



HIGHLAND FARMS
3000 POLK ROAD 70, MENA, AR 71953



Bob Cooper, Jr. | EXECUTIVE BROKER
T: 479-478-6161 E: bob@rhghan.com



Gae Von Hoover | EXECUTIVE BROKER
T: 479-648-8000 E: gaevon@gmail.com

CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Ghan & Cooper Commercial Properties and/or Ramona Roberts Realtors. This Offering Memorandum has been prepared to provide summary, unverified information contained herein is not a substitute for a thorough due diligence investigation. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Ghan & Cooper Commercial Properties and/or Ramona Roberts Realtors has not verified, and will not verify, any of the information contained herein, nor has Ghan & Cooper Commercial Properties and/or Ramona Roberts Realtors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

TABLE OF CONTENTS



- 4 OFFERING SUMMARY**
- 5 SURVEY**
- 6 PROPERTY HIGHLIGHTS**
- 7 LOCATION AERIAL**
- 8 PHOTOGRAPHS**



Bob Cooper, Jr. | EXECUTIVE BROKER

T: 479-478-6161 E: bob@rhghan.com



Gae Von Hoover | EXECUTIVE BROKER

T: 479-648-8000 E: gaevon@gmail.com

OFFERING SUMMARY

Highland Farms is an exceptional property featuring 896 acres ± of upland hunting in southwest Arkansas. This property borders the Quachita National Forest on three sides. The owner of this property has full access to the Quachita National Forest which has over 1,784,000 acres of prime hunting, fishing, ATV trails and recreational uses available. Nestled in the interior of the property is a custom built hunting lodge. Two ponds spanning over five acres that are aerated and are both stocked with bream, crappie, bass, and catfish. A newer 2,000 SF equipment building and fuel storage building are located next to the lodge. Numerous trails for ATV's, horse riding, and camping. Panoramic views every where! Harvestable timber. Wildlife includes but is not limited to deer, dove, turkey and bear.



