



OLLIE MOUNTAIN

A Recreational and Residential Investment Opportunity

183.3± Total Acres | \$3,750,000.00

Marion County, Arkansas



AGRICULTURE | RECREATION | TIMBERLAND

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE

All imagery used in this brochure was taken on the featured property.

OLLIE MOUNTAIN

QUICK FACTS

Acreage

183.3± total acres

Location

Marion County, Arkansas

Access

U.S. Highway 412 to Marion
County Road 6064

Recreation

- Deer, turkey, bear, and small game hunting
- Largemouth bass, small-mouth bass, and trout fishing
- Hiking
- Wildlife viewing

Notable Features

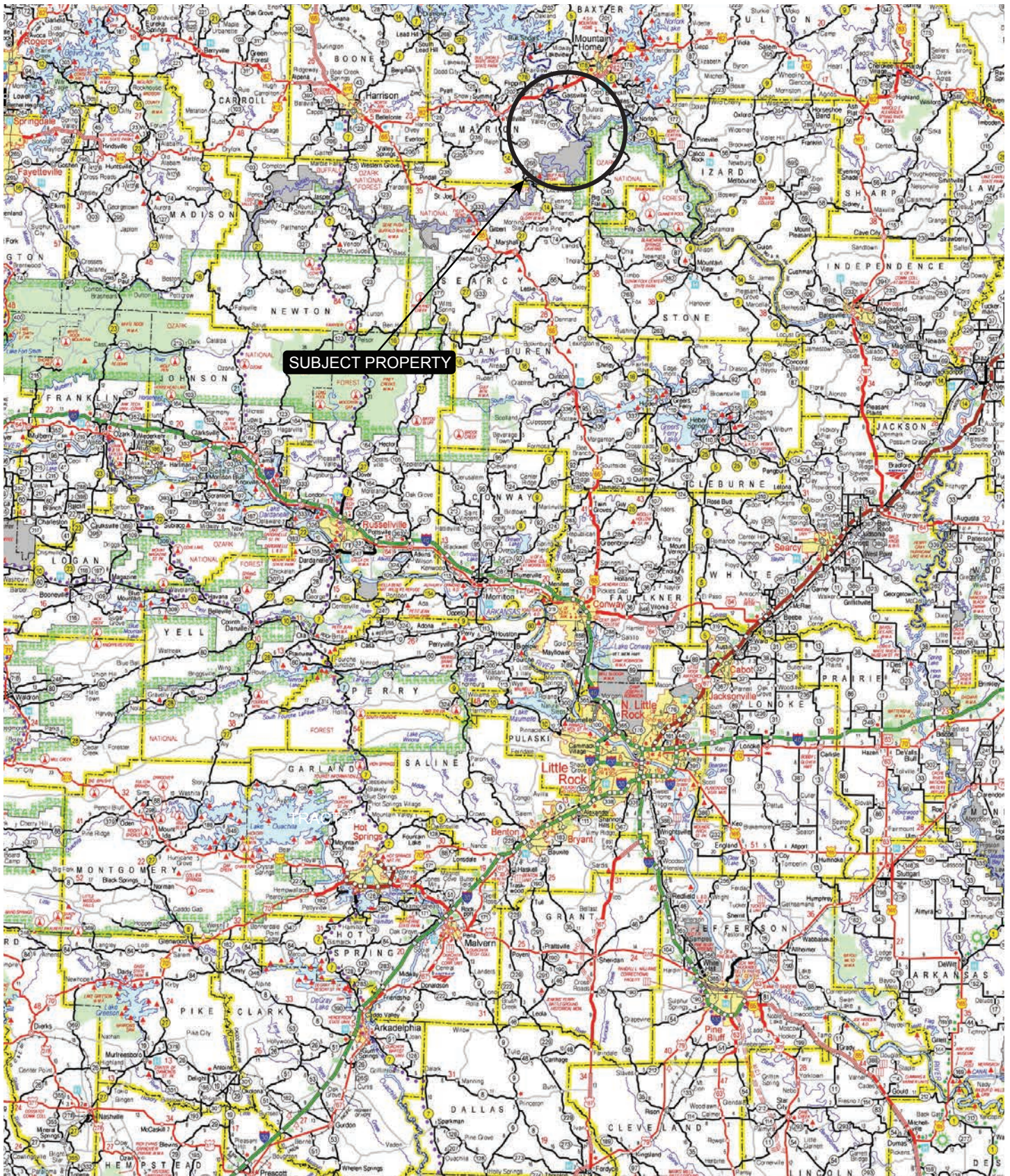
- 2,650± sq. ft. timber framed main lodge
- 325± sq. ft. guest apartment
- 620± sq. ft. work shop
- 27' x 20' covered carport
- 30' x 42' equipment shed
- 5 acre stocked lake

Offering Price

\$3,750,000.00



VICINITY MAP



PROPERTY DESCRIPTION

OLLIE MOUNTAIN

Ollie Mountain is a magnificent estate, on a strikingly picturesque bluff overlooking the famed trout fishing waters of Arkansas' White River and must be witnessed first-hand to be believed. Rising upon a 600± foot bluff looking over the river, this unique timber-framed home was the dream and creation of Jerry McKinnis, a legend in the fishing industry. His vision could be your reality.

