



**PETIT JEAN RIVER HUNTING CLUB
OLA, ARKANSAS
YELL COUNTY, AR
29.5+/- ACRES**

Presented by



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PETIT JEAN RIVER HUNTING CLUB

PROPERTY SUMMARY

Overview: Here is a great opportunity to purchase a one-of-a-kind property on the Petit Jean River in Yell County, AR. The property borders the Petit Jean River WMA (Wildlife Management Area), which consists of 15,502 acres of public hunting land. The WMA offers excellent duck, deer, and turkey hunting, and there is awesome crappie and bass fishing on the Petit Jean River.

This area (Arkansas River Valley) is known for having the highest duck harvest per square mile in the Mississippi Waterfowl Flyway. Mallards historically use the river valley as a corridor between the Central and Mississippi Flyway. Also, the 6,482 acre Holla Bend National Wildlife Refuge is not far from this tract, and commonly holds up to 100,000 ducks on it's waterfowl rest area.

A private concrete boat ramp has been built on this property, providing direct access to the Petit Jean River and the WMA. This tract is adjacent to the back side of Santa Fe Green Tree Reservoir, allowing you to walk right off the property and beat the public-access duck hunters to your hole. This green tree reservoir consists of a large oak flat that offers premium mallard duck hunting.

Large bucks and turkeys are drawn into multiple food plots located on the property from the WMA. The Ouachita National Forest is also very close and offers excellent deer and turkey hunting. A large, newly remodeled hunting lodge with utilities and multiple storage facilities are available on the property, all behind a locked gate. Please contact Marc Holmes (501-269-6963 cell) for additional information or to schedule a tour of this property.

Location/Access: Approximately 3 miles North of Ola and approximately 13 miles South of Russellville. Excellent access to the property via Singing Pines Rd., directly off of Hwy 7, and an all-weather private gravel road leads to the hunting lodge.

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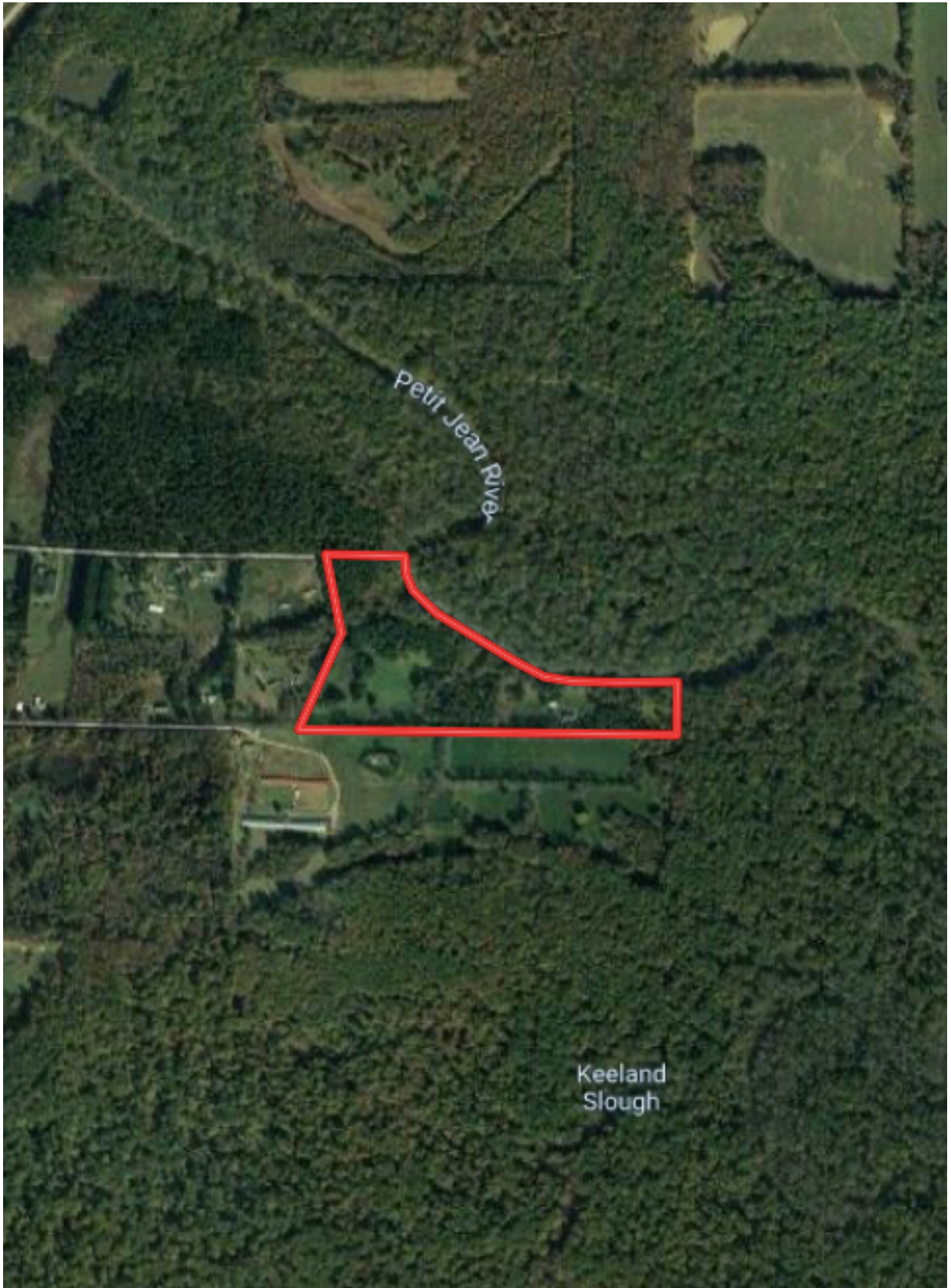
PROPERTY SUMMARY (CONTINUED)

