

LEGAL DESCRIPTION:

TRACT 1

A part of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) and a part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼), all in Section Seventeen (17), Township Ten (10) North, Range Nine (9) West, Cleburne County, Arkansas, more particularly described as commencing at an iron pin for the Northwest corner of said SE¼; thence along the West boundary of said SE¼, S03°25'29"W 581.97 feet to an iron pin on the Southerly right-of-way of Arkansas State Highway No. 110; thence along said right-of-way, along a curve turning to the right, with an arc length of 200.27 feet and a radius of 1105.92 feet, to an iron pin; thence with a curve turning to the right, with an arc length of 113.36 feet and a radius of 1105.92 feet, to a concrete right-of-way monument; thence S47°42'05"E 186.78 feet to an iron pin; thence S47°42'05"E 219.98 feet to an iron pin; thence S47°42'05"E 150.00 feet to an iron pin, said point being the POINT OF BEGINNING; thence continuing, S47°42'05"E 250.00 feet to an iron pin; thence leaving said right-of-way, S47°15'02"W 312.45 feet to an iron pin; thence N37°16'36"W 222.41 feet to an iron pin; thence N41°23'28"E 271.08 feet to the POINT OF BEGINNING, containing 1.57 acres, more or less. Subject to any and all easements and restrictions of or not of record.

TRACT 2

A part of the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) and a part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼), all in Section Seventeen (17), Township Ten (10) North, Range Nine (9) West, Cleburne County, Arkansas, more particularly described as commencing at an iron pin for the Northwest corner of said SE¼; thence along the West boundary of said SE¼, S03°25'29"W 581.97 feet to an iron pin on the Southerly right-of-way of Arkansas State Highway No.110; thence along said right-of-way, along a curve turning to the right, with an arc length of 200.27 feet and a radius of 1105.92 feet, to an iron pin; thence with a curve turning to the right, with an arc length of 113.36 feet and a radius of 1105.92 feet, to a concrete right-of-way monument; thence S47°42'05"E 186.78 feet to an iron pin; thence S47°42'05"E 219.98 feet to an iron pin, said point being the POINT OF BEGINNING; thence continuing, S47°42'05"E 150.00 feet to an iron pin; thence leaving said right-of-way, S41°23'28"W 271.08 feet to an iron pin; thence N81°31'00"W 175.41 feet to an iron pin; thence N40°58'08"E 368.76 feet to the POINT OF BEGINNING, containing 1.09 acres, more or less. Subject to any and all easements and restrictions of or not of record.