The panoramic view from "Jerry's House" atop Ollie Mountain is incomparable in Arkansas, and yet you can't see the lights of town. A gorgeous 5-acre lake teems with largemouth bass and trophy bluegill. At night, a symphony of barred owls, bullfrogs, and whippoorwills reminds you of how remote the Ozarks still are. The home sits high atop the mountain, shielded from the paved county road by 183± acres of prime Ozark wildlife habitat. It's pristine yet not that far to the accessibility and refinement of Mountain Home, or the quietness of downtown Cotter or Flippin. The property lies squarely in the middle of the famous smallmouth bass fishing on Crooked Creek and the world-class float stream that is the Buffalo River, the nation's first National River. Bull Shoals Lake is a short drive up the river and offers all manner of fishing, water sports, and recreation.

The fishing lake on the property has been designed, developed and maintained since its inception for the production of trophy bass, and offers some outstanding angling opportunities of its own. It features a gravel boat ramp, dock, an aeration system and some fantastic fishing! Near the lake is a





picnic and fire pit area. Only two miles up the road is the Ranchette Access to the legendary White River, and unparalleled, world-class angling for rainbow and brown trout right at your doorstep. Turkeys, deer, and small game also abound here, joined by the occasional black bear. Food plots and deer stands are already in place. Several other small ponds dot the landscape, providing great habitat for birds, amphibians, and a diversity of other wildlife. A network of old roads and walking trails offers great hiking and nature-watching opportunities.

“Jerry’s House” on Ollie Mountain captures the elevated and panoramic views of the majestic upper White River like no other, with hundreds of square feet of windows providing unobstructed views south down river and northeast upriver. This custom-built timber frame lodge was completed by the owner and famed timber frame contractor Rodney Haines from LaGrange, Georgia in 2017. The primary lodge is 2,650± square feet and features open air and open living space anchored by a magnificent floor to ceiling stone fireplace. The attention to detail is never ending with hardwood, antique brick, and tile flooring throughout. The walls are natural wood wainscot and sheetrock. The vaulted ceilings are tongue and grooved pine, accented by the exposed, solid wood beams, secured with driven wooden pegs. The spacious master bedroom has carpet floor covering and majestic outdoor views, flowing into the very custom and comfortable master bathroom featuring a copper soaker bathtub, oversized stone and tile walk-in shower, toilet closet, and double vanity. The chef’s kitchen has granite countertops, a massive custom island for food prep and guest gathering, all stainless-steel appliances, a gas range top, and a walk-in, sliding barn door access pantry. There is a large, comfortable guest bedroom with carpet flooring, a walk-in tile shower, lavatory, and toilet closet. You’ll appreciate the laundry room

with its double stack washer and dryer, and built-in folding area. There is also a half-bath off the primary entry foyer. Additionally, the home includes a hobby/crafts room and several closets / storage areas. Wonderful decks surround the east, south and west sides of the lodge and are complimented by a 10' x 13' screened-in porch overlooking the river. Just southeast and below the main deck is the "Buzzard Barn" – a detached building with heating and air that could house an overnight grandchild for an adventure or be an "artist" space for painting, potting or other hobbies.

Ancillary improvements include a 325± square foot, additional living space which features an outstanding view of its own. This additional living space is connected to the primary lodge via asphalt parking, and by a two-bay 27' x 20' covered carport. The apartment is a fully self-functioning single room, with a full bathroom and a wonderful sitting porch. The concrete floored shop area is approximately 620± heated and cooled square feet. There are built-in work benches, a large antique working sink, washer and dryer, and several other amenities. Lastly, slightly below the mountain, is a three-bay, gravel-floored, 30' x 42' equipment shed that is perfect for storing ATVs, tractors, and other equipment.

This might be the one place on earth where you could hunt for a prize game (deer, turkey, or bear), fish the world class White River for trout, catch a smallmouth bass on the Buffalo River or Crooked Creek, and land a largemouth bass or trophy bluegill on your personal lake in a single day.