- Land Area:** 29.5+/- total acres
19+/- acres in mixed hardwoods and pines
7.5+/- acres in open food plots and fields
2+/- acres in Petit Jean River channel
1+/- acres in hunting lodge area
- Improvements:**
- 3,000 Sq.Ft. Hunting Lodge - consisting of 2 Levels with 7 bedrooms and 4 bathrooms. The lodge currently houses 24 beds and comfortably sleeping 30 people.
 - Upper-level screened-in porch and outdoor fireplace with awesome views overlooking the property.
 - 40 x 40 Equipment barn
 - Electricity
 - Water well (potable water)
 - Septic system
 - Central heat/air
 - Satellite TV
 - Large detached garage with storage facility
 - Private concrete boat ramp on Petit Jean River
 - Large gravel parking area
 - 2 wildlife food plots offer excellent deer and turkey hunting on the property.
- Taxes:** Estimated real estate taxes were \$502.20 for 2019.
- Offering Price:** The offering price for this property is \$389,000.

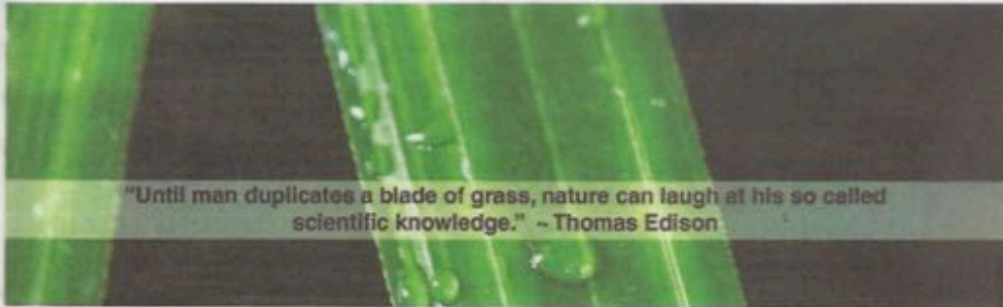
Aerial Map



Aerial Map



Plat Map



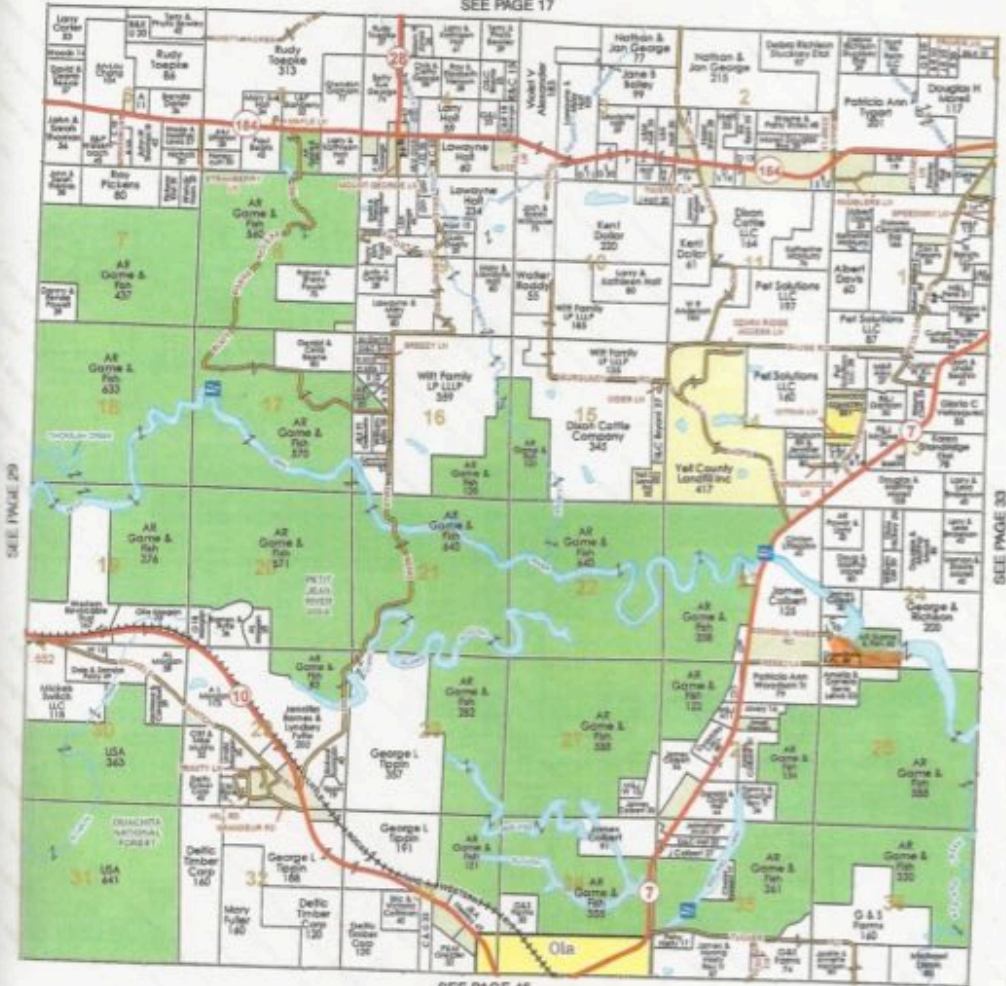
"Until man duplicates a blade of grass, nature can laugh at his so called scientific knowledge." - Thomas Edison