All Tracts

\$1,800,000

896 Acres ±

Tract #1

Sale Price: \$650,000

Tract Size: 243.12 Acres ±

Tract #3A

Sale Price: \$575,000

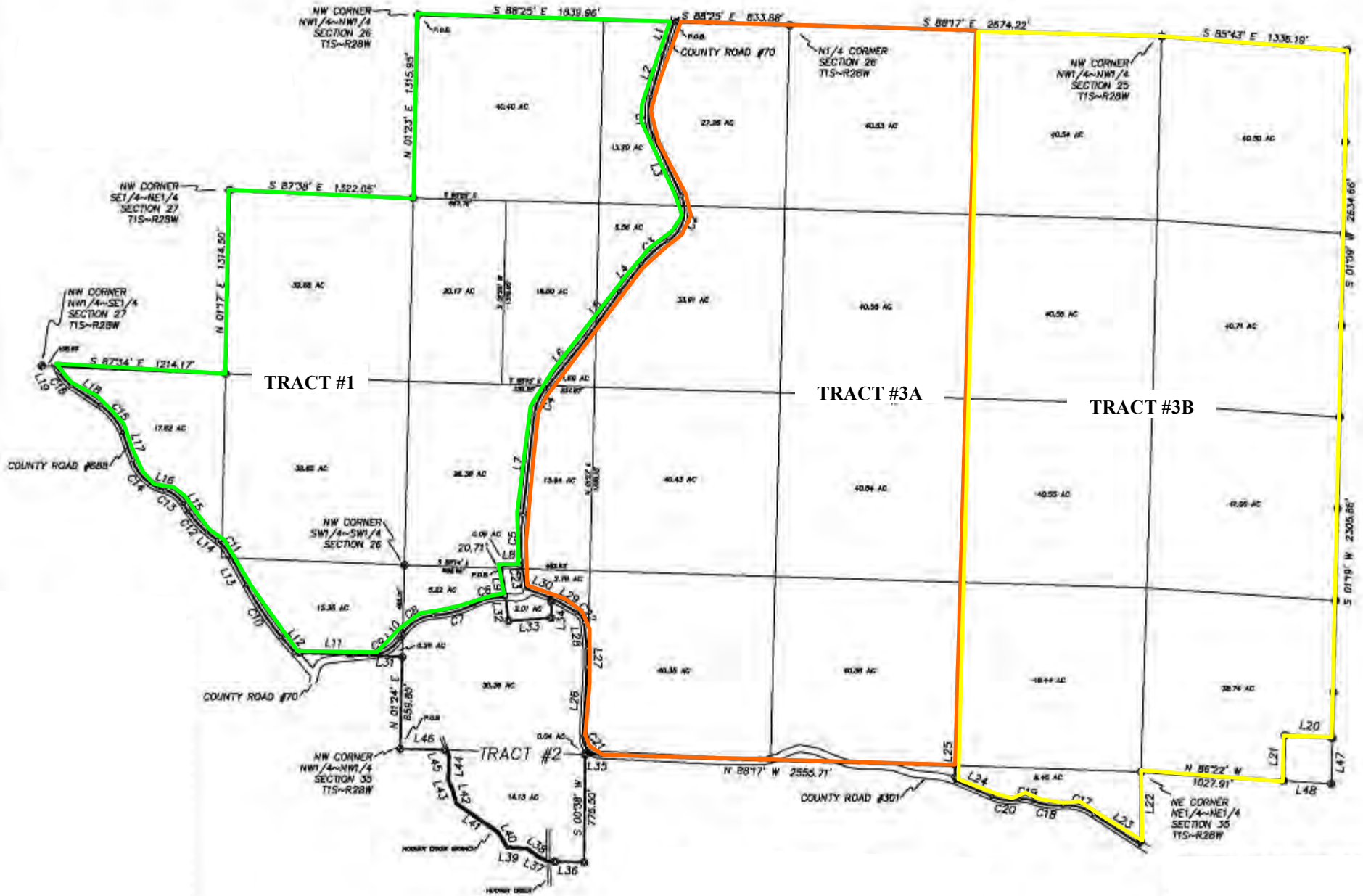
Tract Size: 320.66 Acres ±

Tract #3B

Sale Price: \$575,000

Tract Size: 331.49 Acres ±

SURVEY



PROPERTY HIGHLIGHTS

- ◆ Located in Southwest Arkansas adjacent to the Quachita National Forest
- ◆ Located off Highway AR Highway 88 midway between Mena and Pencil Bluff

Highland Farms is an exceptional property that features 896 acres ± of upland hunting property in Southwest Arkansas. This property borders the Quachita National Forest on three sides. The owner has direct access to the Quachita National Forest spanning over 1,784,000 acres.

Nestled within the interior of the property is a custom built hunting lodge that features maintenance free metal siding and roof, covered front porch and view. The interior is built with wood planked walls, concrete flooring, gourmet kitchen, large living area, two bedrooms and two full bathrooms, partially finished upstairs and a lot of storage space. The second floor could be expanded into extra bedroom areas. Other lodge amenities include: wired for sound, full safe room with Fort Knox door and a security system with continuous video recording.

In front of the lodge are two ponds that encompass about five acres of land. Both ponds are aerated by windmills and are both fully stocked with bream, crappie, bass and catfish. Next to the lodge is a maintenance free 2,000 SF equipment building with front and rear garage doors for easy equipment access. There is also a separate 100 SF shed to store fuel.

