



OFFERED FOR SALE

PEBBLE BEACH FARM

An Multi Use Agricultural and Recreational Investment Opportunity

309 (+/-) Total Acres • Miller County, Arkansas

OFFERED BY



AGRICULTURE RECREATION TIMBERLAND

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI AND TEXAS



VINTAGE

REALTY COMPANY

AGRICULTURE RECREATION TIMBERLAND

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DISCLOSURE STATEMENT

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PROPERTY HIGHLIGHTS

Location:

Pebble Beach is in Miller County, Arkansas and is located approximately 5 miles west of Garland City, Arkansas, with road frontage on State Highway 196 for all weather access. The property is also a convenient 16 miles from Texarkana, and only 70 miles north of Shreveport.

Overview:

Pebble Beach is a beautifully diverse 309+/- acres multi-use property situated in a very desirable area of Miller County. The ranch consists of a 20+/- acres private lake, rolling topography, open meadows, mixed hardwood/pine timber, multiple sloughs, 6,000' of McKinney Bayou frontage and an incredible balance of hunting and fishing attributes. The property offers a rare turnkey recreational opportunity to the future owner.

Improvements:

Pebble Beach features a gated entrance and all weather road leading to the well-appointed 2,682+/- SF camp perfectly situated on private Lake Hensley. The camp consists of three bedrooms, two bathers, kitchen, dining room, living area, and upstairs loft. There is also a full laundry/utility room, covered carport and outside storage room. Adjacent to the house is a 1,000 SF shop used to house equipment, recreational vehicles and farm implements.

Water:

Pebble Beach has an abundance of water, highlighted by the 20+/- acre Hensley Lake situated in the center of the property. This private managed fishery is teeming with largemouth bass, bream and catfish, and is connected to the storied 1.5 acre Pebble Beach swimming hole. Perfectly located east of the lake are 1.5 acres of impounded water, ideal for waterfowl hunting. There are over 15 acres of additional sloughs and wetlands on Pebble Beach, along with 6,000' of McKinney Bayou on it's eastern boundary with numerous access points.

Topography:

Rolling to sloped terrain with an impressive 150 feet of elevation change provide a scenic view, especially from the entrance to the property. The meadows are arranged throughout the center of the property on gradually sloping to somewhat level ground, while the forested acreage encompasses the majority of the perimeter and hillsides. Such diversity offers the landowner countless options for potential building locations and endless recreational opportunities.

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Wildlife/Fisheries:

Pebble Beach has been hunted exclusively and sparingly by the owner and his family over the years. It has never been leased and has been managed in such a manner to provide the new owner with a turnkey whitetail, waterfowl and fishing property. There is an abundance of deer in this part of Miller County and its close proximity to neighboring agriculture and the Red River make it an ideal location for waterfowl hunting. The bass fishing is excellent in Hensley Lake and will only continue to thrive with sustained management. There are also numerous sites to create additional waterfowl impoundments and food plots. Seldom do we find quality recreational properties that offer this level of diversity.

Acreage:

309+/- acres

Offering Price:

\$1,400,000 (\$4,530.74/acre)

BOUNDARY MAP



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