



OFFERED FOR SALE

## **PETIT JEAN RIVER OUTING PLACE**

*A recreational investment opportunity.*

29.5 (+/-) total acres • Yell County, Arkansas

OFFERED BY



A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D  
T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, TENNESSEE, AND TEXAS



**DISCLOSURE STATEMENT**

Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

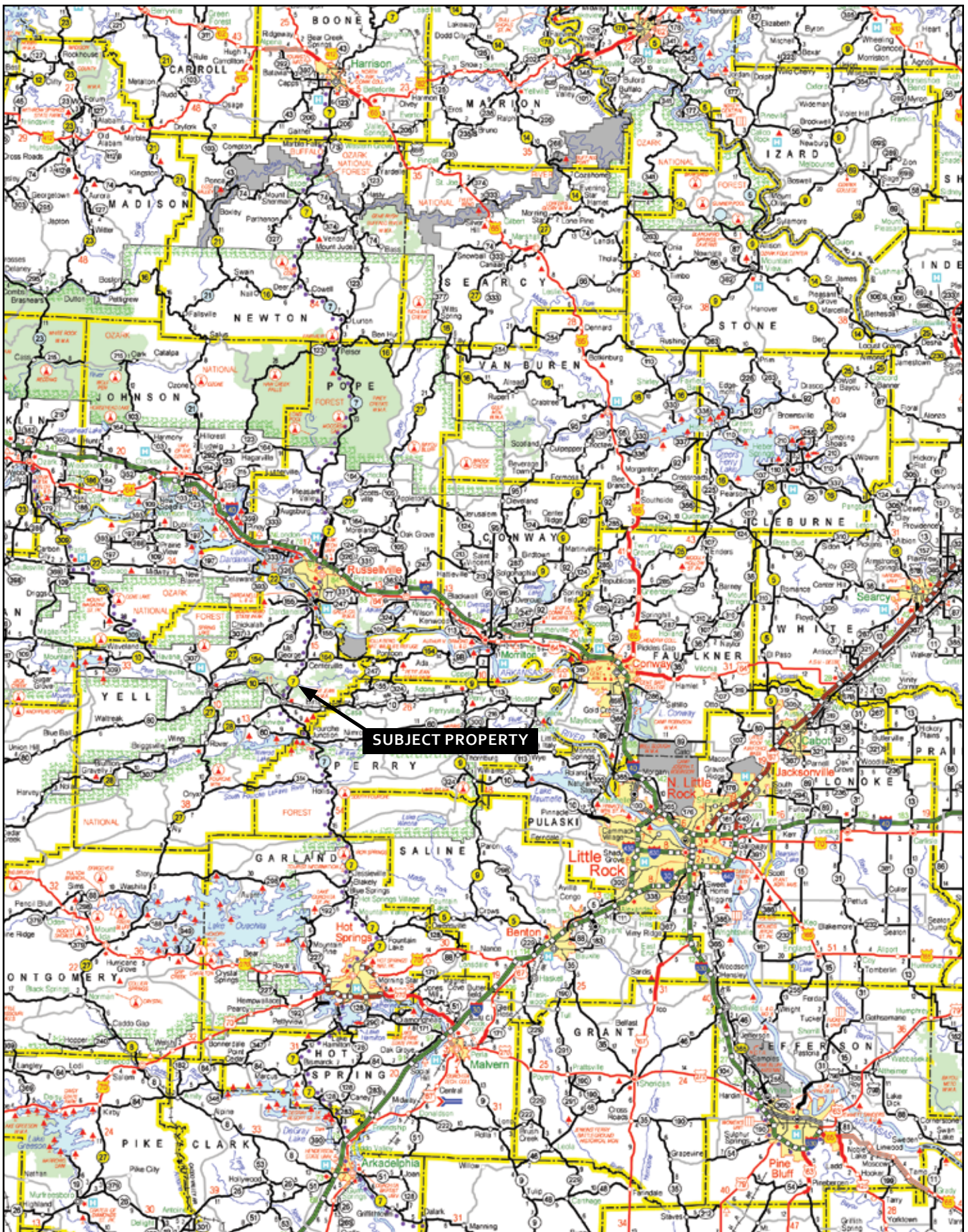
A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

Some images shown within this offering brochure are used for representative purposes and may not have been taken on location at the subject property.

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



## VICINITY MAP





## **PROPERTY DESCRIPTION**

Offered for sale is 29.5 (+/-) acres with a 1,152 sqft elevated cabin positioned on the Petit Jean River and bordering the 15,580-acre Petit Jean River Wildlife Management Area north of Ola, Arkansas in Yell County. The property offers the sportsman a turn-key, year-round "base camp" for hunting and fishing on site and the surrounding area.

