

OFFERED FOR SALE:

## ***Fox Pen***

**A recreational investment property**

113 (+/-) total acres Hot Spring County, Arkansas

OFFERED BY:



**Wellons Real Estate**

**Mr. Tom Anderson**

**Post Office Box 191, Roland, Arkansas 72135**

**M: 501-786-1305**

**O: 501-482-LAND**

**F: 501-482-5265**

**Tom@WellonsLand.com**



#### **DISCLOSURE STATEMENT**

Wellons Real Estate is the listing agency for the owner of the property described within this offering brochure. A representative of Wellons Land must be present to conduct a showing. The management of Wellons respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass 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.

## **Fox Pen**

### **Hot Spring County, Arkansas 113+/- ACRES**

### **PROPERTY SUMMARY**

#### **Overview:**

**Surrounded by Jack Mountain Wildlife Management Area, his property is very close to the Hot Springs lakes, Little Rock, and Lake DeGray. Fox Pen is secluded with abundant deer and turkey and close to the amenities that Hot Springs has to offer, but not squeezed in next to a large group of neighbors. A population of quail has also been noticed on the property. The property has a 50 X 70 foot metal building that houses a 29 foot travel trailer that will convey with the property. The building includes a fireplace and comfortable living area with large screen television, washer/dryer, full kitchen, bath with shower, security system and a 70 foot deck that overlooks the valley and year around creek. At the entrance to the property is a small pond. Additionally, there is a patio area near the building with a fire pit and seating for enjoying the evenings or morning coffee. A shed houses the Kubota tractor and bushhog that convey. Included also is a John Deere Gator for access to the trails. A larger storage building next to the building is used for additional storage. There are seven professional shooting stations, fully remote, for shooting sporting clays. On the property is a fantastic site for**

**building a future lodge or home. This is a one of a kind find so close to Hot Springs and Little Rock, with a price point that is very competitive with Garland County/Hot Springs property.**

**Location:**

Fox Pen is located right off Arkansas Highway 128 and Wheatley Road.

- 14 miles-Hot Springs
- 35 miles- Lake Ouachita
- 46 miles - Little Rock, AR
- 181 miles - Memphis, TN
- 275 miles – Dallas, TX

**Surrounding Properties:**

Lake Hamilton

Lake Ouachita

Lake Cathrine

Lake DeGray

Hot Springs National Park

Oaklawn Casino and Resort

Little Rock

Malvern, Arkadelphia, Mt. Ida

Hot Springs Village (7 golf courses)

Arkansas Natural State Golf Trail

**Property Highlights:**

- Located less one hour from Clinton National Airport
- 113 +/-acres surrounded by Wildlife Management Area
- Hilly with lots of trails
- Year around creek
- Well established wildlife food plots in place
- Easy access with state highway and gravel road from Highway 128
- Ready to occupy with furniture and full kitchen.
- 7 Shooting stations for sporting clays
- Fully Finished travel trailer with Kitchen, tv, and septic
- External bath/shower, kitchen
- Beautiful 70 foot deck made of wood imported from Colorado
- Firepit and area to enjoy cool evenings.
- Established person to mow and bushhog.
- Two sheds and a enclosed building for storage
- Kubota tractor, bushhog and John Deere Gator vonvey
- Excellent Future Lodge/house Site

**Mineral Rights:**

- All Mineral Rights owned by the Seller (if any) shall be transferred, but the Seller does not warrant or guarantee ownership.

**Taxes:**

Taxes are \$1500 per year.

**Offering Price:**

- The offering price for the +/-113 acres and all improvements, plus tractor, Gator, bushhog, travel trailer, furniture, \$950,680

**Listing/Showing Info:**

- Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Tom Anderson at 501.786.1305 or Tom@WellonsLand.com.



