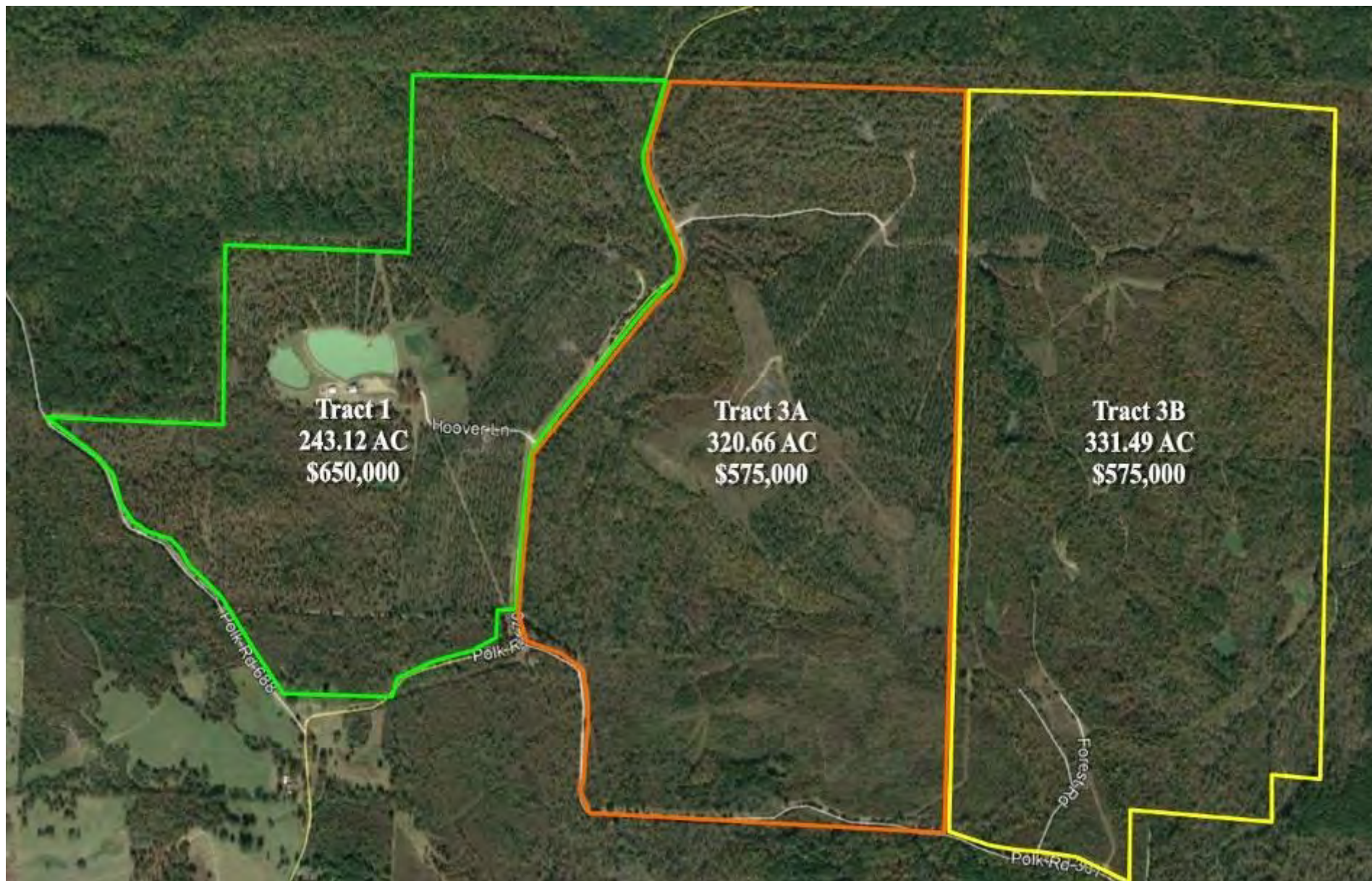
This property is in a perfect location for the outdoor enthusiast. This area has excellent deer, dove, turkey, bear, and varmint hunting. There are numerous trails throughout the property for four-wheelers, ATV's, horseback riding and camping.

The land has 160 acres of nineteen-year old planted pine trees for future timber harvest for added ROI. There are four water wells, two ponds just outside the lodge, four strand barbed wire fence on all road frontage and six locking gates.

The mountain tops offer many elevated lodge locations with a 360 degree view of the beautiful Quachita mountains. There is potential for numerous lakes and ponds, along with, potential for a small plane runway and/or heliport.

The newly designated United States Forest Service four wheeler trails are three miles from the properties front gate. The Quachita River, Quachita Lake and Casitot River are all nearby Mena airport 20 minutes, OKC 5.0 hours, Dallas 3.5 hours, Tulsa 3.5 hours, Shreveport 3.5 hours, Fayetteville 2.5 hours, Little Rock 2.0 hours, Fort Smith 1.5 hours and Hot Springs 1.5 hours.