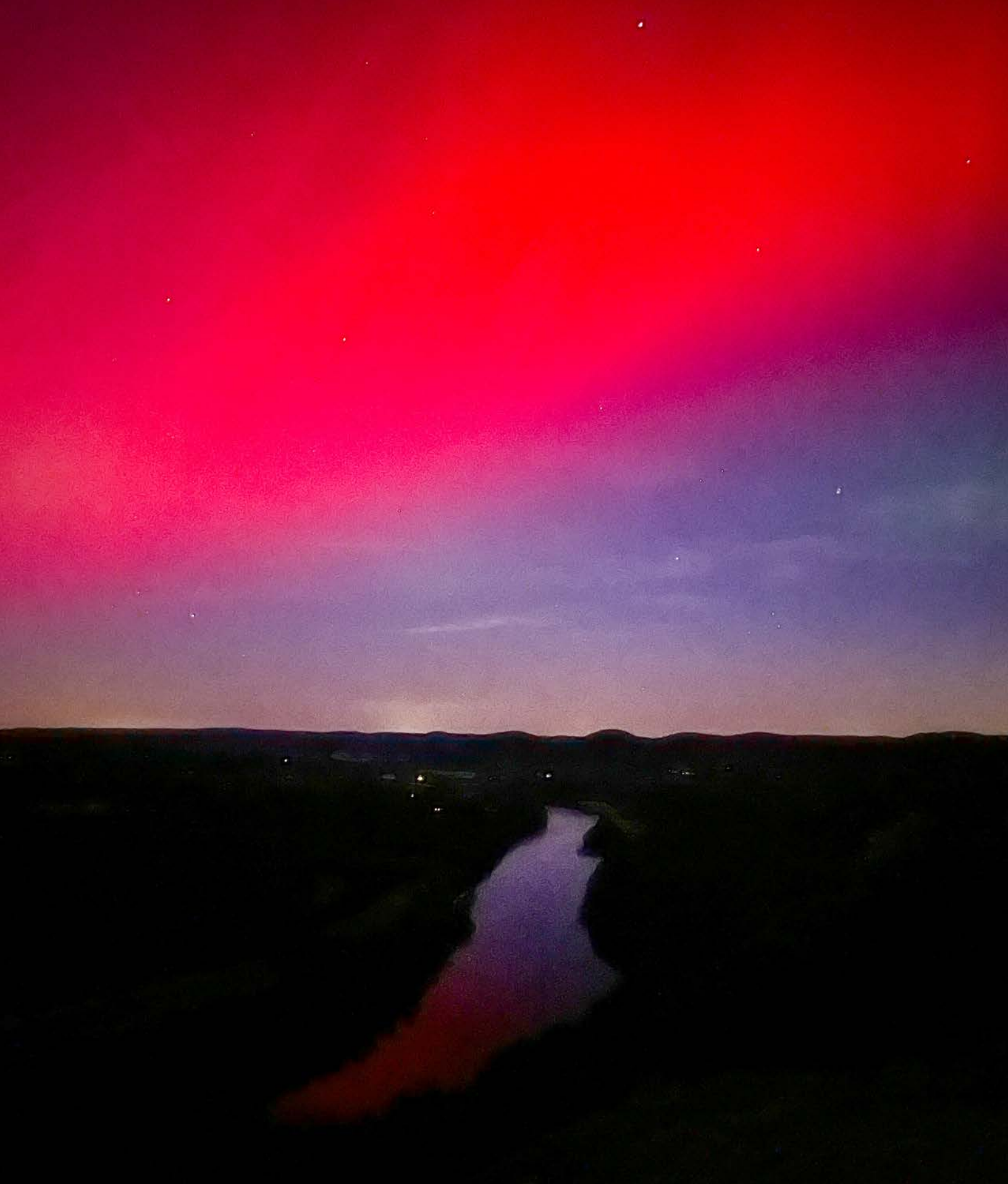




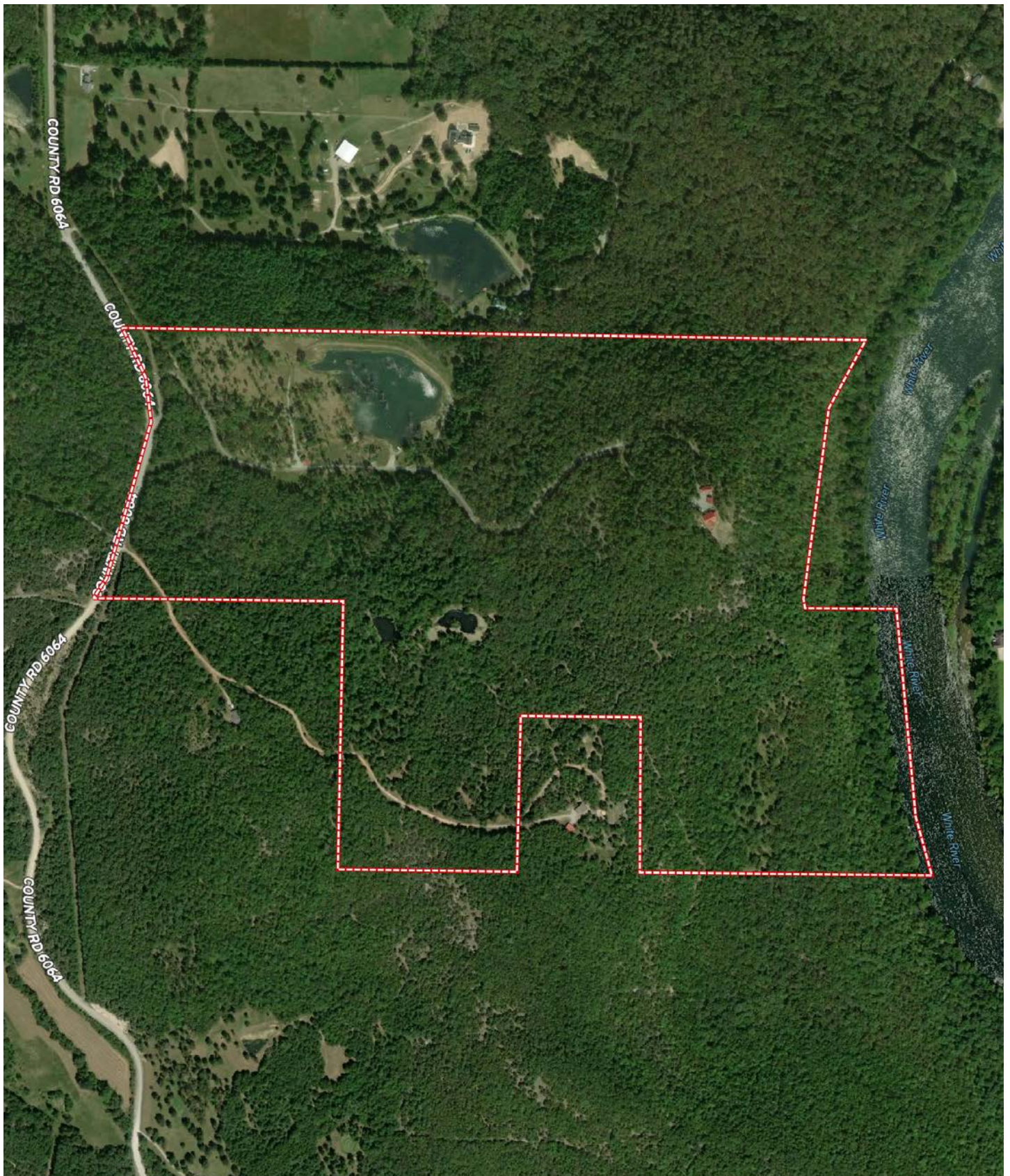


This is an aerial map of a portion of Hand Valley, North Carolina. The map displays various land parcels, many of which are labeled with the names of their owners. A large, irregularly shaped parcel in the center of the map is highlighted with a red border. This parcel is situated between County Rd 6062 to the west and County Rd 6064 to the south. To the east of this red-outlined parcel is the White River, which flows from the top right towards the bottom right. Several roads are labeled on the map, including County Rd 6062, County Rd 6064, County Rd 6067, and Gilbert Rd. The map also shows other roads like Hand Valley Rd and Ahrens Rd. Numerous landowners are identified by name, such as Robert Kamm, Aaron Wade, Aaron V Wade, Brian Mason, Ollie Mountain LLC, and many others. The terrain is mostly forested, with some cleared areas and small ponds visible. The overall layout shows a mix of large tracts and smaller, more developed parcels.

An aerial photograph of a region in central Arkansas, centered around Mountain Home. A yellow circle highlights a small, rectangular area on a hillside, likely the site of the 1958 tornado. The map shows a network of roads, including US-62, US-14, and US-65. Several towns are labeled, such as Mountain Home, Gassville, Flippin, and Mountain View. Bull Shoals Lake is visible in the upper left. The terrain is hilly and forested, with some agricultural fields. The yellow circle is positioned south of Mountain Home and west of Gassville.

