

## **LEGAL DESCRIPTION: TRACT 1**

### **DESCRIPTION OF A 85.02 ACRE TRACT**

Description of a 85.02 acre tract of land situated in the Northeast  $\frac{1}{4}$  of Section 32 and the Northwest  $\frac{1}{4}$  of Section 33, T 7 S – R 8 W, Lincoln County, Arkansas further described as follows;

**BEGINNING** at a found rebar at the northwest corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33, T 7 S – R 8 W, Lincoln County, Arkansas thence run South  $89^{\circ}36'03''$  West along the south line of the Northwest  $\frac{1}{4}$  of Section 33 for 1327.16 feet to a set  $\frac{5}{8}''$  rebar; thence run South  $89^{\circ}24'58''$  West along the south line of the Northeast  $\frac{1}{4}$  of Section 32 for 1987.84 feet to a 1" iron pipe at the southwest corner of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 32; thence run North  $00^{\circ}13'11''$  West along the west line of said East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  for 1323.03 feet to a 1" iron pipe at the northwest corner thereof; thence run South  $89^{\circ}04'24''$  West along the south line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  for 662.86 feet to a 1" iron pipe at the southwest corner thereof; thence run North  $00^{\circ}13'44''$  West along the west line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  approximately 1034 feet to a point in the centerline of Bayou Bartholomew; thence run in a southeasterly direction along said centerline approximately 1515 feet to a point; thence run South  $15^{\circ}27'05''$  East approximately 609 feet to a point; thence run North  $76^{\circ}52'49''$  West for 161.06 feet to a found cotton picker spindle in the centerline of a ditch shown as Point A on plat of survey by Messinger & Associates, Inc. dated May 11, 2021; thence run the following courses and distances along said centerline; South  $18^{\circ}25'41''$  East 383.43 feet; South  $30^{\circ}26'18''$  East 149.12 feet; South  $57^{\circ}24'04''$  East 216.87 feet; South  $49^{\circ}07'07''$  East 343.41 feet; South  $57^{\circ}40'55''$  East 196.79 feet; South  $66^{\circ}30'36''$  East 232.02 feet; South  $74^{\circ}22'55''$  East 324.85 feet; South  $78^{\circ}35'35''$  East 581.71 feet; South  $65^{\circ}25'08''$  East 218.15 feet; South  $52^{\circ}40'55''$  East 228.60 feet; thence run South  $88^{\circ}23'53''$  East along said centerline for 314.38 feet to a point shown as Point B on said plat of survey; thence run South  $46^{\circ}48'33''$  West for 112.21 feet to a found rebar and The Point Of Beginning.

The above described tract of land situated in the Northeast  $\frac{1}{4}$  of Section 32 and the Northwest  $\frac{1}{4}$  of Section 33, T 7 S – R 8 W, Lincoln County, Arkansas as shown on plat of survey, File Number 9211.1, Plat M-4471, as surveyed by Frank L. Messinger, Professional Land Surveyor, containing 85.02 acres and is subject to a fifteen foot drainage easement along a portion of the north line and all existing easements.

## **LEGAL DESCRIPTION: TRACT 2**

### **DESCRIPTION OF A 31.34 ACRE TRACT**

Description of a 31.34 acre tract of land situated in the West One Half of Section 33, T 7 S – R 8 W, Lincoln County, Arkansas, further described as follows;

**BEGINNING** at a found rebar at the northwest corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33, T 7 S – R 8 W, Lincoln County, Arkansas thence run North  $46^{\circ}48'33''$  East for 112.21 feet to a point in the centerline of a ditch shown as Point B on plat of survey by Messinger & Associates, Inc. dated May 11, 2021; thence run the following courses and distances along said centerline; South  $50^{\circ}52'39''$  East 41.74 feet; South  $81^{\circ}17'21''$  East 118.27 feet; South  $82^{\circ}45'56''$  East 847.80 feet; South  $11^{\circ}34'55''$  West 82.00 feet; South  $06^{\circ}23'57''$  West 294.39 feet; South  $02^{\circ}19'57''$  East 668.24 feet to a point; thence run South  $23^{\circ}53'36''$  West along said centerline for 232.97 feet to a point in the south line of the aforementioned Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  shown as Point C on said plat of survey; thence run South  $89^{\circ}35'16''$  West along said south line for 947.80 feet to the southwest corner of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence run North  $00^{\circ}20'24''$  West along the west line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  for 1334.62 feet to a found rebar at the northwest corner thereof and The Point Of Beginning.

The above described tract of land is situated in the West One Half of Section 33, T 7 S – R 8 W, Lincoln County, Arkansas as shown on plat of survey, File Number 9211.1, Plat M-4471, as surveyed by Frank L. Messinger, Professional Land Surveyor, containing 31.34 acres and is subject to a fifteen foot drainage easement along a portion of the north line and all existing easements.