

## **LEGAL DESCRIPTION:**

**TRACT 1: 14 acres more or less that is adjacent to South Portland Avenue, Russellville, Pope County, Arkansas and which is more particularly described as follows:**

A part of the N1/2 of the NW1/4 of Section 6, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows: Commencing at the NE Corner of the NW1/4 of the NW1/4 of said Section 6; thence S 0°14'00" E, 825.00 ft. to the Point of Beginning; thence S 89°03'50" E, 70.00 ft.; thence S 0°14'00" E, 30.00 ft.; thence S 89°03'50" W, 486.00 ft.; thence S 0°14'00" E, 466.35 ft. to a point on the South line of said NW1/4 of the NW1/4; thence S 88°52'30" W, along said South line, 940.45 ft.; thence N 01°30'00" W, 1154.20 ft.; thence N 88°50'50" E, 803.95 ft.; thence S 0°14'00" E, 210.00 ft.; thence N 88°50'50" E, 112.00 ft.; thence S 0°14'00" E, 448.45 ft.; thence N 88°50'50" E, 50.00 ft.; thence N 89°03'50" E, 416.00 ft. to the Point of Beginning.

**ALSO:**

A 30.00 ft. wide road easement described as commencing at the NW Corner of the NE1/4 of the NW1/4 of said Section 6; thence S 0°14'00" E, 825.00 ft.; thence N 89°03'50" E, 70.00 ft. to the Point of Beginning, thence S 0°14'00" E, 30.00 ft.; thence N 89°03'50" E, 454.00 ft. to a point on the West right-of-way of West Main Street; thence N 19°10'05" W, along said right-of-way, 31.60 ft.; thence S 89°03'50" W, 443.75 ft. to the Point of Beginning.

**Less and Except:**

A part of the NW1/4 of the NW1/4 of Section 6, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows:

Commencing at the SE Corner of the said NW1/4 of the NW1/4; thence N 88°18'17" W, along the South line thereof, 416.00 ft. to the point of beginning; thence continue N 88°18'17" W, along said South line, 940.45 ft.; thence N 01°19'13" E, 466.35 ft.; thence S 88°18'07" E, 950.73 ft.; thence S 02°35'02" W, 466.35 ft. to the point of beginning. Containing 10.12 acres, more or less.