

## **LEGAL DESCRIPTION:**

**(TRACT 1)** A tract of land being situated in the SE/4 NE1/4 of Section 29, Township 2 South, Range 23 West of the 5th Principal Meridian, being located in Montgomery County, Arkansas, and being more particularly described as follows:

Commencing at a Pipe for the SE Corner of Said SE1/4 NE1/4, Thence N 89°28'09" W, 212.99 Feet; Thence N 00°01'44" E, 185.63 Feet to a Rebar; Thence N 87°29'53" W, 193.47 Feet to a Pipe and the Point of Beginning; Thence N 87°29'53" W, 238.28 Feet; Thence S 02°30'07" W, 20.37 Feet to an Angle Iron; Thence N 87°29'53" W, 170.38 Feet to the Center of a Branch; Thence N 07°36'42" E, 170.59 Feet; Thence N 02°14'31" E, 30.00 Feet to an Angle Iron; Thence S 88°05'37" E, 401.92 Feet; Thence S 01°54'49" E, 94.00 Feet to a Pipe; Thence N 88°36'12" W, 20.11 Feet to a Pipe; Thence S 00°25'15" E, 89.73 Feet to the Point of Beginning, Containing ±1.76 Acres more or less and being subject to any and all covenants, easements, and restrictions of record.