The cabin is nice, well maintained, and rustic providing comfortable accommodations for 10 people. The cabin offers two (2) bedrooms, a full bathroom, a kitchen, dinning area, living area, and utility room. ATVs and boats can easily be stored out of the elements under the cabin. There is a large metal equipment storage structure, a cooking or game processing shack, and a garage and storage/workshop. The parking area is rocked and the grounds surrounding the cabin offer nice views of the property.

Access to the property is excellent via Arkansas Highway 7 and Singing Pines Road. The property is quiet, secluded, and very well maintained. Ola, Arkansas is only three (3) miles south of the property providing fuel, groceries, and restaurant amenities.

Petit Jean River Wildlife Management Area ("WMA") is a diverse topography with the Petit Jean River flowing through it with upland and bottomland hardwoods, pine stands, savannas and upland fields, which provides excellent habitat for big buck deer and gobblers, as well as duck hunting. The WMA adjoins the property on the east, which happens to be the WMA's green-tree reservoir providing authentic, green-timber, mallard duck hunting.

It may seem strange to be hunting ducks with mountain backdrops and in this part of Arkansas, but when the WMA's timber is flooded and mallards are in the big oaks it is hard to know you are not hunting a hardwood flat in East Arkansas. This area is in the Arkansas River Valley waterfowl flyway and the WMA has a history of offering excellent duck hunting when conditions are good. The nearby Arkansas River and Holla Bend National Wildlife Refuge funnel ducks to the WMA. These waterfowl assets are located roughly eight (8) miles northwest of the property and provides over 7,000 acres of agricultural fields, moist-soil impoundments, bottomland forest, and open water. It is not uncommon for Holla Bend to concentrate 100,000 or more ducks at times.

The WMA can easily be accessed directly from the property by foot, ATV, or boat via the Petit Jean River (the property has a concrete boat ramp on the river). Excellent deer and turkey hunting is offered on the property as well as on the WMA and on the Ouachita National Forrest (10 miles). The Petit Jean River is known for offering excellent fishing for bass and catfish, and the Arkansas River and Lake Nimrod are located roughly 10 miles from the property offering some of the best bass and crappie fishing in the state.

This unique and beautiful property is offered for sale for \$240,000.00. Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Gar Lile (mobile: 501-920-7015 | office: 501-374-3411) of Lile Real Estate, Inc.



## **PROPERTY OUTLINE**

**Location:** Ola, Arkansas; Yell County; West Central Region of Arkansas

Mileage Chart

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Danville, AR	15 miles
Russellville, AR	17 miles
Conway, AR	60 miles
Little Rock, AR	90 miles
Fort Smith, AR	100 miles

**Access:** Access is excellent via Arkansas Highway 7 and Singing Pines Road (maintained gravel).

**Acreage:** 29.5<sup>(+/-)</sup> Total Acres

Acreage Breakdown

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18.5<sup>(+/-)</sup> acres (63%) in timber  
10.0<sup>(+/-)</sup> acres (34%) in field  
1.0<sup>(+/-)</sup> acre (3%) in lodge site

**Improvements:** 1,152<sup>sqft</sup> rustic lodge built on piers

- 2 bedrooms with a full bath
- Kitchen, dining and living area, and utility room
- Central heat and air
- Elevated views of the property
- Wrap around deck with porch
- Electric, satellite TV, well water (potable), septic, and trash pickup
- 10 person sleeping capacity
- Area under the lodge offers excellent storage for ATVs and boats

Detached equipment storage building  
Detached garage with storage room  
Detached cooking shack or game processing structure  
Concrete and private boat ramp on the Petit Jean River  
All-weather road leading to camp house  
Rocked graveled parking area

**Recreation:** Excellent duck, deer, and turkey hunting with fishing for bass and catfish all on site. Additional hunting and fishing opportunities can be found off site via the Ouachita National Forrest, Arkansas River, and Lake Nimrod.

**Real Estate Taxes:** \$502.10

**Mineral Rights:** All owned by Seller (if any) shall transfer to Buyer without reservation.

**Offering Price:** \$240,000.00

**Contact:** Any questions concerning this offering or to schedule a property tour should be directed to Gardner Lile (mobile: 501-658-9275) or Gar Lile (mobile: 501-920-7015 | office: 501-374-3411) of Lile Real Estate, Inc.

## Arkansas River Valley full of hunting opportunities

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11.01.10 - 11:55 am

Story date: Oct. 31, 2010

By Joey Fisher

### Fish Tales

Last week while spending a little time swapping deer stories at Wilkins Brothers Outdoors, a group of young men from Arkansas Tech University dropped in to browse the gun section and see if any of us knew of any good hunting spots in the area for them to do a little deer hunting.