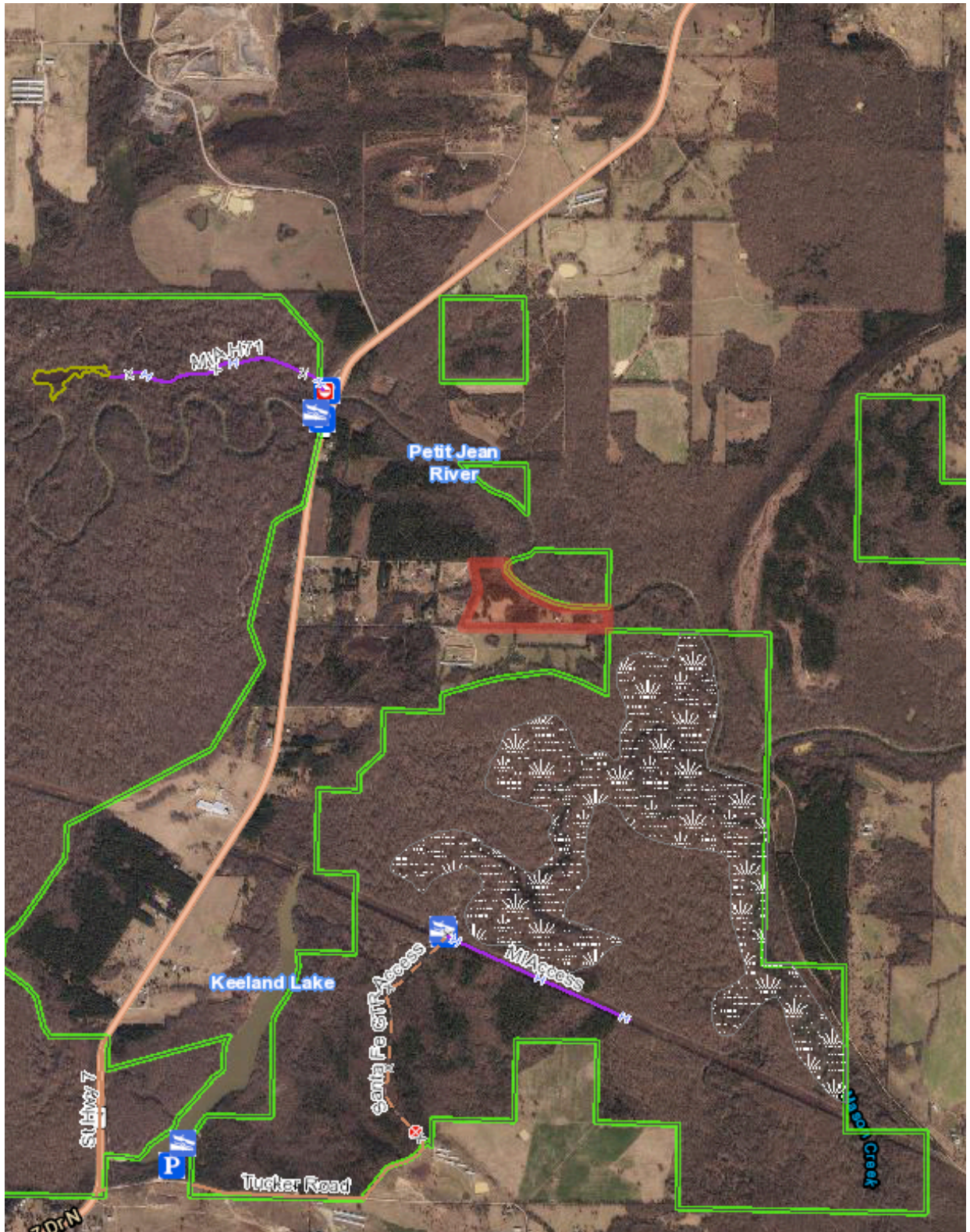
Township 5N - Range 21W

