



Available for Purchase

CALF CREEK HOMESTEAD

679.48 +/- Acres • Searcy County, Arkansas

Remote location near the Ozark-St. Francis National Forest and Buffalo National River.

MYERS COBB

REALTORS

ARKANSAS • MISSISSIPPI • TENNESSEE



A homestead is defined as a house, outbuildings, and the land around it, which can provide food and water to sustain a family. The Calf Creek Homestead comprises 679.48 +/- acres and checks all the boxes of an authentic homestead property. The land is located in the deep country of Searcy County, Arkansas, in the Ozark Mountains, just 19 miles southwest of the town of Marshall.

The land is named after Calf Creek, which runs roughly one mile through the center of the property. The land is also known locally as Campbell Hollow. The area enjoys a comfortable climate, pleasant breezes, and four distinct seasons. Due to the elevation, the site is known to have lower humidity and temperatures than most places in Arkansas.

The Calf Creek Homestead is accessed off State Highway 377. There is one way in and out to the Cabin Grounds, which consist of 5 +/- acres of developed land outlined by split-rail fencing. The structure is an authentic Ozark Mountain-style cabin (sauna and hot tub) with two levels totaling 1,200-square-foot. The cabin porch trim, interior stair-rail, doors, and floor-to-ceiling posts are made from selected cedar trees from the property. The plank used for the kitchen bar top was cut from a large walnut tree on the property, and all the stones used to build the fireplace, chimney, and front steps were taken from the land.

There is a large workshop with a tractor shed near the cabin. The workshop offers an excellent facility for repairing equipment and storing tools and other equipment. In addition, the building could serve as an ideal woodworking shop or craft and hobby shop. Other buildings on the Cabin Grounds include a storage building and an old-fashioned smokehouse.

The Cabin Grounds offer a large lawn and plenty of open areas for free-range chickens, a large vegetable garden, fruit-bearing trees, and your dogs to run free safely. There is a small pond where water could be



pumped for special irrigation needs. Utilities include overhead electricity, well-water, septic system, and satellite TV. There is a backup propane-powered generator and space to install a solar energy system if desired.

The remaining 674.48 +/- acres is a large wooded tract with varying elevations. The majority of the woodland is a mixed species of mature hardwoods with some medium size areas of softwoods, which include pine and cedar trees. Numerous wild plants grow throughout the property, such as American ginseng, blackberries, and aromatic wild flowers. White-tailed deer, wild turkeys, black bears, squirrels, bobwhite quail, other non-game wildlife, and songbirds call the land home. The property is also positioned in the Arkansas Core Elk Zone and near Bearcat Hollow WMA, known for its elk habitat and herd.

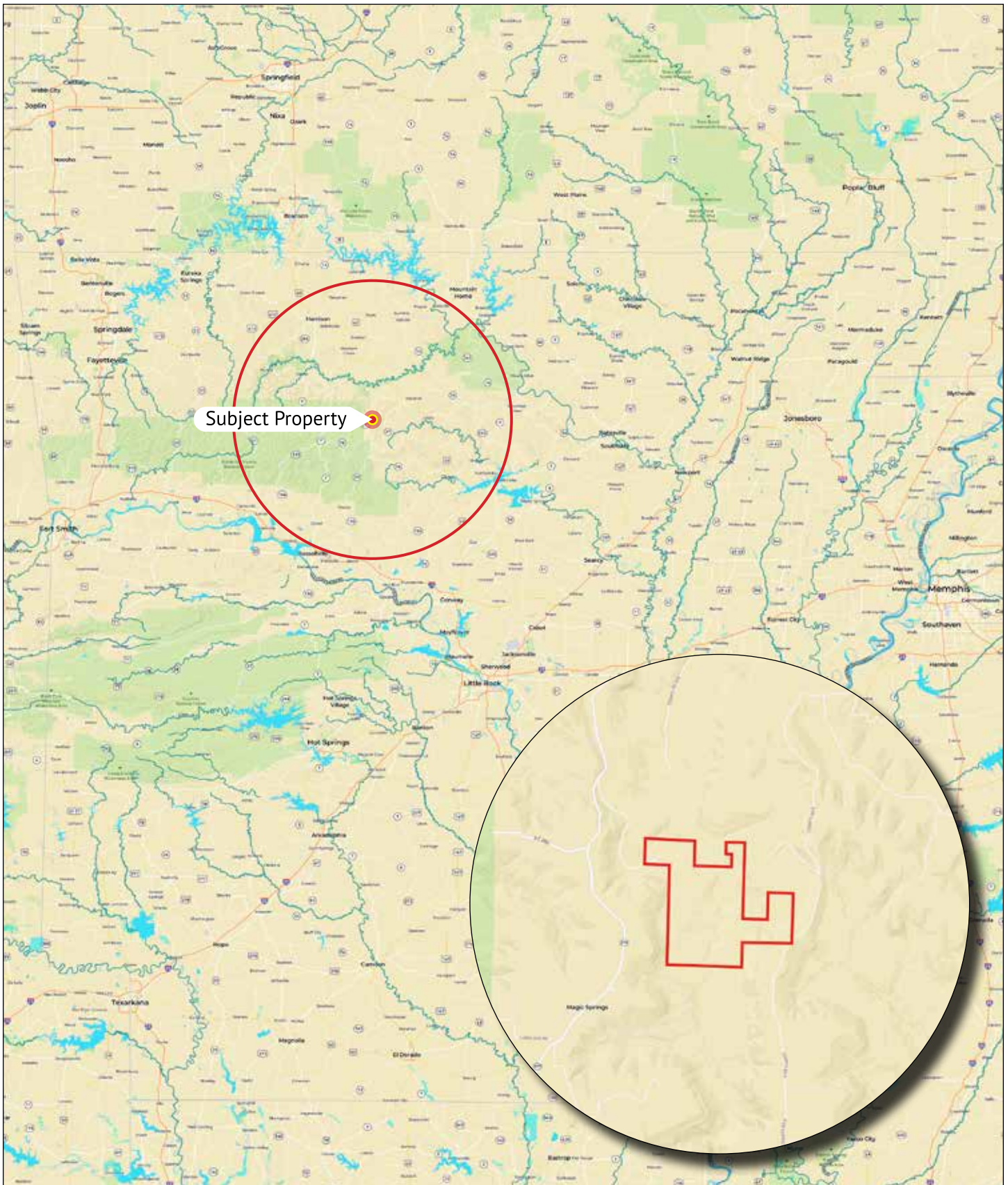
This property is ideal for the modern-day homesteading enthusiast or small family wishing to return to the land and live a simpler, more wholesome lifestyle. The landholding would make for a great get-a-way place to take a break from urban environments and enjoy the many adventurous outdoor recreational opportunities in and around the surrounding area. The Ozark Highland Trail, Buffalo National River, and thousands of acres of national forest are nearby, offering endless possibilities to mountain bikers, cyclists, nature-lovers, and pack-n-paddle enthusiasts. The hunting enthusiast would find the property an outstanding location to establish a basecamp for hunting the land and thousands of acres of nearby public lands.