As we began to tell them about some of their options, I realized a lot of people might not know about all of the hunting opportunities that actually exist on public lands - all within an hour of the greater Russellville area.

Three or four years ago, I comprised a top-10 list of public hunting lands and, with a little modification, have reconstructed it for those of you who are looking for a few more places to do some hunting.

These areas provide hunters with a wide array of hunting opportunities and habitat, along with several varieties of game to pursue. We are actually blessed to have public hunting land that is not only accessible, but loaded with plentiful amounts of game to pursue.

Holla Bend National Wildlife Refuge is not just a state treasure. It is a national treasure and a bow hunter's paradise. Holla Bend is located along the banks of the Arkansas River and is surrounded by the Old Arkansas River Channel. It is an awesome fishery as well.

Holla Bend serves as one of the state's top waterfowl resting areas and provides some great habitat for migrating birds. Although waterfowl hunting is not allowed on the refuge itself, the surrounding area usually benefits from the large number of birds who fly in and out of the refuge each year.

World-class deer hunting is the main attraction. Holla Bend is a bow hunter's dream, and there is no other public land in the country with a better opportunity to harvest a trophy deer. Holla Bend is also blessed with an abundance of turkeys, but taking a turkey with a bow is no easy task.

We are sandwiched between two other extremely large tracts of land that have lots of wildlife -the Ozark National Forest to our north and the Ouachita National Forest to our south surround the Arkansas River Valley with some of the best forests in the entire United States. Both provide acres and acres of small game,



turkey and deer hunting opportunities for all Arkansans.

Also lying just south of us in the middle of the Ouachita National Forest is another hunting gem known as the Muddy Creek Wildlife Management Area (WMA), a massive area encompassing some 146,000 acres of prime wildlife habitat. Muddy Creek WMA has everything from squirrels to bear and is literally full of deer. Muddy Creek also has a good network of roads that provide access to some of the best hunting lands in the state.

Mount Magazine WMA is another prime hunting area located in both Yell and Logan counties. Mount Magazine has a thriving deer population and some good access areas for hunters to take advantage of.

Our large contingent of waterfowl hunters have several areas in which to hunt on public or game and fish land. Petit Jean WMA has great waterfowl hunting, as well as some nice deer hunting opportunities.

The Arkansas Game and Fish Commission (AGFC) continues to be proactive across the state by purchasing lands and creating more opportunities for people to have increased accessibility to state lands. There are currently more than 100 wildlife management areas across the Natural State for the public to enjoy.

I'm still looking for my first out-of-state deer hunting opportunity, but I believe I would be hard-pressed to find a state with as many opportunities as we have right here at home.

