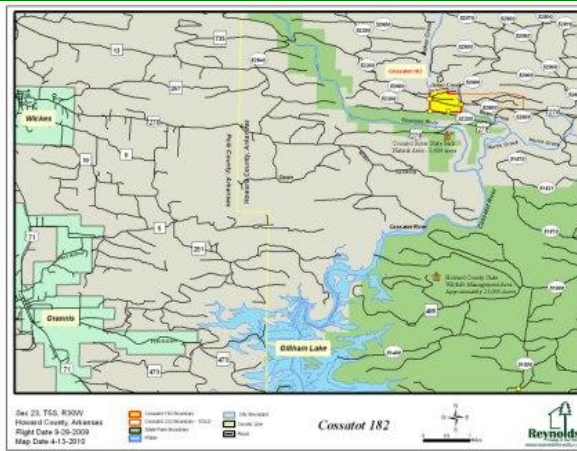


Recreational Timberland Property for Sale



This property is being offered for sale by Reynolds Forestry Consulting & Real Estate, PLLC

Sale Price: \$ 204,479 (\$1,124/acre).

Tract Acres: 182 acres with beautiful water frontage.

Introduction: Make your dreams come true; this property and area of the state is one of the finest natural multi-recreation properties in Arkansas for canoeing, swimming, fishing, picnicking, hiking, 4-wheeling, horseback-riding, bird-watching, fall coloration and observing or hunting whitetail deer, turkey and squirrel.

Property Overview: Scenic recreational property nestled in the beautiful Ouachita Mountain Range with water frontage displaying panoramic mountain views of natural pine and hardwood forests networked with a good road system. The west boundary fronts sparkling Baker Creek which feeds into Harris Creek and the Cossatot River ½ mile away; which is renowned for its canoeing and recreation. The [Cossatot River State Park-Natural Area](#) is located within one mile and the tract is 4 miles north of the [Howard County State Wildlife Management Area](#) comprised of approximately 23,000 acres of Weyerhaeuser land set aside in cooperation with the [Arkansas Game and Fish Commission](#).

State Park

Natural Area:

Within one mile is the [Cossatot River State Park-Natural Area](#); its 5,484 acres emphasize outdoor recreation, river preservation and environmental education. Interpretive programs are available by request. The park is managed by Arkansas State Parks and the Arkansas Natural Heritage Commission. The below excerpt is from:

<http://www.arkansasstateparks.com/cossatotriver/> and overviews park amenities:

- The state park and natural area are within one mile of the tract. This park-natural area stretches for 12 miles along the wild and scenic Cossatot River, Arkansas's premier whitewater experience renowned as the best whitewater float stream in mid-America. Located in southwest Arkansas south of Mena, the Cossatot forms Cossatot Falls, a rugged and rocky canyon that challenges the most experienced canoeists and kayakers with its Class IV and V rapids. When the water is high, the paddlers are here. This National Wild and Scenic River is a watershed basin with flow levels dependent on rainfall. After significant precipitation, the river level rises, allowing experienced paddlers the opportunity to test their skills in challenging Class IV and V whitewater. At the river's Cossatot Falls area, a rocky canyon with distinct ledges, the

river drops 33 feet in elevation within 1/3 of a mile. Late winter to early spring is peak whitewater paddling season here. Class III-V whitewater is for experts only. Floatable river levels are usually limited to spring, late-fall and winter.

- For hiking enthusiasts, the park features the **14-mile River Corridor Trail** and the **3.5-mile Harris Creek Trail**.
- The park features a 15,000-square-foot **visitor information/education center** that is located on US Highway 278 east of Wickes where the highway crosses the Cossatot. The \$2.7 million facility was funded by Amendment 75, Arkansas's Conservation Amendment. The center features a large exhibit gallery, two classroom/lab rooms, a wildlife viewing area, gift shop and park administrative offices. The theme of the Interpretive exhibits is "The Cossatot: A River for All Seasons" and the focus is on the river's ecology.
- When the water level is normal, the river's rapids are usually considered Class II-III whitewater. Outdoor enthusiasts can swim, fish and float through riffles and small rapids, from pool to pool, as they relax and enjoy the Cossatot. For river stage information (in feet) from the Highway 246 access, call (870) 387-3141 or visit the U.S. Geological Survey website for Cossatot River real time data at: waterdata.usgs.gov/nwis/uv?07340300. The state also has a real time video camera from the Highway 278 bridge. [Click here](#) to view. To access National Weather Service NOAA radar for the area, go to: <http://radar.weather.gov>. The U.S. Geological Survey offers river flow and level information at their Cossatot River site. Free stream maps and information are available by calling (501) 682-7777 or visiting www.Arkansas.com.