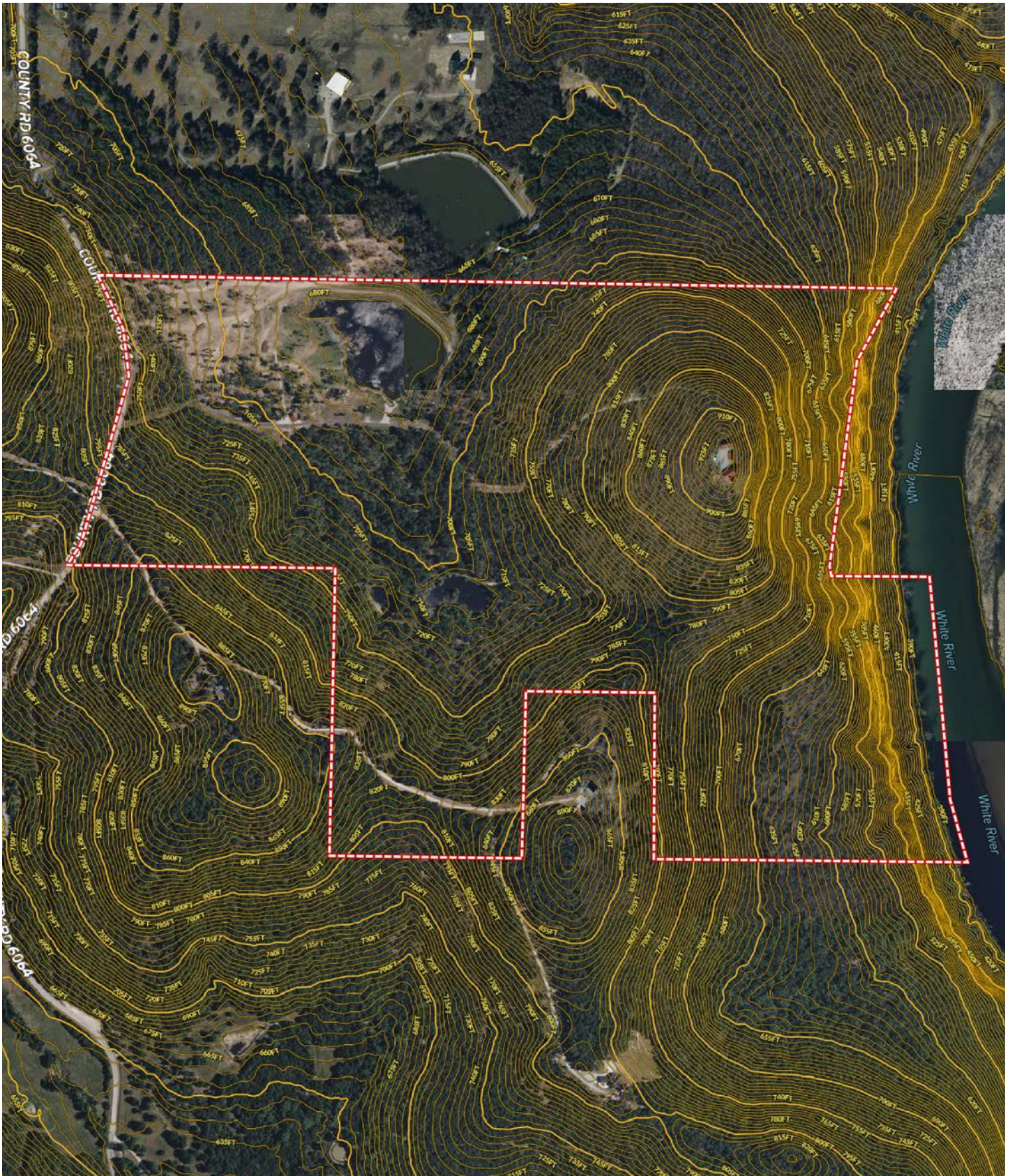


AERIAL MAP





CONTOUR MAP



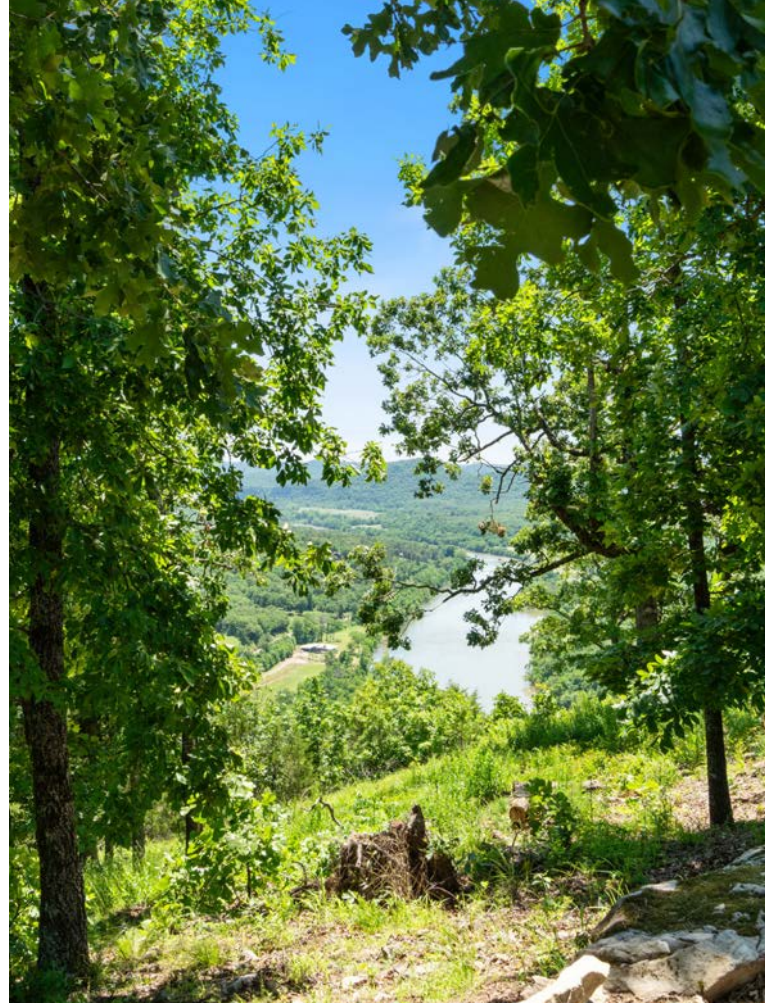
LOCATION & ACCESS

Cotter, Marion County, Arkansas
Northern Region of Arkansas

Mileage Chart

Cotter, AR	9 Miles
Mountain Home, AR	20 Miles
Fayetteville, AR	117 Miles
Jonesboro, AR	138 Miles