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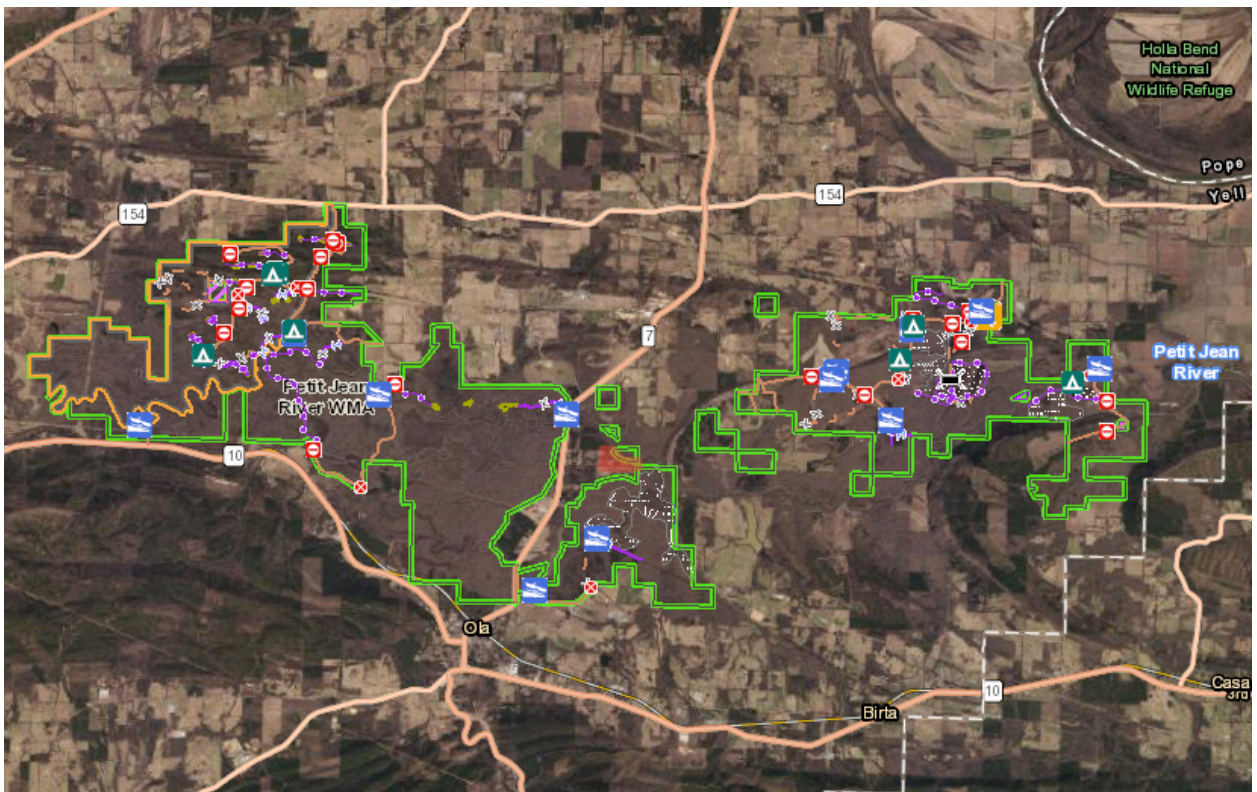