<u>Forest Type:</u>	Natural upland hardwood (primarily red oak and white oak) and native natural pine (shortleaf and loblolly).
<u>Topography:</u>	Elevations range from 600' at Baker Creek to 800' with internal roads accessing all elevations. The soil type is a thin sandy loam with a red clay base mixed with gravel and rock outcrops.
<u>Access:</u>	Excellent external access from Hwy 278 (blacktop) and Weyerhaeuser Road 52600 (primary gravel road). Good internal access (secondary gravel road) from the west gate and good internal access (secondary gravel road) to the central and eastern portion of the tract from the eastern gates. Access to both gates are controlled with combination locks; call or email Colleen for a combination to the gates to view the tract.
<u>Utilities:</u>	Electricity is available to the tract.
<u>Canoeing:</u>	Canoeing ranges from a class II to V; detailed canoeing and white water information is below provided by <i>Southwest Paddler</i> http://southwestpaddler.com/docs/little8.html

General Description

Forming on Porter Mountain in the Caney Creek Wilderness Area is Baker Creek, short but very exciting Class II to V whitewater stream of immense natural beauty and equally technical difficulty. Baker Creek feeds Harris Creek, a tributary of the Cossatot River.

Appearances are very deceptive, and to look at the access points for Baker Creek could lead a paddler to believe that it is a benign stream of limited navigability and no real challenges. That perception would be wrong, and without sufficient creek boat whitewater skills it could be dead wrong, both literally and figuratively. The same skills required to run Cossatot Falls are necessary for Baker Creek. Paddlers should have at least strong advanced level whitewater skills in canoes or kayaks, and be trained in swift water rescue and First Aid.

Runs begin at about 1,600 feet msl, and the creek plunges about 400 feet in just 3.25 miles on an average gradient of about 123 fpm. A couple of 15-foot waterfalls, the first of which is about a quarter mile below the put-in, are the hair of this beast, though most of the run is easier class II to III rapids that are not too challenging for competent boaters. The creek is narrow, and big pine trees do not move when smacked by a paddler who misses the line in a swift current. If the 'Tot is right up your alley, and you are heading to Howard County, then you might want to find your way (if you can) through the forest to this awesome whitewater playground that remains relatively unknown to most of the paddling community.

Location

Howard County, near the Saline, Cossatot and Little Rivers just north of Texarkana and west of Dierks Lake. The Oklahoma State Line is very near to the west.

Distance from Major Cities

Little Rock 160 miles; Texarkana 95 miles; Fort Smith 140 miles; Dallas 240 miles; Austin 435 miles; San Antonio 515 miles; Houston 330 miles; Oklahoma City 265 miles; Kansas City 461 miles; Albuquerque 807 miles; Phoenix 1,242 miles; Denver 890 miles; Salt Lake City 1,366 miles (all distances are approximate and depend upon starting point, destination point on the river and route taken.)

Water Quality and Flow

Water quality is generally good to excellent, depending upon season and amount of recent rainfall. Flow is heavily dependent upon recent local rainfall, but navigable flows will have a very swift current due to the steep gradient.

Best Times to Go

The prime time to paddle Baker Creek is a day or two after a heavy rainfall, when the roads to access points are slick and very hazardous. As a rule for whitewater paddlers, summers are not good, and best conditions will be found from late-February through late-May, or late-October through November. Air and water

temperatures will be cold in winter months and very cool in spring and fall.

Hazards to Navigation

The first hazard is the drive to the put-in. Forest logging roads are narrow and basically unimproved over clay-based soil that gets very slick when wet. Finding the access points from roads can be a harrowing experience unless you know the area very well, and hopefully have a GPS. After making it to the put-in, the first hazard on the creek is a 15-foot waterfall about one quarter mile downstream where the creek turns from south to east, then back to the south. The potential for pinning is greater in low water conditions, but will be present at all times. Following a series of Class III boulder garden rapids is a second 15-foot waterfall. Carefully scout both waterfalls for lines or portages, then exercise your best judgment as to which is the most logical under current flow conditions. The remainder of the run is garden-variety Class II to III rapids that pose no substantial risk to competent paddlers. Avoid the creek when flows are below about 2,000 cfs or higher than about 4,000 cfs.

River Access Points

Put in on Weyerhaeuser Road 52000 (follow Arkansas State Highway 278 to Weyerhaeuser Road 52600, then to the intersection of Weyerhaeuser Road 52200, turning north to the intersection of Weyerhaeuser Road 52000, then east to the small wood bridge across the creek at the put-in); Take out at the low-water bridge where Weyerhaeuser Road 52600 crosses the creek (this road will most likely be submerged if it is at or over about 3,000 cfs.) There are no other open to public access points for Baker Creek.