If you are a qualified Buyer who desires a place with four seasons, fresh air, beautiful views, wilderness, outdoor adventure, and abundant wildlife, give us a call to discuss this rare opportunity. Contact Chuck Myers of Myers Cobb Realtors at 901-830-5836 regarding questions or schedule a property tour.



PROPERTY LOCATION

Northwest Arkansas Region - Searcy County (between Snowball and Witts Springs, AR)



Total Acreage

679.48 +/- Total Contiguous Acres

- 5.0 +/- acres: Homestead Grounds (cabin, workshop, storage building, smokehouse, cultivated garden area, pond, and lawn)
 - Pond is 1.0 +/- acre
- 674.48 +/- acres: Timberland (majority is mixed species mature hardwoods with areas of pine acreage)
 - Wildlife Food Plots (2 locations): 8.0 +/- acres
 - Calf Creek and roads: 7.48 +/- acres
 - Special Note: There is 40.0 +/- acres owned by the U.S. Bureau of Land Management, which borders the property on the southeast corner

Location

Searcy County, Arkansas (North Central Arkansas)

- Coordinates: 35.83690° N, 92.84567° W
- Address: 1498 Uncle Ebbie Road, Marshall, Arkansas 72650
 - Cabin Grounds to AR Highway 277: 1.4 +/- miles
 - Snowball: 6.5 +/- miles
 - Witt Springs: 8 +/- miles
 - Marshall: 19 +/- miles
 - Harrison: 49 +/- miles
 - Little Rock: 112 +/- miles
 - Mountain View: 56 +/- miles
 - Russellville: 58 +/- miles
 - Mountain Home: 68 +/- miles
 - Conway: 85 +/- miles
 - Fayetteville: 124 +/- miles
 - Memphis: 206 +/- miles

Access

- West Access (primary): Via Arkansas Highway 377 and Uncle Ebbie Road, which leads to a private gate, which the road continues to the Cabin and Grounds area. The road is an all-weather road, which would be classified as good to excellent. Some tree pruning and mowing of certain areas along the road would improve travel.
- East Access: Via County Road 255, which runs through the southeast portion of the property allowing several access points to the land between Calf Creek and the east boundary line.
- Interior Access: The property has well defined, good road system, which allows travel throughout from the Cabin and Grounds area. This road easily accommodates travel via UTVs and ATVs. Some tree pruning and mowing of certain areas along the roads could open certain roads for travel via SUV or truck.

Elevation and Climate

- Elevation: 1,255'
- Climate: BestPlaces.net rates the Searcy County area at 7.1 (10=best) on their annual USA Comfort Index ratings. Searcy County has four distinct seasons and four comfortable months with high temperatures of 70-85°. The most pleasant months of the year are May, September, and October. July is the hottest month, with an average high temperature of 90.4°, which ranks it as cooler than most places in Arkansas. January is the snowiest month with 2.3 inches of snow, and four months of the year have significant snowfall.
 - Summer High: the July high is around 90 degrees
 - Winter Low: the January low is 25
 - Rain: averages 46 inches of rain a year
 - Snow: averages 6 inches of snow a year

PROPERTY OUTLINE

Calf Creek Homestead • 679.48 +/- Acres

Structural Improvements (Cabin with Laundry-Sauna Building, Workshop, Storage Building, and Smokehouse)

Authentic Ozark Mountain Cabin

- 1,200 +/- square-feet building with two heated and cooled levels
- Turn-key and move-in ready, furnished and decorated, with all necessary appliances and equipment
- Interior offers a master bedroom with full bathroom and a large walk-in closet, a loft bedroom, kitchen and living area, and wood-burning fireplace
- Exterior provides a nice front porch overlooking the large front lawn and a rear deck (air-conditioned) with a cooking grill and hot-tub
- Steps away and separate from the Cabin is a building, which houses a laundry room and a sauna
- Utilities include overhead electrical (Petit Jean Electric Cooperative) and backup propane generator, well water, septic system, and satellite TV

Workshop and/or Storage Building

- 30' x 50' (1,500 square-feet) building on concrete slab with attached tractor shed
- Excellent facility for tools, small equipment, performing repairs, woodworking, and other activities

Storage Building

- 24' x 24' (576 square-feet) building on concrete slab
- Excellent building for housing supplies, equipment, ATVs, and other items

Smokehouse

- Old-fashioned, operational smokehouse for smoking various meats and fish
 - Beautiful stairway off the entryway leads up to the second level

Landholding (Homestead Grounds and Timberland)

679.48 +/- Total Contiguous Acres

- The Homestead Grounds is estimated to be 5 +/- acres, which includes all buildings, area surrounded by split-rail fencing, area for cultivated garden, and a 1-acre pond
- The Timberland is estimated to be 674.48 +/- acres in a majority of mixed species hardwoods and areas of pine acreage
 - Calf Creek runs north to south through the property
 - There are two wildlife food plot areas both with large, high-quality Redneck® brand deer stands
 - The wildlife food plots offer the opportunity for further development to enhance the white-tailed deer and wild turkey activity on the property
 - The land is in the Arkansas CORE ELK ZONE and is close to Bearcat Hollow WMA a noted elk area
 - The landholding offers hunting for white-tailed deer, wild turkey, squirrel, and black bear
 - There are 2 big box stands (1 on the south and 1 on the north) and a ladder-stand (on the west)
 - Throughout the property are plants and shrubs such as wild American ginseng, ghost pipe, wild iris, Ozark witch-hazel, American beautyberry, and wild blackberries
- Bordering the southeast property line is 40.0 +/- acres owned by the U.S. Bureau of Land Management

On-Site Assets

There is a John Deere® 2030 tractor and implements such as a disc, bush-hog, planting drill, and spray rig located on the property. The Workshop is outfitted with a variety of equipment and tools a new property owner would find valuable and there is a large quantity of covered stacked lumber. The Seller is willing to negotiate the conveyance of these assets to a serious Buyer. A full list of these assets on-sight can be provided to upon request.

Mineral Rights

All Seller-owned mineral rights shall convey to a Buyer without reservation.

Public Lands

The Ozark-St. Francis National Forest, Buffalo National River, Gene Rush WMA, Bearcat Hollow WMA, Richland Creek Wilderness Area, and scattered Bureau of Land Management parcels are all located within close proximity to the subject property.