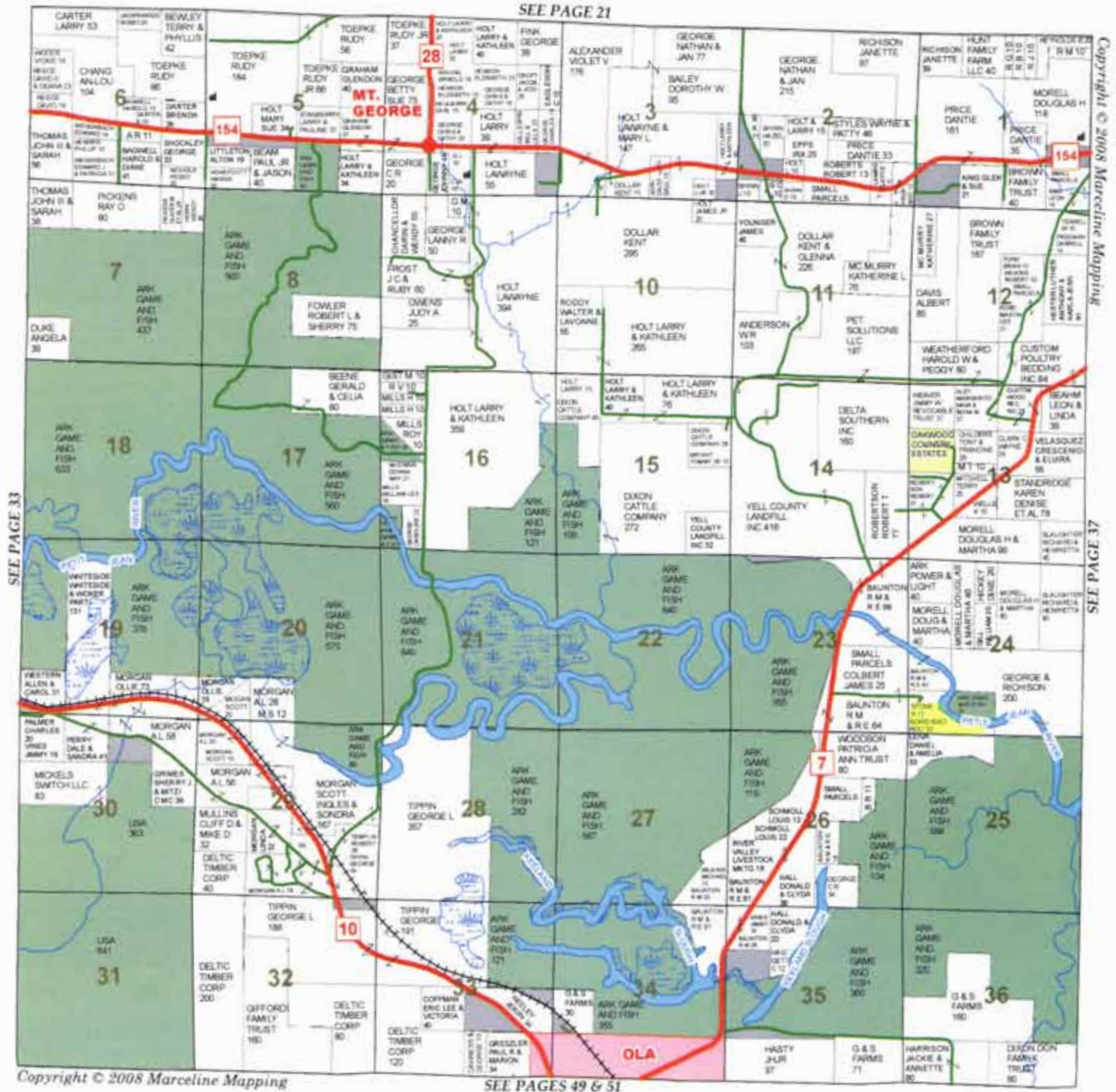
E-mail Fisher at [jfish44@yahoo.com](mailto:jfish44@yahoo.com). His radio show can be heard at 5:20 p.m. Fridays and 8:20 a.m. Saturdays on KCJC 102.3 FM.