CAMP\_FOXPEN\_Wetlands\_Map

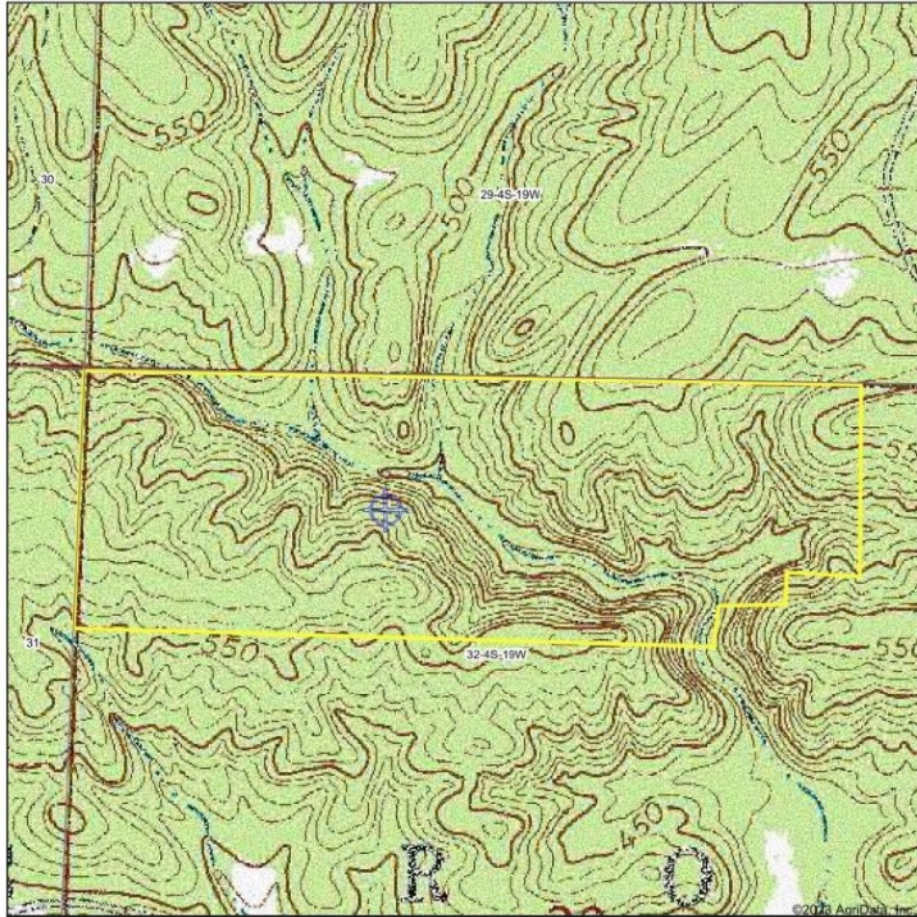


Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	1.54
R4SBC	Riverine	0.36
		Total Acres 1.90

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



CAMP\_FOXPEN\_Topography\_Map



**WELLONS**  
LAND • WILDLIFE • REAL ESTATE

Maps Provided by  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgrIData.com