Outdoor Recreation

The property and area have so much to offer the outdoor enthusiast - below is a list of a just a few activities

- Hike the Ozark Highlands Trail
- Great hunting for wild turkey and white-tailed deer
- Canoe the Buffalo River
- Hike, trail-run, walk, and Mountain bike
- Kayak and swim Richland Creek
- Horseback ride or just soak up the clean air and scenery

General Area History

The area along the banks of Calf Creek, was settled by Native Americans (the Osage tribe) dating back to the Late Archaic Period. A Native American site, Cooper's Bluff, was added to the National Register of Historic Places in 1982. One of the earliest white settlers is believed to have been John Campbell, who settled with his family along Calf Creek around 1837. Campbell soon constructed a grist mill. Campbell Hollow, which is located on the subject property is named after John Campbell. Benjamin Taylor, another early settler, built a steam-powered grist mill in 1875. Taylor also built the area's first cotton gin. By the 1970s, the area, which at its peak had numbered about 500 residents, had shrunk to approximately four families. The general area experienced a brief resurgence in the 1970s initiated by the "back-to-the-land movement". It consisted of several college-educated young people, called "hippies" by some, who were eager to return to the basics of life. Many chose the area around the subject property for their new homes. By 1976, seven of the 10 farms in the area were owned by members of these new groups. The Dry Creek Farmers and the Home Farmers were two more prominent groups.

Real Estate Taxes

\$1,119.25 (source: Searcy County tax card)

Offering Price

\$1,675,000.00 (\$2,465.00 per acre)

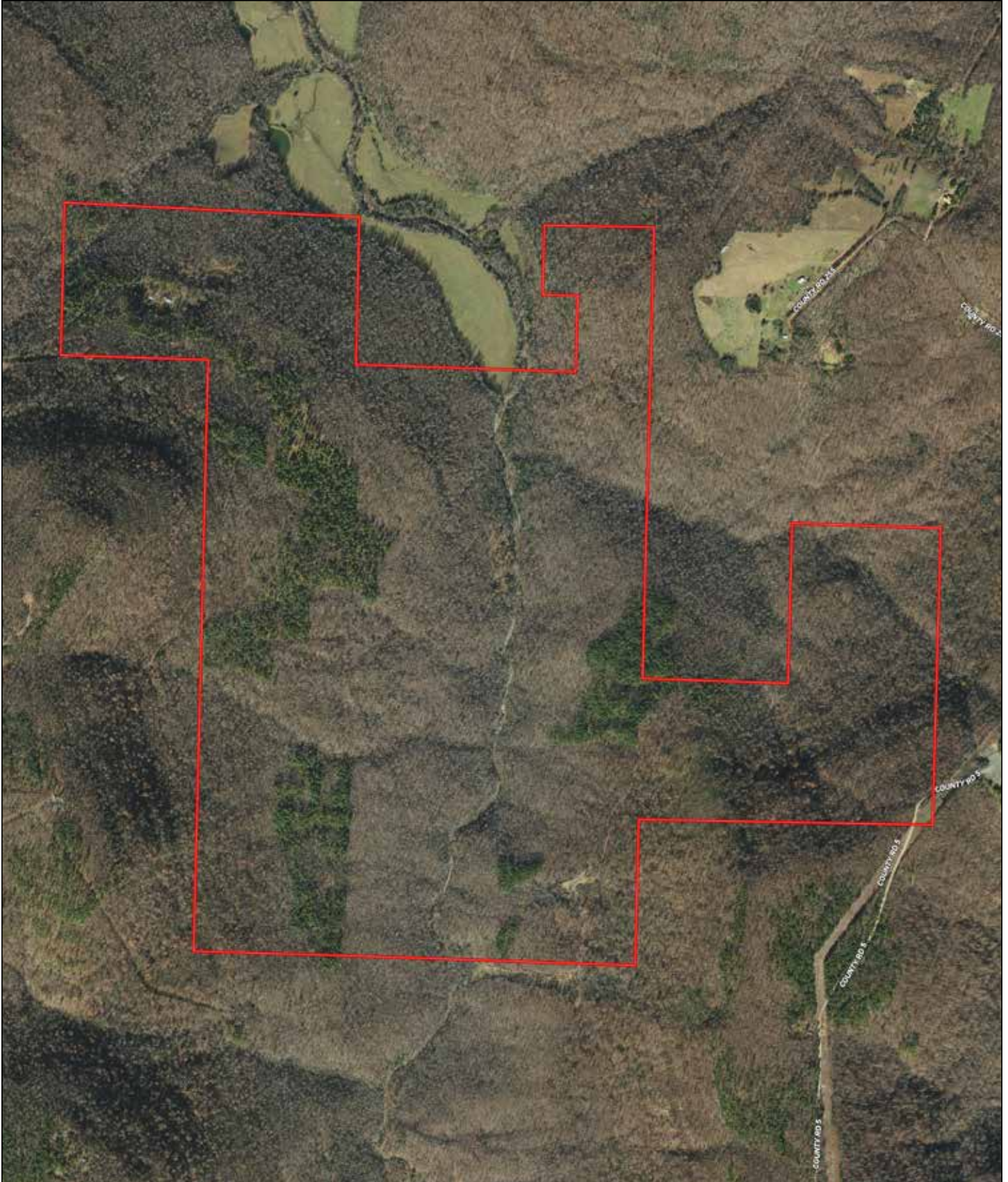
Contact

Chuck Myers of Myers Cobb Realtors; qualified buyers should contact Chuck at **901-830-5836** regarding questions or schedule a property tour.