Little Rock, AR	146 Miles
St. Louis, MO	265 Miles
Memphis, TN	216 Miles

The property is accessed via U.S. Highway 412
to Marion County Road 6064.





RESOURCES & PRICE

Mineral Rights

All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

Offering Price

\$3,750,000.00

To learn more about the Ollie Mountain or to schedule a property tour, contact Jeryl Jones or Gar Lile of Lile Real Estate, Inc.

Jeryl Jones

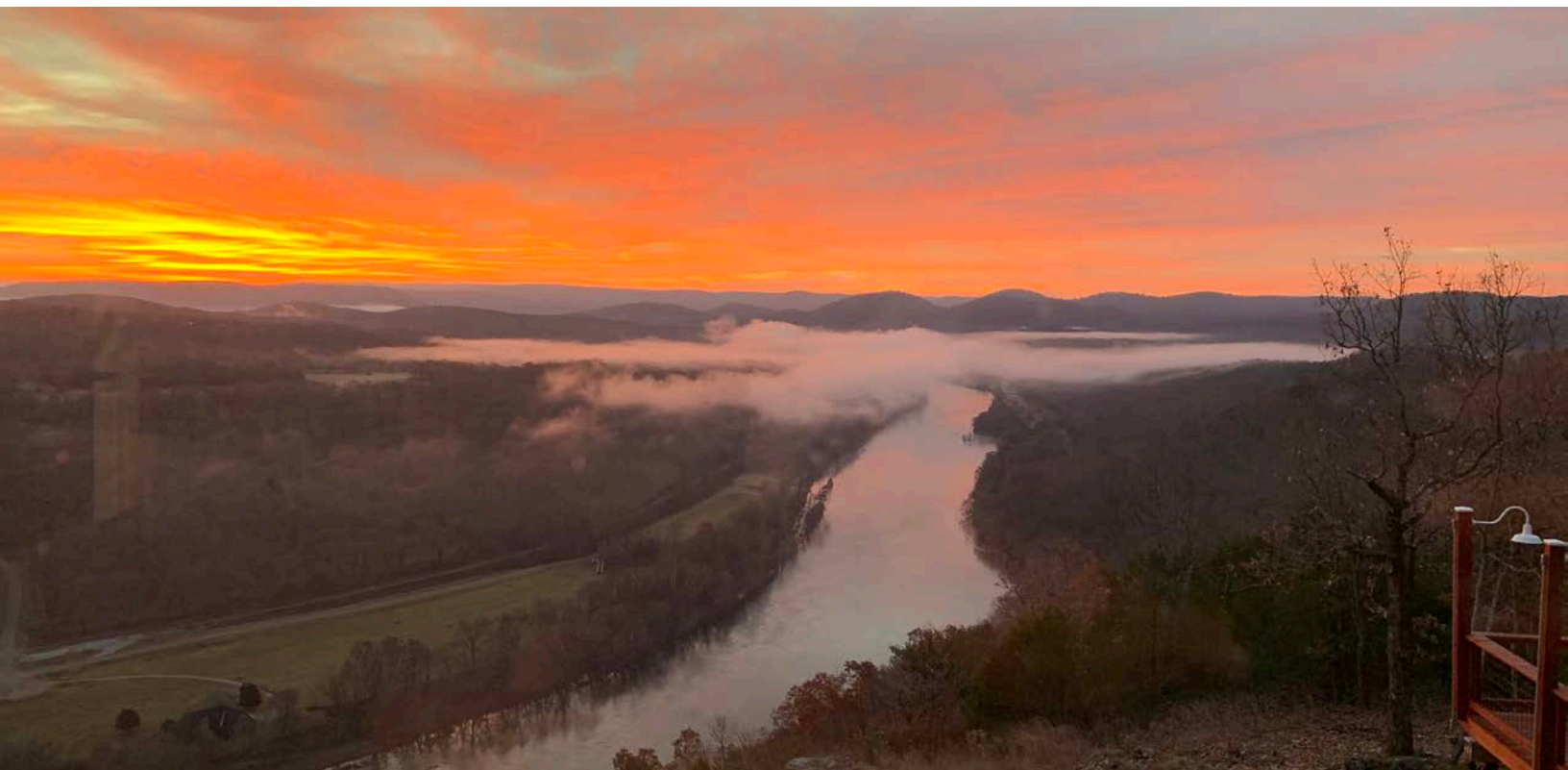
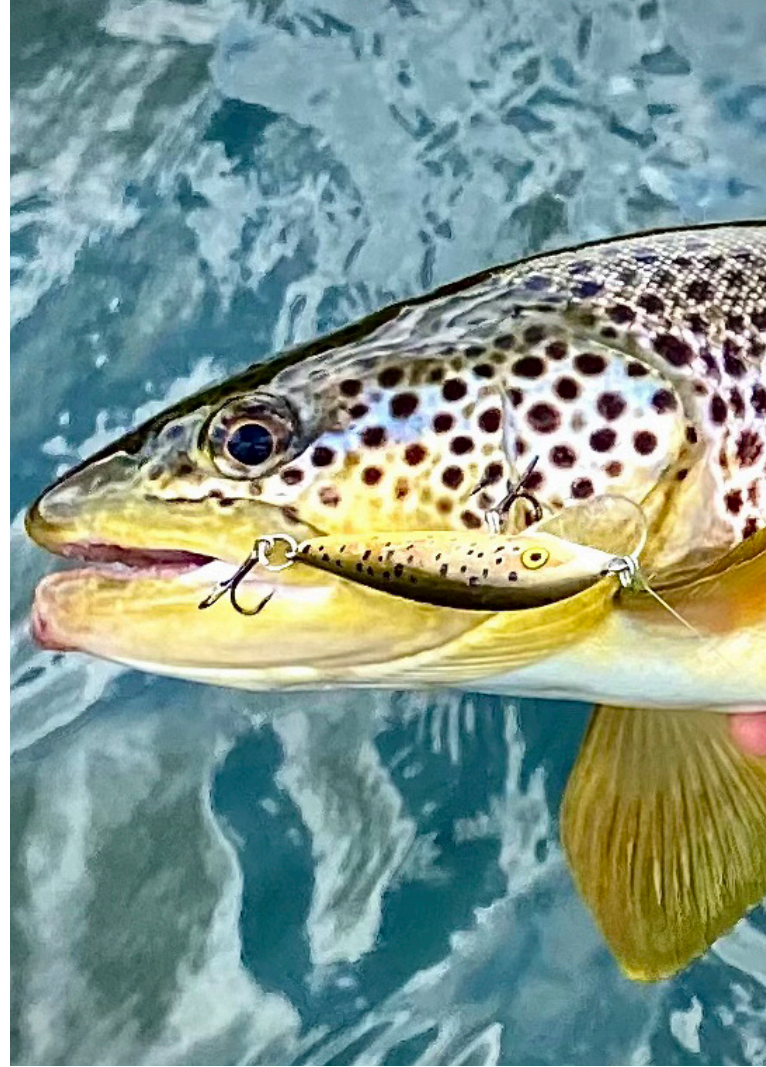
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INTERIOR PICTURES



