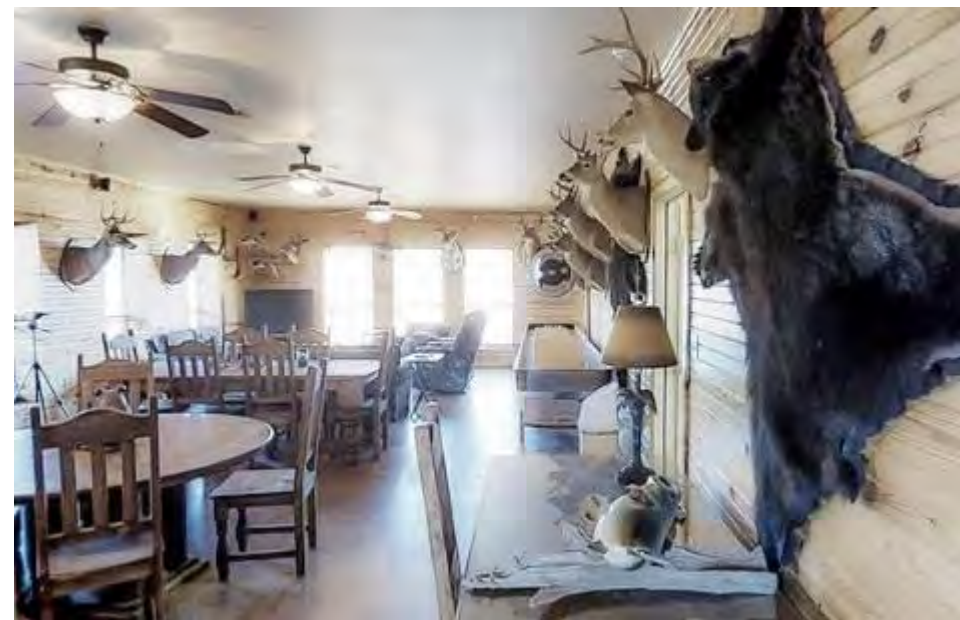
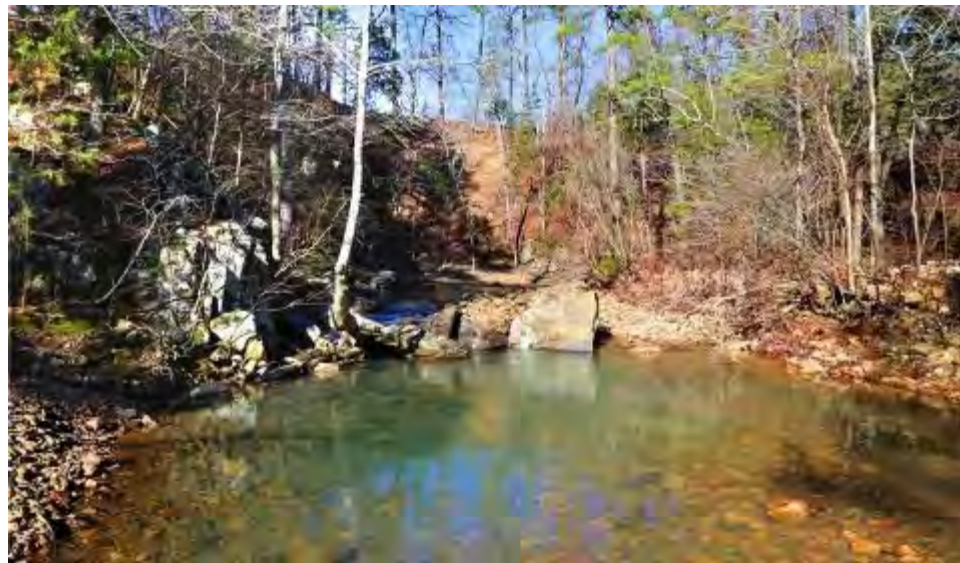
LOCATION AERIAL



PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS