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SUBJECT PROPERTY

Aerial View • 679.48 +/- Acres



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Chuck Myers

PARTNER + AGENT

LAND + RECREATIONAL PROPERTIES

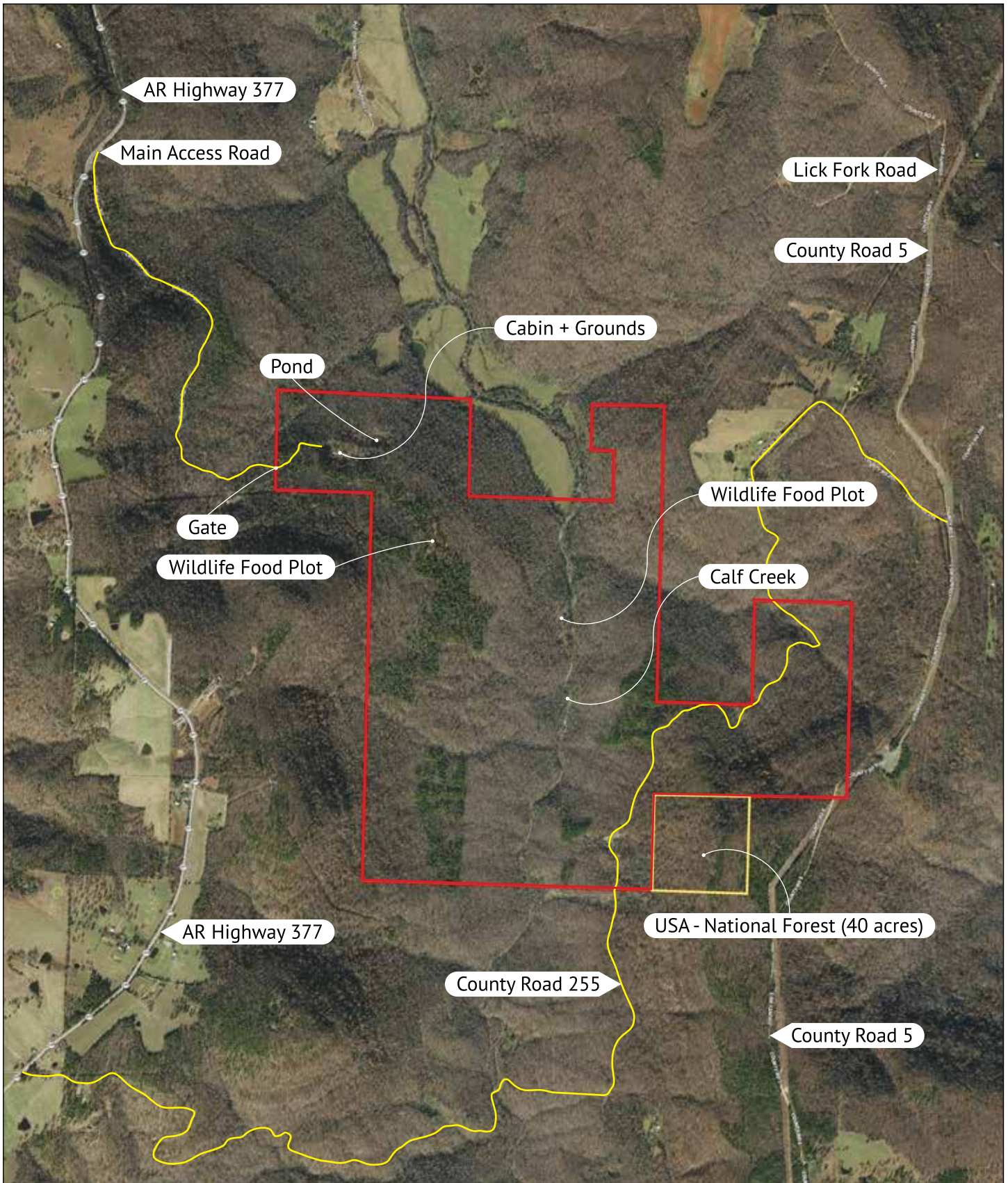
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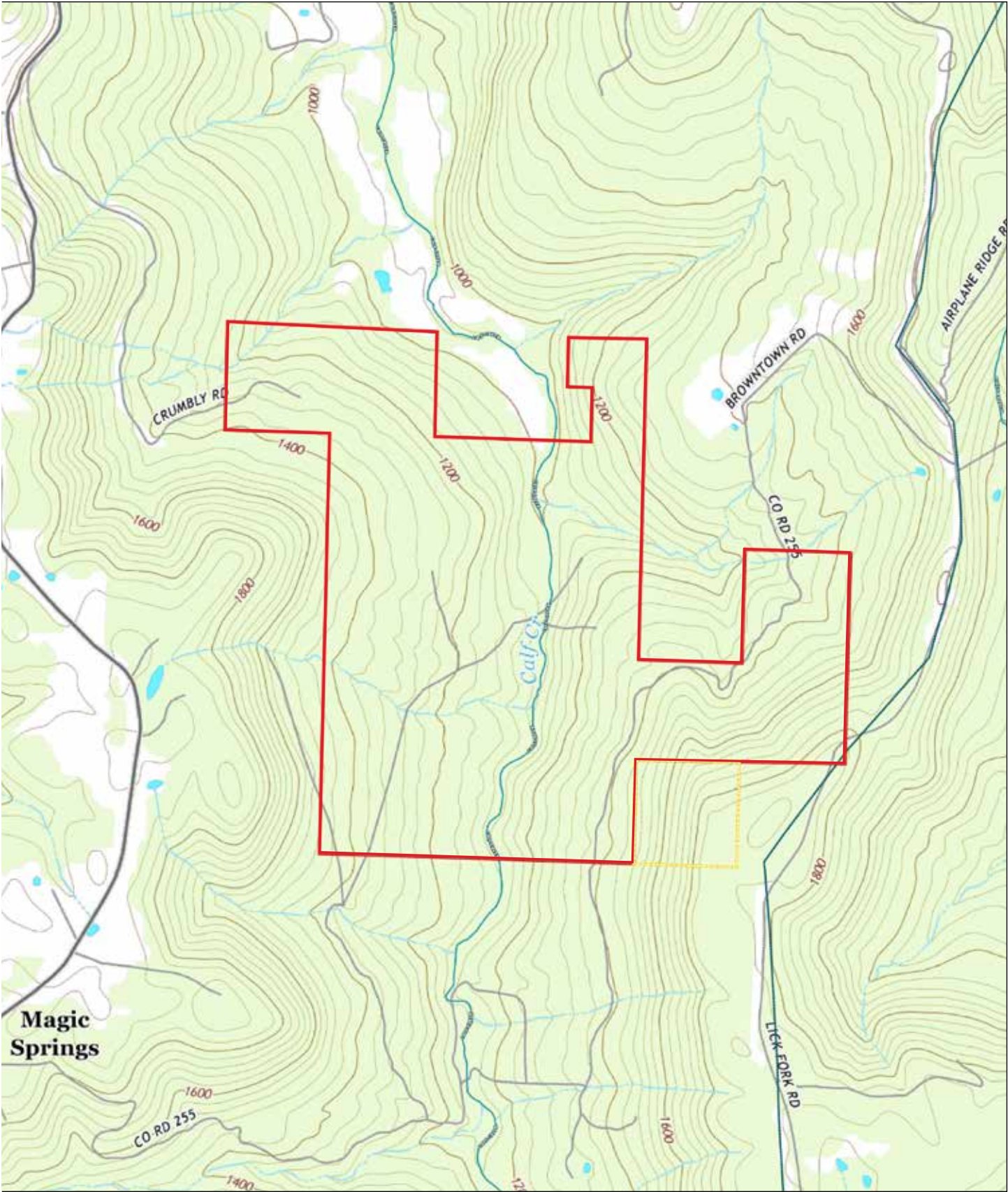
chuck@myerscobbrealtors.com