Campgrounds and Accommodations

Primitive campsites can be found at the Weyerhaeuser Road 52600 take-out, Weyerhaeuser Road 52000 (Ed Banks Road), the SH 4 bridge and at the intersection of Weyerhaeuser Road 52500 and the Cossatot River. Nearby, Shady Lake Campground (USFS) in Ozark National Forest offers 97 campsites with drinking water, restrooms, showers and other amenities. Gillham Lake offers primitive campsites near the Cossatot River; Cossatot River State Park (870-385-2201) offers 6 tent sites without water or electricity; Queen Wilhelmina State Park (479-394-2863) at Mena offers 41 campsites of three classes; Daisy State Park (870-398-4487) at Kirby, near the Little Missouri River, offers 117 campsites including 21 tent sites, picnic areas, a screened pavilion with restrooms, boat launch ramps, hiking trails, a playground, and a motorcycle/mountain bike/ATV trail; There are limited primitive campsites at the SH 246 crossing, Ed Banks Road crossing and SH 4 crossing. Several other USFS campgrounds are available in the near vicinity north of Baker Creek, with most offering primitive camping.

Liveries, Outfitters & Shuttle Services

There are no liveries or shuttle services operating on or in the immediate vicinity of the Baker Creek. Bring your own boats and gear, and arrange your own shuttles.

Reviewer's Comments

Baker Creek is a well hidden jewel in the crown of Arkansas whitewater streams, offering as much in the way of spectacular scenery as it does in paddling excitement. If getting there is half the fun, then you can expect one hell of a lot of fun on this creek, because it takes a GPS and NASA guidance to even find the place! Weyerhaeuser graciously allows visitors to the area to use their roads and camp anywhere along streams they access, but they ain't too good about putting up street signs! Nevertheless, if you are coming to Howard County to paddle the Cossatot, Saline, Little or other rivers and creeks in the area, and have the cajones as well as whitewater boating skills to meet the challenge, then Baker Creek will not disappoint you except for its brief life - the run is only about 3.25 miles, but it packs a wollop into that short distance. Almost immediately after putting in boaters approach the first of two 15-foot waterfalls that may be runnable for some paddlers in some flow conditions, but are mandatory portages for most others. There are no signs of development anywhere near the creek, though parts of the forest have been cut by Weyerhaeuser for use in their paper and wood milling operations. Still, the area retains a wild and natural character that lets you know civilization is not just around the next corner or over the next hill. Most of the short run is on Class II to III boulder garden rapids that are fun, but not too technical. Bring a camera and use it frequently, because this place is scenic to the Nth degree. If you have a waterproof, durable video camera, then strap it to your helmet if you run the waterfalls, and you might even want to put one on the bow looking back so we can see the look on your face as you ask yourself why you decided to make those two drops. Heed the warnings about flow levels - below about 2,000 cfs Baker Creek will be true bone zone paddling, and above 4,00 cfs ole St. Peter will be smiling and waiting to greet you!

Technical Data	
Class Rating	II to V
Length	3.25 miles
Minimum Flow	2,000 cfs
Optimum Flow	2,500-3,500 cfs
Maximum Flow	4,000 cfs
First Put-in	Weyerhaeuser Road 52000
Lat. / Long.	-94.18 / 34.33
Last Take-out	Weyerhaeuser Road 52600
Lat. / Long.	-94.17 / 34.30
Elevation	1,600-1,200 feet msl
Gradient	123 fpm av
USGS Gauge	Web: 07340300 (Cossatot River near Vandervoort)
Boats	Canoes w/ flotation, Kayaks
Season	Local rainfall dependent
Permits	No

Legal/Lines/Maps: Partial Sections 23, Township 05 South, Range 30 West, Howard County, Arkansas. External lines painted white and flagged in RFC white flagging, state boundary lines painted red. Refer to attached aerial and vicinity map.

Closing: Closing within 45 or less days of a formal executed offer and acceptance. Taxes prorated and revenue stamps divided equally; and all other closing costs divided equally. No minerals conveyed.

Broker: Colleen Morphew is the principal broker for Reynolds Forestry Consulting & Real Estate, PLLC and represents the Seller. For more information visit www.reynoldsforestry.com and view tract in "Timberland Sales" or contact Colleen at her office phone 870-234-0200 (ext. 4) or cell phone 870-299-0978 or email colleen@reynoldsforestry.com.

This property is unique in many ways, and I am available to assist you in viewing, providing information and/or submitting your offer, feel free to contact me on weekends at my cell number 870-299-0978.

Colleen Morphew

Real Estate Principle Broker

Reynolds Forestry Consulting & Real Estate, PLLC

870-234-0200 ext. 4