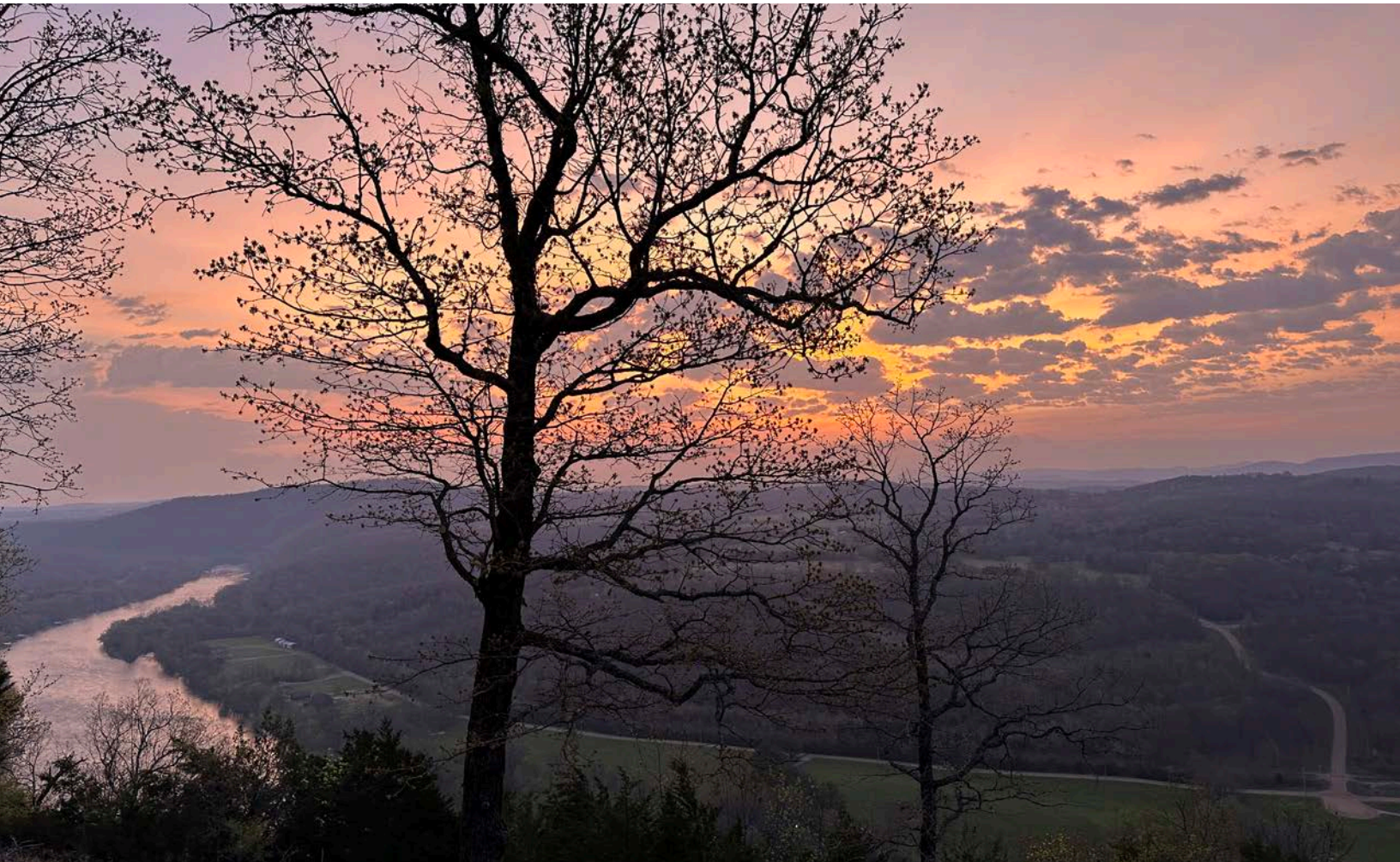






ADDITIONAL PICTURES



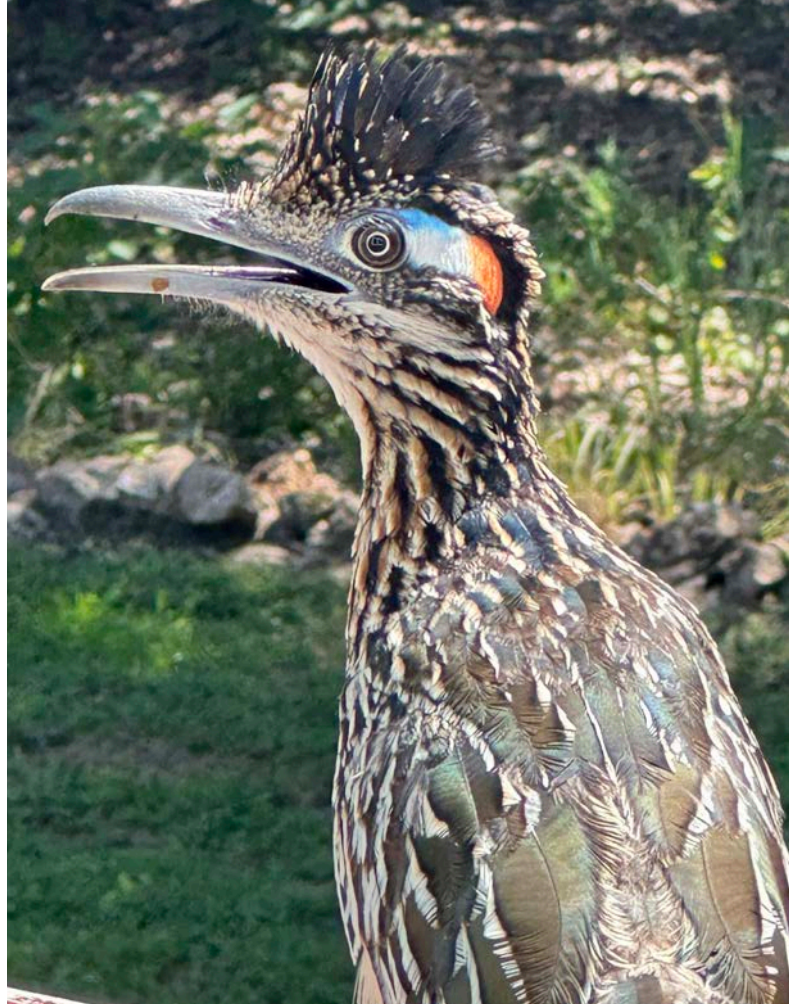


















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The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on the property on their own. Thank you for your cooperation.

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For more information or to
schedule a property tour, contact:

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