PROPERTY DETAILS

Notable Points of Interest

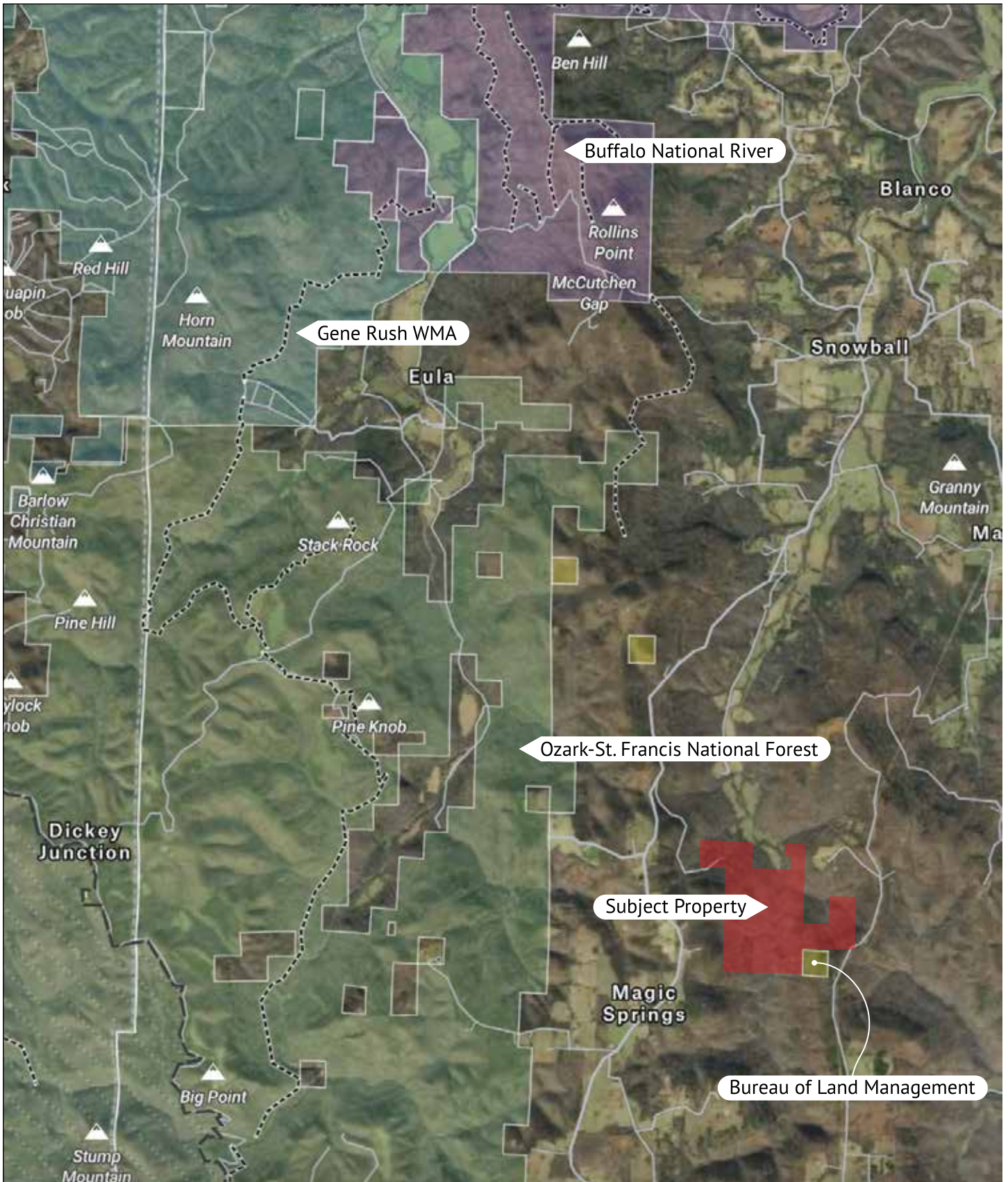


TOPOGRAPHY
Elevation and Water Features



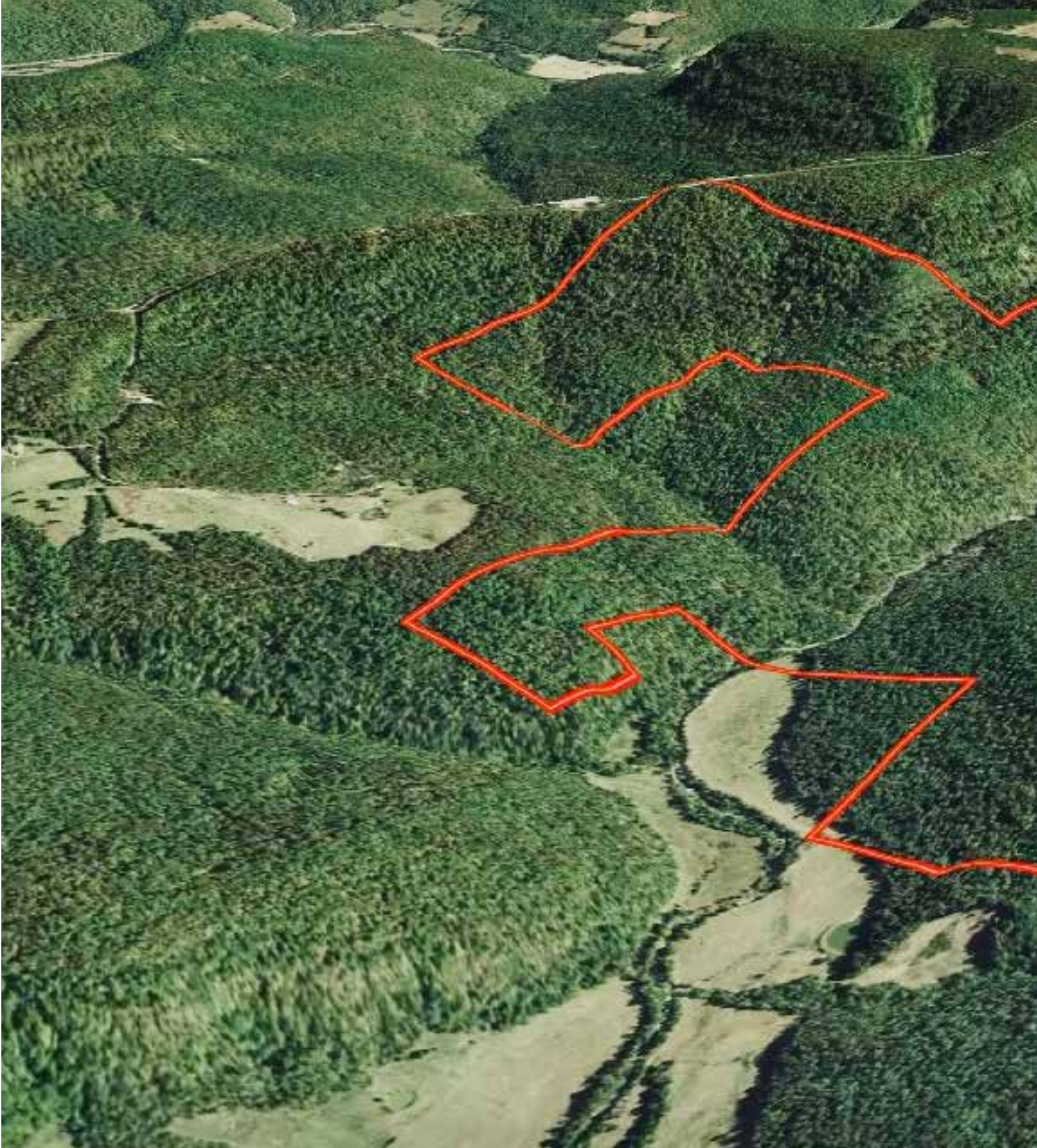
WILDERNESS AREAS

State and Federal Public Lands



3D PROPERTY IMAGERY

Aerial View - Northwest to Southeast



