

John Harris
Field Airport



Spring Mountain Trophy Lodge & Cabin

Spring Mountain Trophy Lodge & Cabin, Dardanelle, Arkansas, 72834

David Hill
479-879-1476
david.hill@saundersrealestate.com
AR #SA00096860

Greg L. Hay, ACF, CF, RF
501-470-5091
gregh@saundersrealestate.com
AR #EB00066205

*Boundary Lines
are Approximate

PROPERTY OVERVIEW



Sale Price

\$990,000

Offering Summary

Acreage:	3 Acres
Price / Acre:	\$330,000
State:	Arkansas
City:	Dardanelle
County:	Yell
Property Type:	Acreage and Estates, Hunting and Recreational Land, Timberland

Property Overview

Perched atop Spring Mountain with expansive views overlooking Mount Nebo, Lake Dardanelle, and the Arkansas River Valley, this unique mountaintop retreat features a custom trophy lodge, a separate guest cabin, and an extensive collection of taxidermy that conveys with the sale.

The trophy lodge was designed as an open gathering space and features vaulted ceilings, polished concrete floors, wood finishes, a mezzanine overlooking the main room, a large stone fireplace, and a second-floor bedroom with floor-to-ceiling windows overlooking Mount Nebo State Park. The lodge houses an extensive collection of North American and African taxidermy that conveys with the property, including elephant, giraffe, hippopotamus, cape buffalo, leopard, polar bear, grizzly bear, crocodile, hyena, alligator, moose, bison, elk, mountain goat, mountain lion, and numerous additional mounts collected over a lifetime. Whether entertaining family and friends or hosting clients and guests, the lodge offers a setting that is difficult to replicate.

Just steps away, the two-story guest cabin provides a comfortable retreat of its own. The cabin features two bedrooms, two full bathrooms, a full kitchen, a main-level living room, an upstairs living room, an attached garage, and a wraparound porch designed to take full advantage of the surrounding scenery. Large picture windows fill the living spaces with natural light while framing unobstructed views of Mount Nebo and the Arkansas River Valley, making the landscape a focal point from both inside and out.



Property Overview Cont.

A staircase leads from the cabin down the bluff to scenic rock outcroppings overlooking the valley below. Whether enjoying a quiet morning on the porch as the sun rises over Mount Nebo or spending an evening around the fireplace after a day outdoors, the property offers a setting that encourages you to slow down and enjoy the mountain.

For aviation enthusiasts, the property is located directly adjacent to John Harris Field Airport, a half-mile grass airstrip atop Spring Mountain that provides convenient fly-in access for owners and guests.

An additional opportunity exists for buyers seeking more than the lodge itself. The property is part of the larger 1,570+ acre Spring Mountain land portfolio, with additional adjoining acreage also available for purchase. The surrounding land includes managed timber, mountain scenery, and quality habitat supporting healthy populations of whitetail deer, wild turkey, and black bear, allowing a buyer to combine the lodge with a substantial recreational landholding if desired.

Whether envisioned as a private mountain retreat, a corporate getaway, a luxury short-term rental, or the headquarters for a larger recreational property, Spring Mountain Trophy Lodge & Cabin offers a combination of improvements, scenery, and flexibility that is rarely available. The property is offered fully furnished, and the entire taxidermy collection conveys with the sale, creating a truly turnkey mountain retreat.

Location Description

Spring Mountain Trophy Lodge & Cabin is located atop Spring Mountain in Yell County just south of Dardanelle. From the lodge and cabin, there are clear sweeping views of Lake Dardanelle to the north and Mount Nebo to the east.