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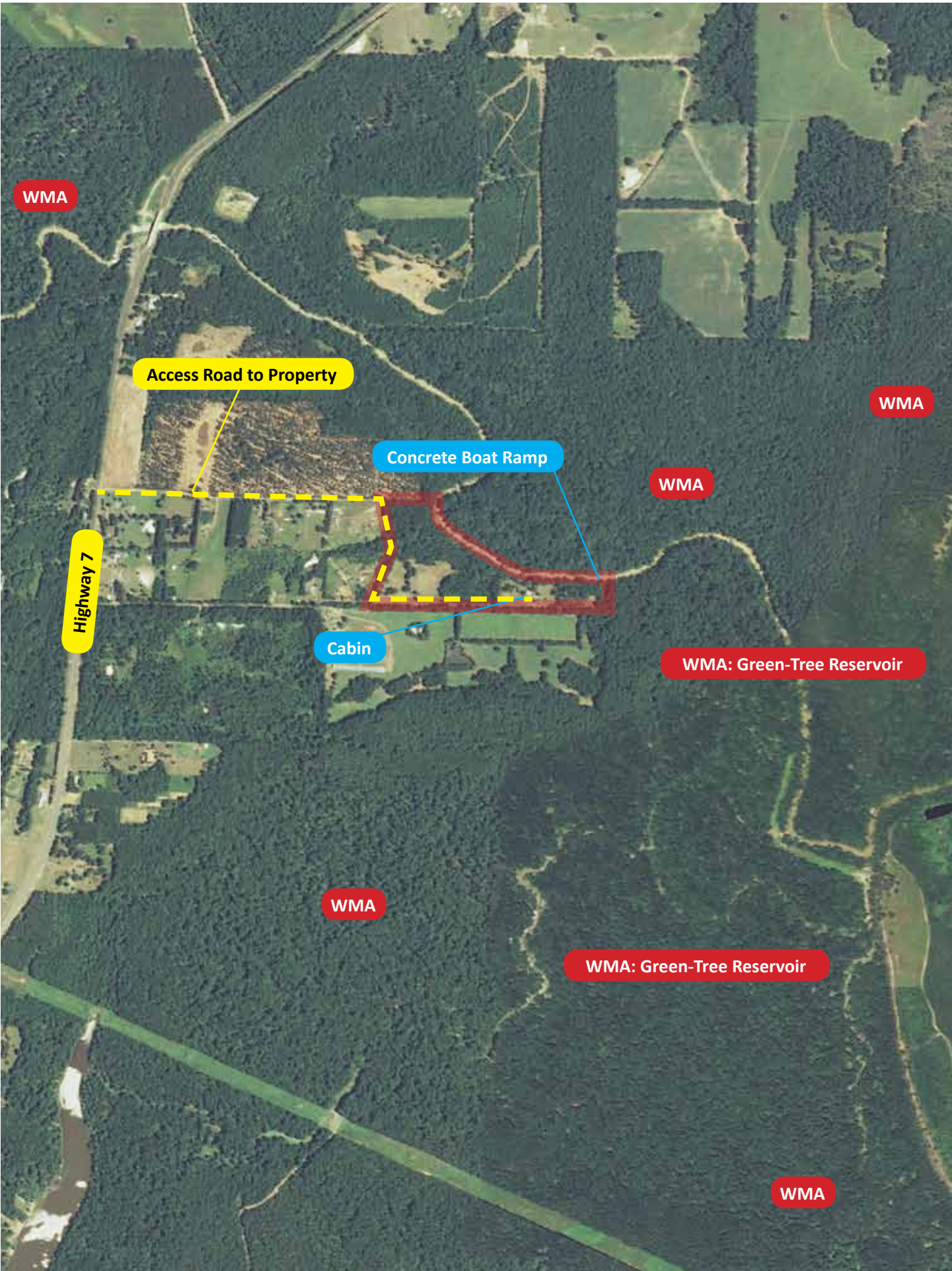
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# PLAT MAP