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PROPERTY IMAGES

Cabin Exterior



PROPERTY IMAGES
Cabin Exterior



PROPERTY IMAGES

Cabin Exterior



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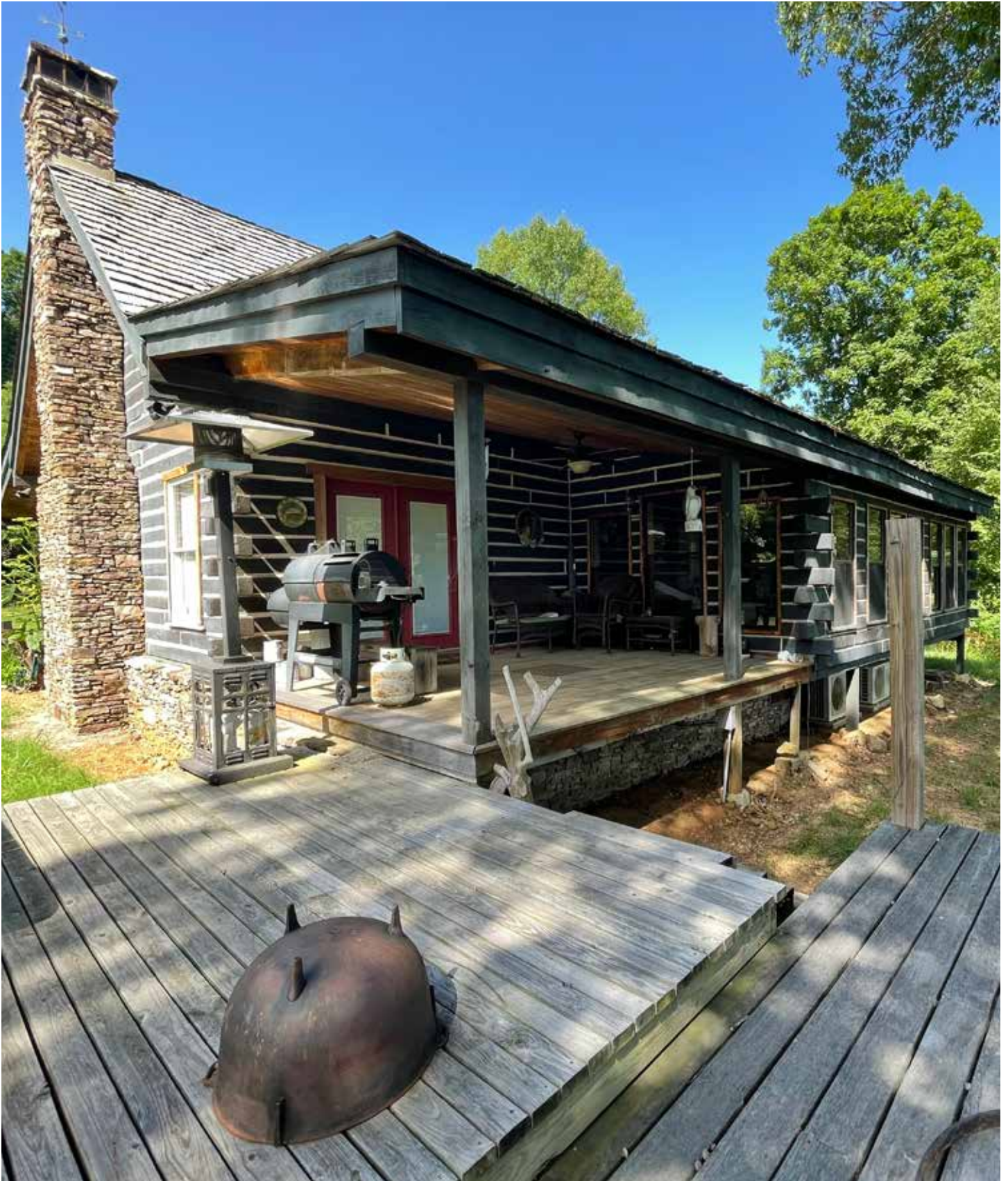
PROPERTY IMAGES
Cabin Exterior