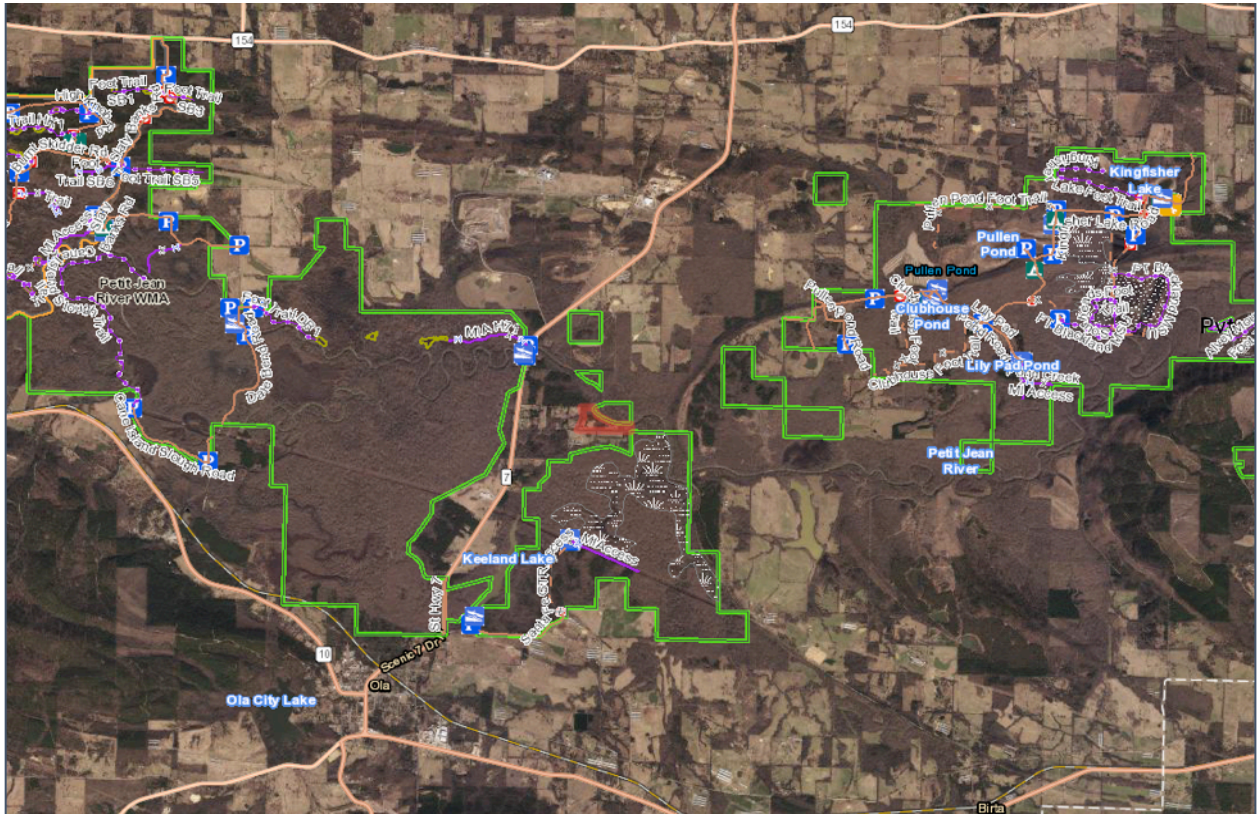
SEE PAGE 17