## TOWNSHIP 5N • RANGE 21W







WMA

Access Road to Property

Concrete Boat Ramp

WMA

WMA

Highway 7

Cabin

WMA: Green-Tree Reservoir

WMA

WMA: Green-Tree Reservoir

WMA



**Farm: 3945**

**Tract: 9632**

**Fiscal Year: 2010**



**USDA** USDA  
Farm Service Agency

**Yell County, Arkansas**

Note: This acreage is for FSA program purposes only.

Printed Date:

Wetland Determination Identifiers

- Restricted use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

0 90 180 360 540 720 Feet

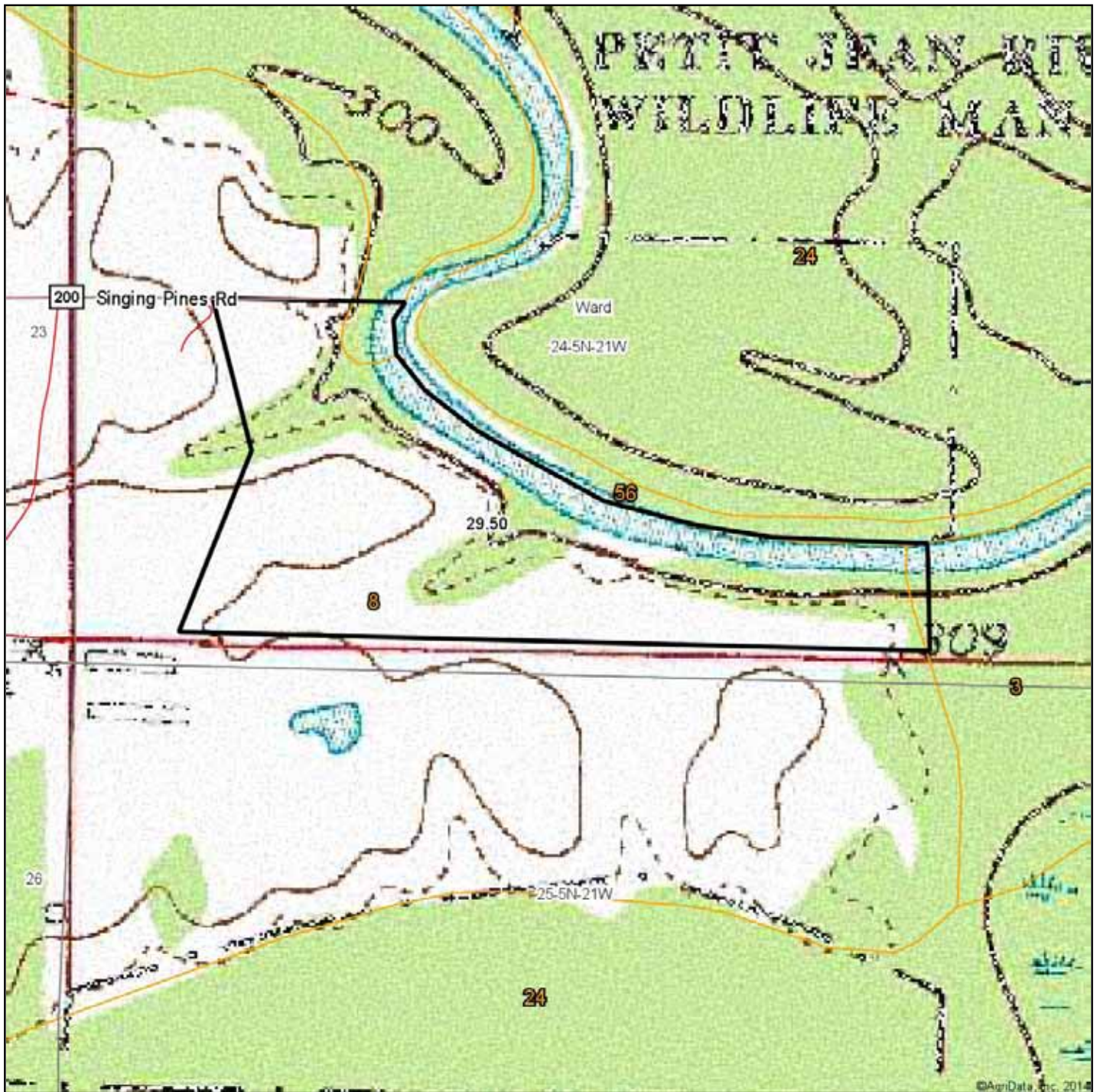


Photography Date: **2009**

Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of areas. Refer to your original determination (CPA-025 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



## Topography Map



Maps Provided By:



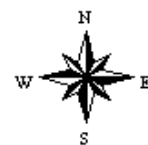
**surety**  
CUSTOMIZED ONLINE MAPPING

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**24-5N-21W**  
**Yell County**  
**Arkansas**