PROPERTY IMAGES

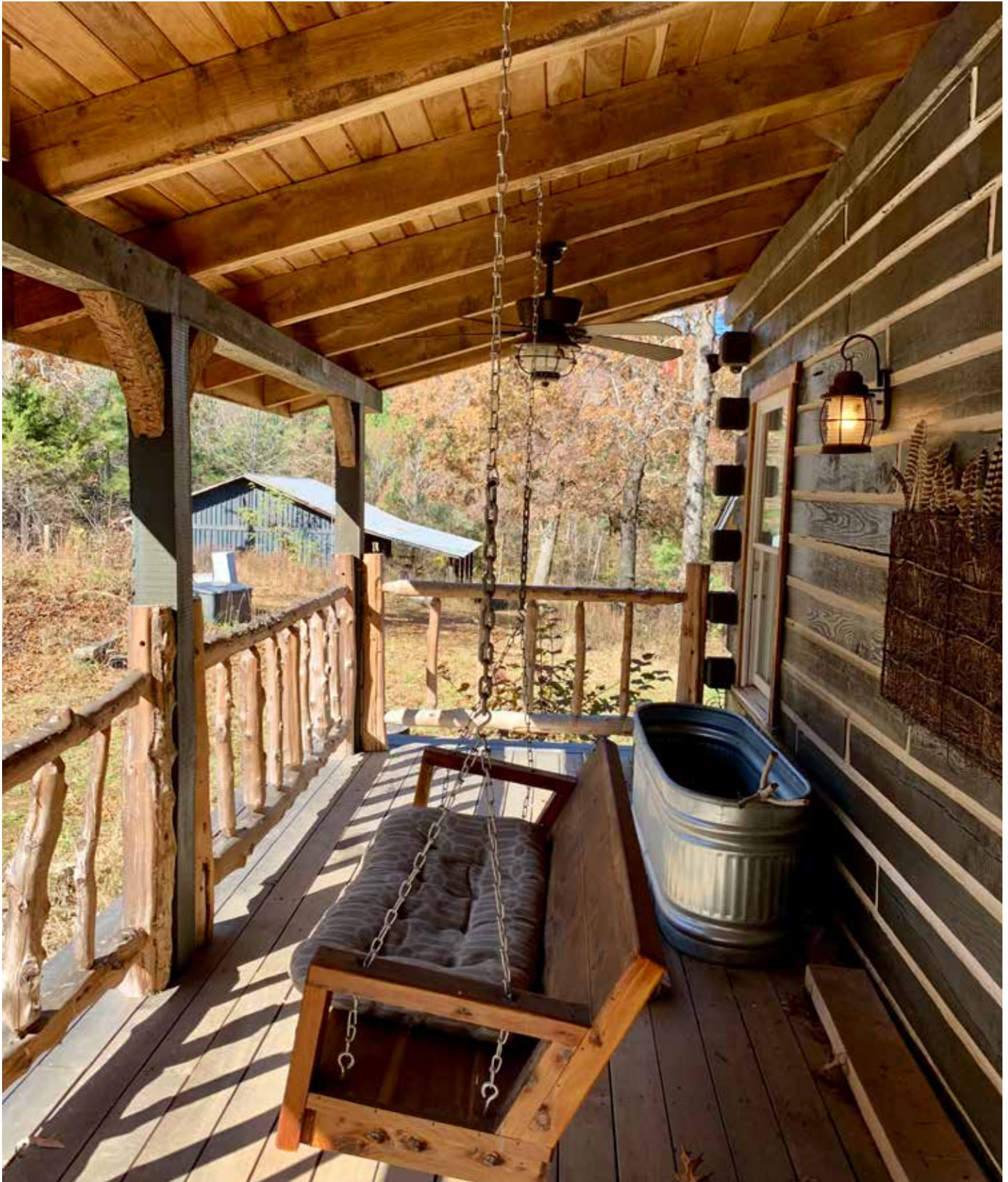
Cabin Exterior





PROPERTY IMAGES

Cabin Exterior



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PROPERTY IMAGES

Cabin Interior





PROPERTY IMAGES

Cabin Interior



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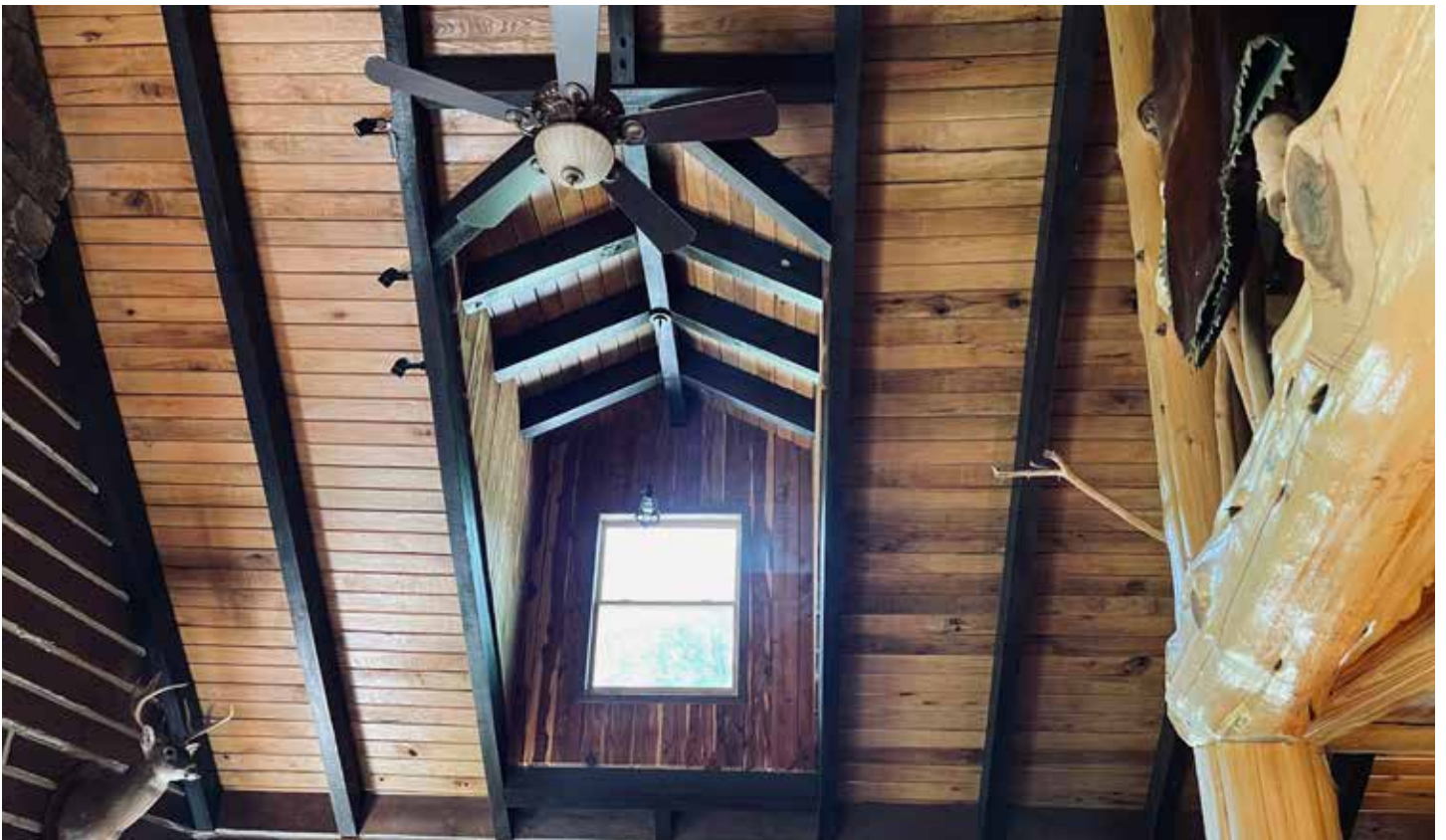
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PROPERTY IMAGES

Cabin Interior



PROPERTY IMAGES
Cabin Interior



PROPERTY IMAGES

Exterior Building (half is a laundry room and half is a sauna)



PROPERTY IMAGES
24' x 24' Storage Building



PROPERTY IMAGES

30' x 50' Workshop and Storage Building



PROPERTY IMAGES
Fully-Functioning Smokehouse



PROPERTY IMAGES

Backup Propane-Powered Generator



PROPERTY IMAGES

Main Access Gate



PROPERTY IMAGES

Split-Rail Fencing Surrounding the Cabin Grounds (early photo when installed)





PROPERTY IMAGES

Split-Rail Fencing Surrounding the Cabin Grounds (current photo)



