

## **LEGAL DESCRIPTION:**

Tract 1:

That part of the Southwest Quarter of the Southwest Quarter of Section 14, Township 4 South, Range 14 West, Grant County, Arkansas, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 14; thence North  $01^{\circ} 42' 43''$  East along the West line thereof a distance of 1310.14 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter; thence South  $59^{\circ} 44' 50''$  East a distance of 832.68 feet; thence South  $30^{\circ} 47' 02''$  East a distance of 1101.72 feet to the Southeast corner of the Southwest Quarter of the Southwest Quarter; thence North  $87^{\circ} 33' 19''$  West along the South line thereof a distance of 1323.48 feet to the point of beginning. Containing 25.00 acres, more or less

Tract 2:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF SECTION 14, AND PART OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 4 SOUTH, RANGE 14 WEST, GRANT COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 87°33'19" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1323.48 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 30°47'02" WEST A DISTANCE OF 1101.72 FEET; THENCE NORTH 59°44'50" WEST A DISTANCE OF 832.68 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 88°03'16" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1320.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH 02°03'24" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 1319.53 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 87°38'47" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 1313.85 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE SOUTH 01°35'32" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 366.03 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES: THENCE NORTH 87°52'01" EAST A DISTANCE OF 85.59 FEET; THENCE SOUTH 49°51'57" EAST A DISTANCE OF 96.92 FEET; THENCE SOUTH 29°46'57" WEST A DISTANCE OF 205.19 FEET; THENCE SOUTH 06°21'26" EAST A DISTANCE OF 127.23 FEET; THENCE SOUTH 46°39'06" EAST A DISTANCE OF 59.86 FEET; THENCE SOUTH 16°09'51" WEST A DISTANCE OF 57.21 FEET; THENCE SOUTH 22°45'16" WEST A DISTANCE OF 150.49 FEET; THENCE NORTH 85°08'20" EAST A DISTANCE OF 93.93 FEET; THENCE SOUTH 78°20'58" EAST A DISTANCE OF 63.67 FEET; THENCE NORTH 76°14'20" EAST A DISTANCE OF 144.20 FEET; THENCE SOUTH 02°49'24" EAST A DISTANCE OF 43.00 FEET; THENCE SOUTH 57°50'29" WEST A DISTANCE OF 152.59 FEET; THENCE SOUTH 50°26'42" WEST A DISTANCE OF 116.93 FEET; THENCE SOUTH 44°08'42" EAST A DISTANCE OF 158.18 FEET; THENCE SOUTH 85°03'20" EAST A DISTANCE OF 75.36 FEET; THENCE SOUTH 04°50'59" EAST A DISTANCE OF 52.97 FEET; THENCE SOUTH 85°34'38" EAST A DISTANCE OF 45.20 FEET; THENCE NORTH 74°50'00" EAST A DISTANCE OF 116.43 FEET; THENCE SOUTH 44°00'27" EAST A DISTANCE OF 33.84 FEET; THENCE SOUTH 04°09'44" EAST A DISTANCE OF 36.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 87°38'41" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 810.37 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTH 01°53'23" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1316.32 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 02°00'32" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 1290.17 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 88°14'27" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 11.61 FEET TO A POINT IN THE CENTER OF A CREEK; THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES: THENCE SOUTH 04°34'12" EAST A DISTANCE OF 32.14 FEET; THENCE SOUTH 32°09'01" EAST A DISTANCE OF 104.27 FEET; THENCE SOUTH 45°05'37" EAST A DISTANCE OF 116.81 FEET; THENCE NORTH 87°26'55" EAST A DISTANCE OF 122.88 FEET; THENCE SOUTH 13°54'42" EAST A DISTANCE OF 102.67 FEET; THENCE SOUTH 66°43'33" EAST A DISTANCE OF 120.74 FEET; THENCE SOUTH 57°24'02" EAST A DISTANCE OF 324.82 FEET; THENCE NORTH 54°20'49" EAST A DISTANCE OF 172.00 FEET; THENCE NORTH 35°16'12" EAST A DISTANCE OF 58.55 FEET; THENCE SOUTH 63°36'51" EAST A DISTANCE OF 135.12 FEET;

THENCE SOUTH 27°45'11" EAST A DISTANCE OF 164.92 FEET; THENCE NORTH 77°41'46" EAST A DISTANCE OF 135.44 FEET; THENCE SOUTH 35°27'02" EAST A DISTANCE OF 83.14 FEET; THENCE SOUTH 08°43'01" WEST A DISTANCE OF 152.05 FEET; THENCE SOUTH 48°10'15" WEST A DISTANCE OF 193.12 FEET; THENCE SOUTH 28°43'23" EAST A DISTANCE OF 145.13 FEET; THENCE SOUTH 72°15'21" EAST A DISTANCE OF 82.72 FEET; THENCE NORTH 68°33'40" EAST A DISTANCE OF 79.02 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH 01°56'27" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 299.64 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE NORTH 88°43'16" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER A DISTANCE OF 2653.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 88°43'54" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1341.51 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23; THENCE NORTH 02°27'12" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2625.37 FEET TO THE POINT OF BEGINNING. CONTAINING 324.11 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT FOR USE AS INGRESS AND EGRESS, BEING 20 FEET IN WIDTH AND 10 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 14 WEST, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER IN SECTION 23, TOWNSHIP 4 SOUTH, RANGE 14 WEST, GRANT COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 14; THENCE NORTH 30°48'02" WEST A DISTANCE OF 317.04 FEET TO A POINT IN THE CENTER OF AN EXISTING GRAVEL DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: THENCE SOUTH 87°26'53" EAST A DISTANCE OF 82.74 FEET; THENCE EASTERLY, ALONG A CURVE 65.58 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 204.31 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 82°26'24" EAST AND A CHORD LENGTH OF 65.30 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE 103.79 FEET, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 83.91 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 23°11'00" EAST AND A CHORD LENGTH OF 97.30 FEET; THENCE SOUTH 02°43'47" WEST A DISTANCE OF 621.52 FEET; THENCE SOUTHEASTERLY, ALONG A CURVE 116.59 FEET, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.42 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 47°16'22" EAST AND A CHORD LENGTH OF 99.32 FEET; THENCE NORTH 79°42'31" EAST A DISTANCE OF 212.14 FEET; THENCE NORTH 80°42'46" EAST A DISTANCE OF 844.39 FEET; THENCE EASTERLY, ALONG A CURVE 411.33 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1381.72 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 89°50'09" EAST AND A CHORD LENGTH OF 409.81 FEET; THENCE SOUTH 86°59'08" EAST A DISTANCE OF 94.13 FEET; THENCE EASTERLY, ALONG A CURVE 346.57 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 1162.22 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 79°14'24" EAST AND A CHORD LENGTH OF 345.29 FEET; THENCE NORTH 66°04'46" EAST A DISTANCE OF 255.27 FEET; THENCE NORTH 62°22'39" EAST A DISTANCE OF 324.44 FEET; THENCE NORTHEASTERLY, ALONG A CURVE 131.53 FEET, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 208.69 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 50°01'55" EAST AND A CHORD LENGTH OF 129.36 FEET; THENCE NORTHEASTERLY, ALONG A CURVE 228.77 FEET, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1085.01 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 28°19'54" EAST AND A CHORD LENGTH OF 228.34 FEET TO A POINT ON THE RIGHT OF WAY LINE COUNTY ROAD 3515 SAID POINT BEING THE POINT OF ENDING.

SUBJECT TO A 160 FOOT +/- POWER TRANSMISSION EASEMENT