map center: 35° 3' 56.61, 93° 11' 18.34

scale: 5461

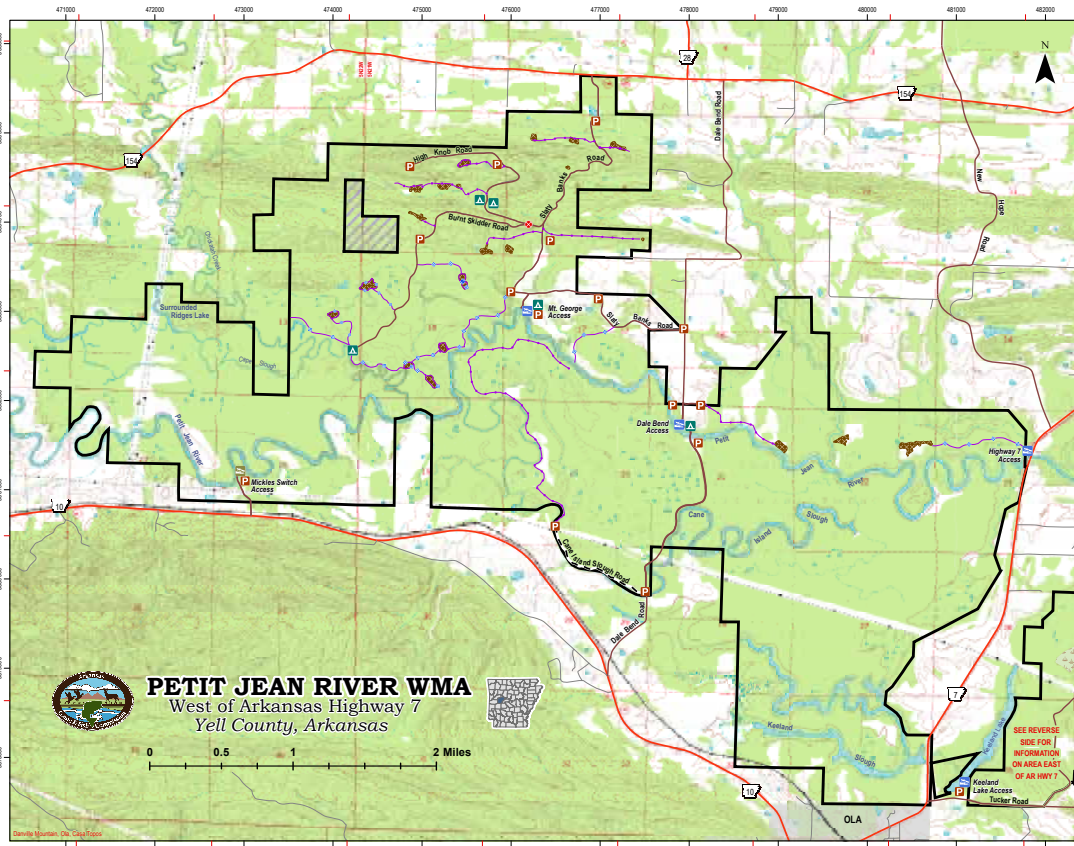


6/10/2014

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

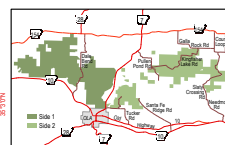


# VICINITY MAP - PETIT JEAN RIVER WMA



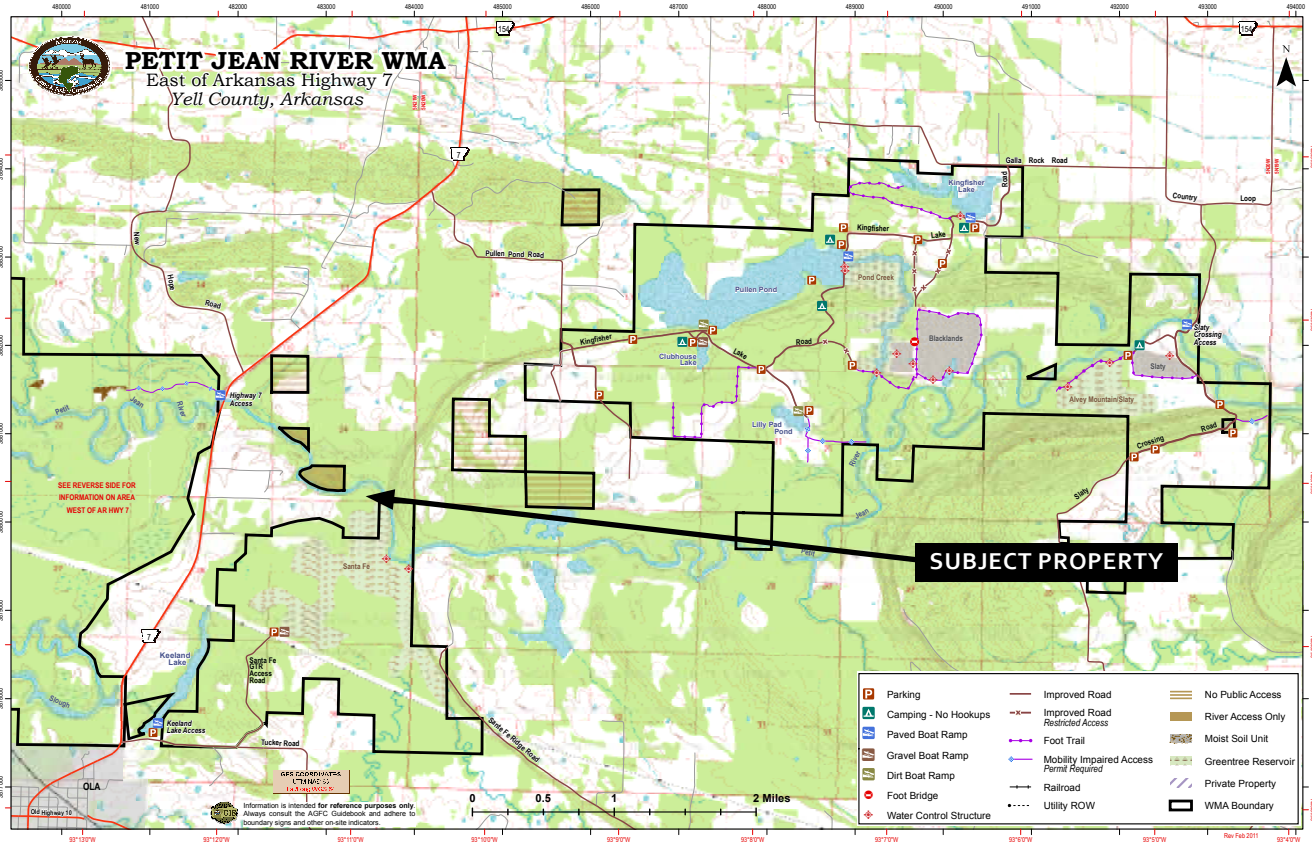
- Parking
- Camping - No Hookups
- Paved Boat Ramp
- Dirt Boat Ramp
- Gate
- Improved Road
- Unimproved Road
- Foot Trail
- Mobility Impaired Access Permit Required
- Railroads AHTD
- Utility ROW
- Wildlife Opening
- Private Property
- WMA Boundary

The Petit Jean River WMA consists of 15,581 acres ranging from ridge-top overlooks to bottomland. This diverse topology includes upland and bottomland hardwoods, pine stands, savannas and upland fields which provides excellent habitat for the area's year-round residents, such as white-tailed deer, quail, wood duck, wild turkey, squirrel, swamp and cottontail rabbits and other fur-bearers. Greentree reservoirs, marsh impoundments and moist soil units along with numerous sloughs, creeks, lakes and ponds provide habitat for wintering waterfowl and is home to the American Alligator. During the late winter months Bald Eagles can be seen at Kingfisher Lake followed in the spring by wood-warblers, herons, nighthawks, hummingbirds and other migrants. Additional information is available from the Petit Jean River office at 479-576-4597.