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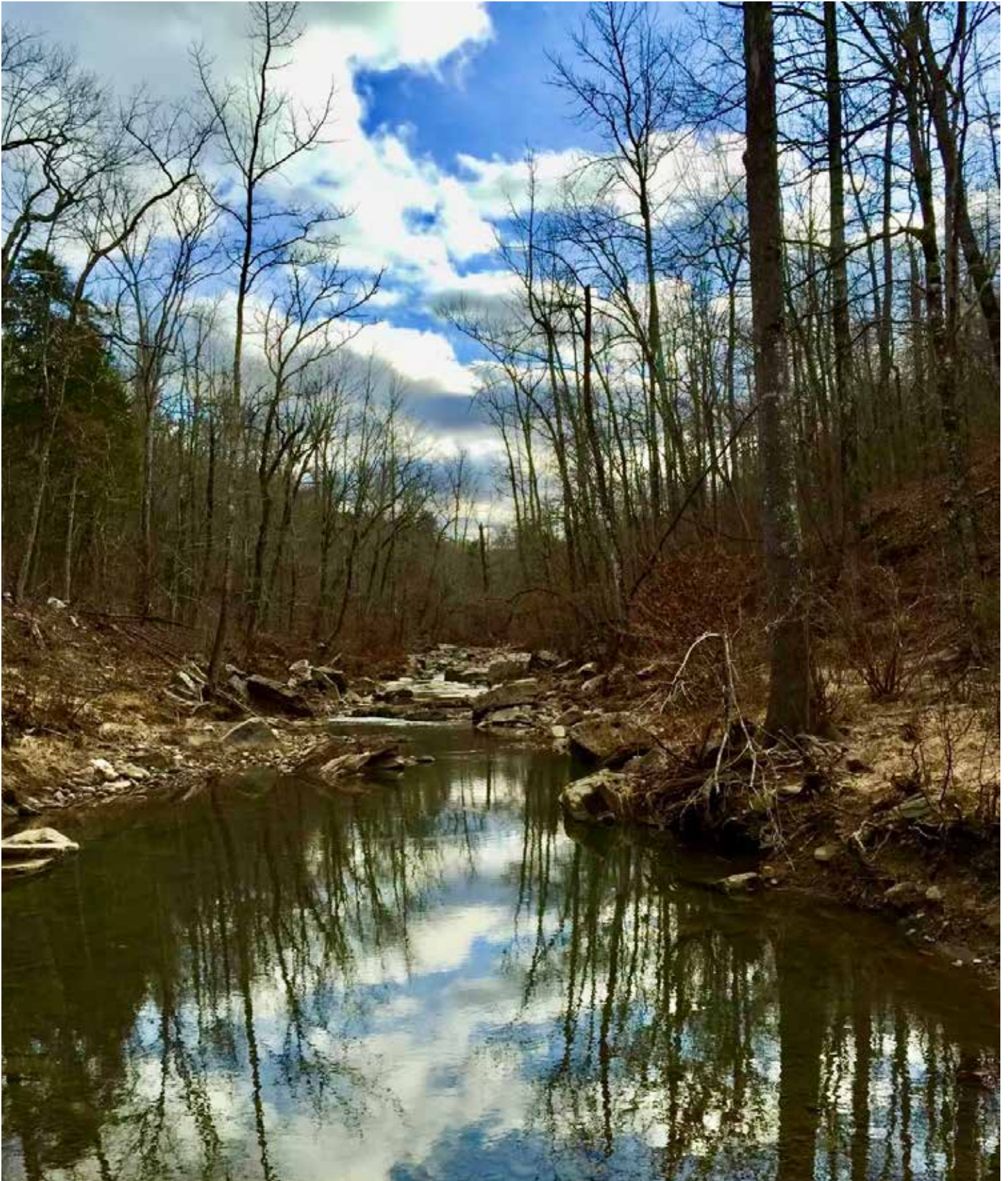
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PROPERTY IMAGES
Wild Flower Meadow



PROPERTY IMAGES

Calf Creek



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PROPERTY IMAGES

Calf Creek



PROPERTY IMAGES

Miscellaneous Land Views



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PROPERTY IMAGES
Old Property Line Marker



PROPERTY IMAGES

Interior Roads



PROPERTY IMAGES
Wildlife Food Plots



PROPERTY IMAGES

Wild American Ginseng



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PROPERTY IMAGES

Ghost Pipe, Wild Iris, Ozark Witch-Hazel, and American Beautyberry



PROPERTY IMAGES

Wild American Ginseng



PROPERTY IMAGES

Ghost Pipe, Wild Iris, Ozark Witch-Hazel, and American Beautyberry



PROPERTY IMAGES

Deer Stands Positioned at Wildlife Food Plots



PROPERTY IMAGES

Wildlife (wild turkey, white-tailed deer, and black bear)



PROPERTY FACTS

Wildlife Resources



The property and surrounding lands have a good to excellent wildlife resources, which frequent the subject property. Most notable white-tailed deer, eastern wild turkey, and black bear. However, elk are in the area and bobwhite quail have been heard in the surrounding open lands. The wildlife food plots on the property are ideal for further development, which could possibly enhance the deer, turkey, and quail populations.

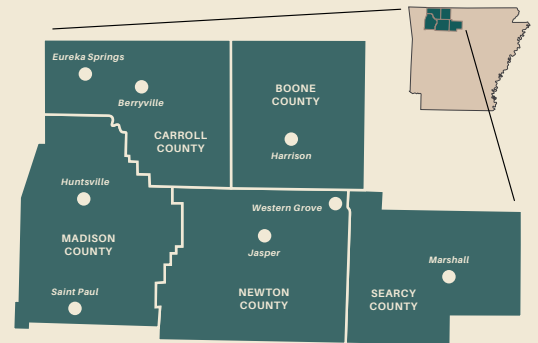


PROPERTY FACTS

The Subject Property is Located in the Arkansas Core Elk Management Zone



CORE ELK MANAGEMENT ZONE



The Core Elk Management Zone for covers approximately 2,284,496 acres, and include the Arkansas counties of Carroll, Boone, Madison, Newton, and Searcy. For more information on Arkansas elk click on the link below.

www.agfc.com/en/hunting/big-game/elk

Chuck Myers

Chuck Myers is a Partner and Agent with Myers Cobb Realtors, licensed in Arkansas, Mississippi, and Tennessee. After an Agribusiness career as an industry National Sales and Marketing Manager, Chuck entered the real estate market, developing and managing legacy hunting clubs in North America.

Chuck has a proven history of marketing and selling equity in premium hunting properties. He also has many notable real estate sales of premier hunting clubs. Chuck has a 28-year market reputation of assisting clients and partners with the acquisition, development, management, and selling of exclusive recreational estates. Chuck has a comprehensive archive of hunting and farmland involvement achievements. A limited list includes Greenbriar, River Oaks, Wolf Farm, Paradise, and Deer Creek.

Over the years, Chuck has developed an extensive range of relationships with qualified land investors and professionals within the agriculture and outdoor real estate business. He is a seasoned land specialist and has transacted millions of dollars in Mid-South land sales. A knowledge of land and a passion for the outdoors, Chuck identifies with the client, is direct, and enjoys the agent-client transactional relationship.

He and his wife, Jerri, have three children, seven grandchildren, and currently reside in Memphis, Tennessee.



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