Map Center: 34° 20' 46.59, -93° 3' 58.42

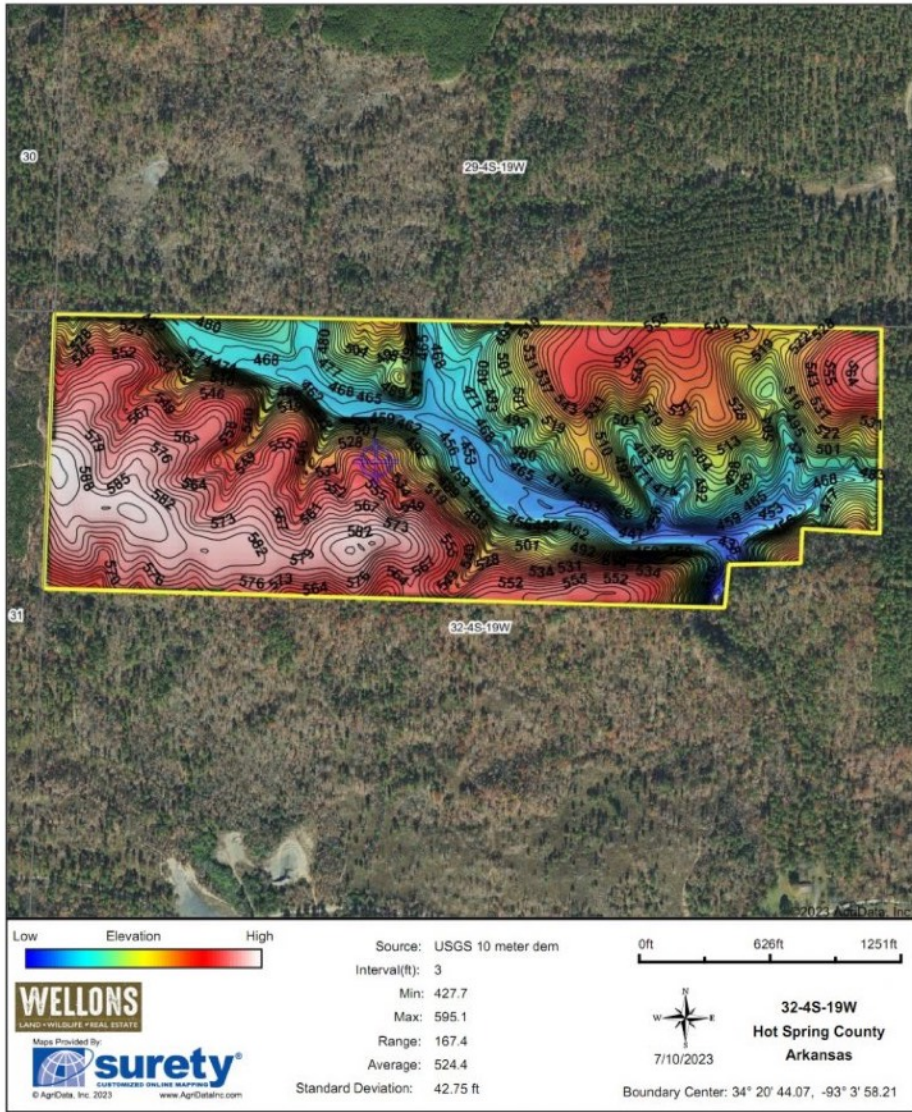
0ft 667ft 1334ft

**32-4S-19W**  
Hot Spring County  
Arkansas



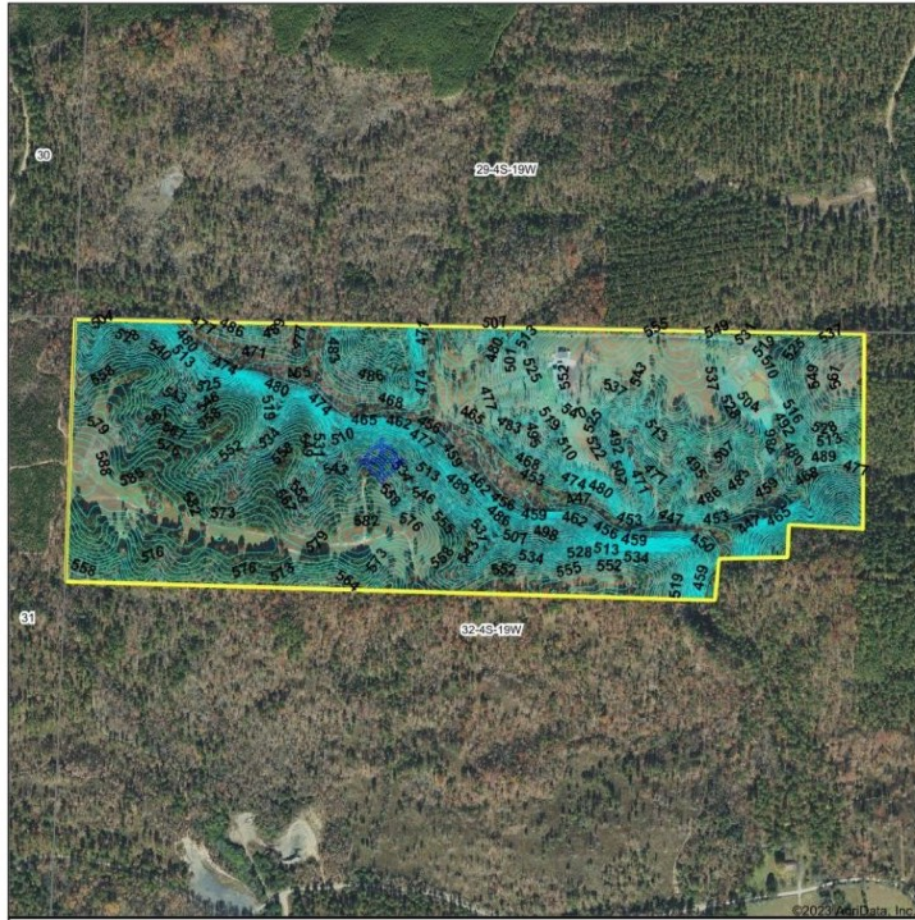
7/10/2023

CAMP\_FOXPEN\_Topography\_Hillshade



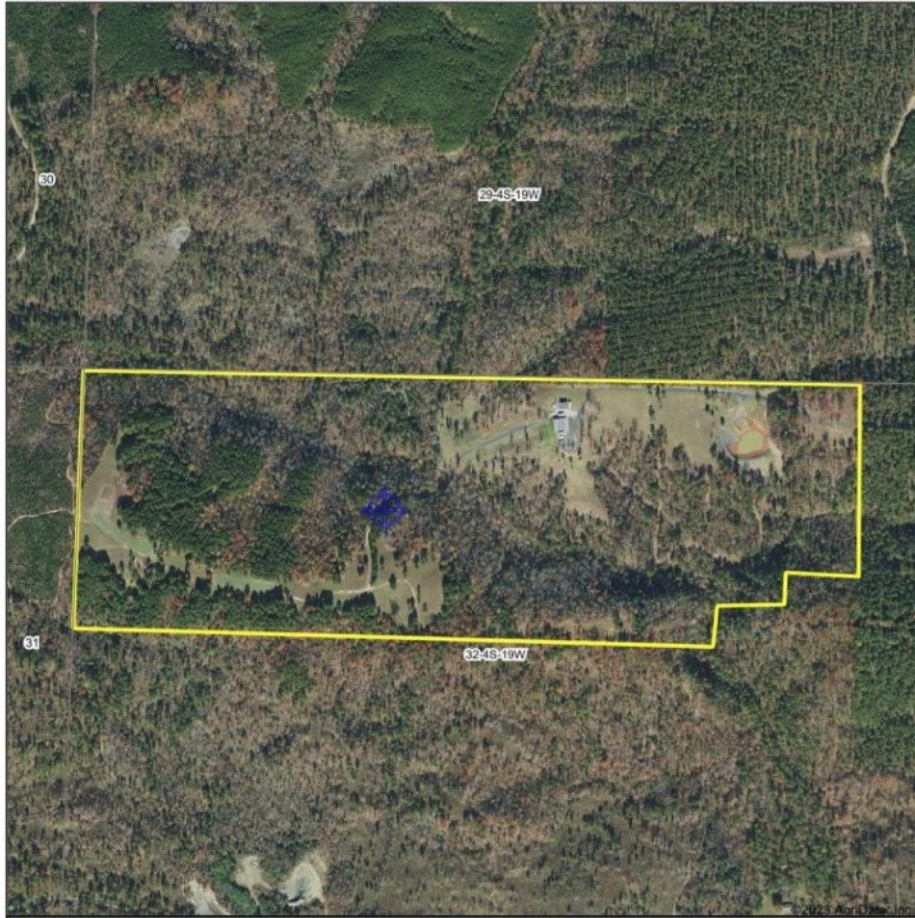


CAMP\_FOXPEN\_Topography\_Contours



 <p>Maps Provided By:</p>  <p>© AgriData, Inc. 2023    www.AgrDataInc.com</p>	<p>Source: USGS 10 meter dem</p> <p>Interval(ft): 3.0</p> <p>Min: 427.7</p> <p>Max: 595.1</p> <p>Range: 167.4</p> <p>Average: 524.4</p> <p>Standard Deviation: 42.75 ft</p>	<p>0ft      656ft      1312ft</p>  <p>7/10/2023</p> <p><b>32-4S-19W</b> Hot Spring County Arkansas</p> <p>Boundary Center: 34° 20' 44.07, -93° 3' 58.21</p>
---	---	--

CAMP\_FOXPEN\_Aerial\_Map



**WELLONS**  
LAND • WILDLIFE • REAL ESTATE

Maps Provided By:  
**surety**  
CUSTOMER ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgrIDataInc.com

Boundary Center: 34° 20' 44.07, -93° 3' 58.21

0ft 667ft 1334ft

**32-4S-19W**  
Hot Spring County  
Arkansas















*Don't forget to ask us about our land development services! Call 501.482.LAND or visit our website for more info*