Information is intended for reference purposes only. Always consult the AGFC Guidebook and adhere to boundary signs and other on-site indicators.

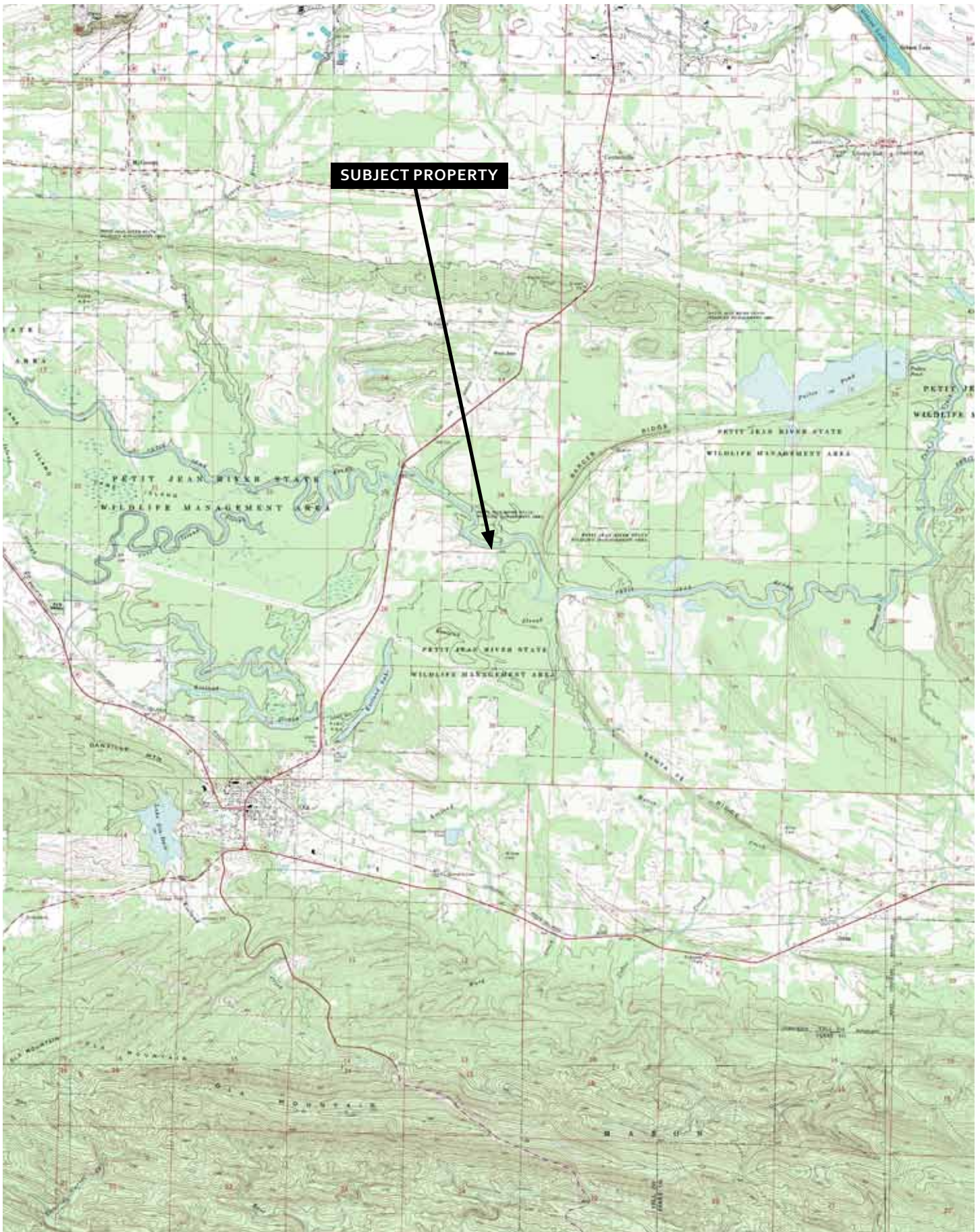
GPS COORDINATES  
JTH 141.62  
141.62 N 92.54 W



**SUBJECT PROPERTY**



## VICINITY MAP - SURROUNDING AREA





































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## NOTES





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**A G R I C U L T U R E   R E C R E A T I O N   T I M B E R L A N D**  
**T R A D I T I O N A L   B R O K E R A G E   +   S E A L E D   B I D S   +   C O N S U L T I N G**

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