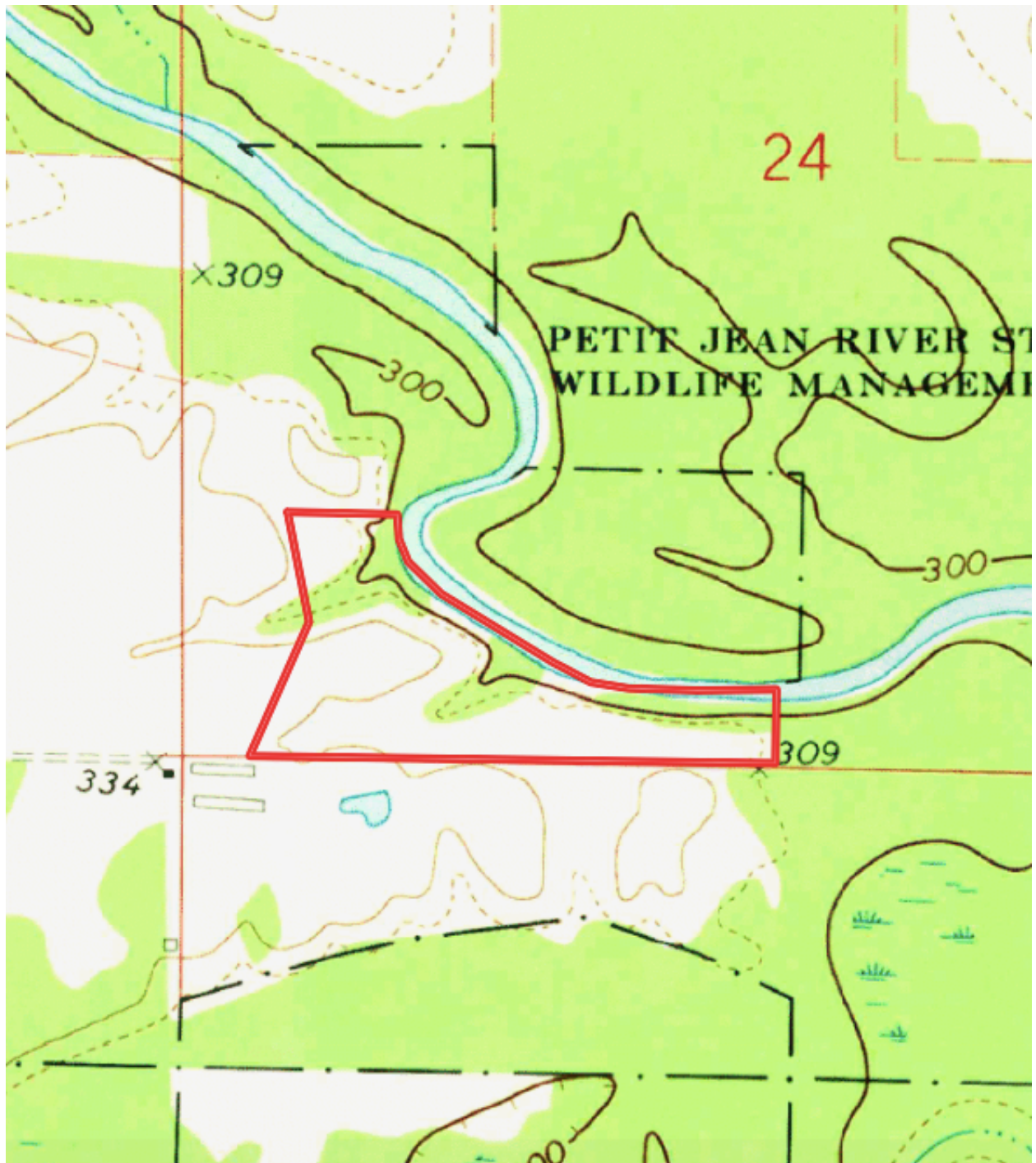
Arkansas Game and Fish Commission Map



Arkansas Game and Fish Commission Map



Topography Map



Pictures



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