to the POINT OF BEGINNING, containing 3.000 acres more or less.

Tract 2

A part of the SW1/4 of the NE1/4, and part of the NW1/4 of the SE1/4 of Section 13, Township 06 South, Range 20 West, Clark County, Arkansas and being more particularly described as follows:

Commence at a brass disk set in concrete found at a point described as being 400.0 feet South from the NW corner of the SW1/4 of the NE1/4 of Section 13, Township 06 South, Range 20 West, and run thence S 0°15'48"W 574.08 feet along a yellow painted line and the westerly boundary of the said SW1/4 of the NE1/4 to a point, leaving the forty line run thence N 89°06'07"E 451.22 to a 1/2" rod set, this point being the POINT OF BEGINNING, run thence N 79°20'13"E 623.72 feet to a 1/2" rod set on the westerly Right-of-Way of Old Highway no. 7, run thence S 14°18'14"E 264.37 feet along the above said Right-of-Way of Old Highway no. 7 to a 1/2" rod found, leaving the right-of-way run thence S 89°06'07"W 639.89 feet to a 1/2" rod set, run thence N 14°18'14"W 155.62 feet back to the POINT OF BEGINNING, containing 3.000 acres more or less.

Tract 3

A part of the SW1/4 of the NE1/4, and part of the NW1/4 of the SE1/4 of Section 13, Township 06 South, Range 20 West, Clark County, Arkansas and being more particularly described as follows:

Commence at a brass disk set in concrete found at a point described as being 400.0 feet South from the NW corner of the SW1/4 of the NE1/4 of Section 13, Township 06 South, Range 20 West and run thence N 89°25'04"E 251.06 feet along an existing yellow painted line to a 1/2" rod set, this point being the POINT OF BEGINNING, continue thence thence N 89°25'04"E 329.63 feet still along the yellow painted line to a 1/2" rod set, leaving the yellow painted run thence S 0°28'51"W 297.46 feet to a 1/2" rod set, this point being located north of an existing graveled driveway, run thence N 80°31'17"E 268.30 feet to a 1/2" rod set, this point also being north of the driveway, run thence N 57°35'43"E 169.84 feet to a RR spike set on the westerly Right-of-Way of Old Highway no. 7 and in the center of the above said driveway, run thence S 14°18'14"E 304.69 feet along the said westerly Right-of-Way of Old Highway no. 7 to a 1/2" rod set, leaving the highway right-of-way run thence S 79°20'13"W 623.72 feet to a 1/2" rod found, run thence S 14°18'14"E 365.56 feet to a 1/2" rod found, run thence S 89°06'07"W 542.78 feet to a 1/2" rod set in an existing yellow painted line, run thence N 1°14'16"W 15.51 feet along the yellow paint to a 1/2" rod set and accepted as the SW corner of the SW1/4 of the NE1/4 of Section 13, run thence N 0°15'48"E 567.20 feet also along the yellow painted line to a 1/2" rod set, leaving the pointed line run thence N 89°25'04"E 251.06 feet to a 1/2" rod set, run thence N 0°15'48"E 347.04 feet back to the POINT OF BEGINNING, containing 12.339 acres more or less.

Tract 4

A part of the SW1/4 of the NE1/4, and part of the NW1/4 of the SE1/4 of Section 13, Township 06 South, Range 20 West, Clark County, Arkansas and being more particularly described as follows:

Commence at a brass disk set in concrete found at a point described as being 400.0 feet South from the NW corner of the SW1/4 of the NE1/4 of Section 13, Township 06 South, Range 20 West, run thence N 89°25'04"E 580.69 feet along an existing yellow painted line to a 1/2" rod set, this point being the POINT OF BEGINNING, continue thence N 89°25'04"E 363.24 feet along the said painted line to a 1/2" rod set on the westerly Right-of-Way of Old Highway no. 7, leaving the painted line run thence S 14°18'14"E 171.25 feet along the above said westerly Right-of-Way of Old Highway no. 7 to a RR spike set in the center of an existing graveled driveway, leaving the driveway and Old Highway no. 7 run thence S 57°35'43"W 169.84 feet to a 1/2" rod set, this point being located north of the above mentioned driveway, run thence S 80°31'17"W 268.30 feet to a 1/2" rod set, this point also being located north of the said driveway, leaving the driveway run thence N 0°28'51"E 297.46 feet back to the POINT OF BEGINNING, containing 2.287 acres more or less.

LEGEND:

corner found or
set as noted = ○

control corner found
and accepted = △

fence = —x—x—

road centerline = ———

forty line = ———

utility line = ———



500-06S-20W-0-13-120-10-1077

DAVID WEBB SURVEYING, INC.

SCALE: 1"= 100'	DRAWING NAME: LEDBETT4.DW2	DRAWN BY: CDW
DATE: 08/24/20		REVISED:

Wilson Real Estate Auctioneers, Inc. & Ledbetter

<p>A part of the SW1/4 of the NE1/4, and part of the NW1/4 of the SE1/4 of Section 13, Township 06 South, Range 20 West, Clark County, Arkansas.</p>	<p>DRAWING NUMBER: 2008241 LEDBETT3.DAT</p>
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Access Easement

A 30.0 feet wide easement for ingress and egress, being 15.0 feet right and left of the following described center line, said center line being described as;

BEGINNING at a point in the center of an existing graveled driveway, said point being located S 0°15'48"W 747.04 feet and N 89°25'04"E 175.35 feet from the NW corner of the SW1/4 of the NE1/4 of Section 13, Township 06 North, Range 20 West, from which point run along the above said existing driveway the following courses;

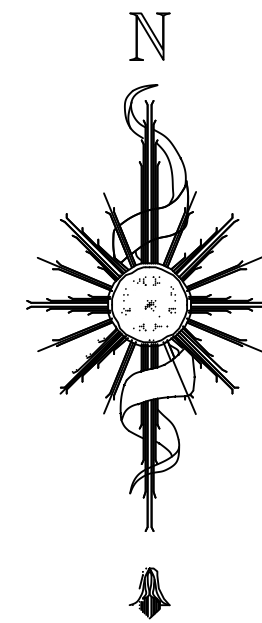
run thence S 69°06'35"E 69.76 feet to a point,
run thence S 86°58'58"E 29.18 feet to a point,
run thence N 72°57'06"E 134.39 feet to a point,

run thence N 87°06'04"E 303.82 feet to a point,
run thence N 82°28'49"E 91.92 feet to a point,
run thence N 60°42'06"E 79.48 feet to a point,

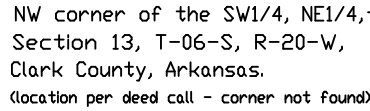
run thence N 48°55'23"E 166.86 feet to a rr spike set on the westerly Right-of-Way of Old Highway no. 7, the ENDING POINT, of this easement.

Acreage Table

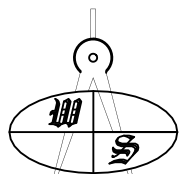
	SW1/4, NE1/4	NW1/4, SE1/4
Tract 3	12.161 Acres	0.178 Acres
Tract 1	2.828 Acres	0.172 Acres



Bearings based on True North.



SET 1/2" ROD (as accepted)
SW corner of the SW1/4, NE1/4,
Section 13, T-06-S, R-20-W,
Clark County, Arkansas.



DAVID WEBB SURVEYING, INC.
P.O. Box 1229
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