Highlights

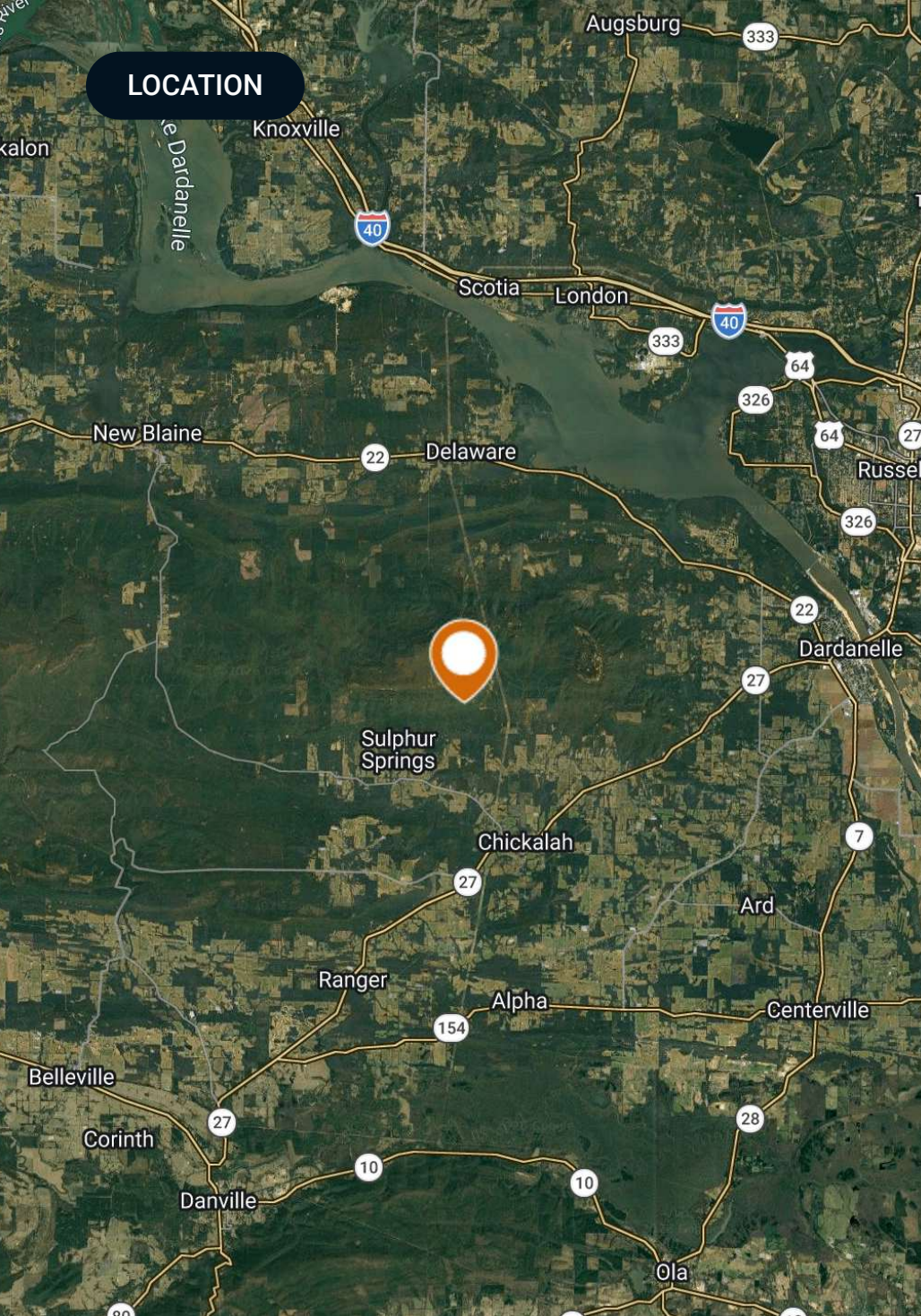
- 2,970± SF custom trophy lodge featuring vaulted ceilings, a mezzanine, polished concrete floors, and a large stone fireplace
- 1,800± SF two-story guest cabin with 2 bedrooms, 2 full bathrooms, a full kitchen, attached garage, and wraparound porch
- Extensive North American and African taxidermy collection conveys with the sale, including elephant, giraffe, hippopotamus, cape buffalo, polar bear, grizzly bear, moose, elk, bison, and many additional species
- Expansive views of Mount Nebo, Lake Dardanelle, and the Arkansas River Valley from both the lodge and guest cabin
- Floor-to-ceiling windows in the lodge bedroom and large picture windows throughout the cabin showcase the surrounding mountain scenery
- Located adjacent to John Harris Field Airport, a public half-mile grass airstrip providing convenient fly-in access
- Bluffside setting with a staircase leading to scenic rock outcroppings overlooking the valley below
- Fully furnished improvements, allowing the property to be enjoyed immediately
- Well suited for a private mountain retreat, corporate retreat, luxury short-term rental, or family getaway
- Part of the larger 1,570+ acre Spring Mountain portfolio, with additional adjoining acreage available for purchase separately
- Opportunity to expand into a premier recreational ownership with surrounding habitat supporting whitetail deer, wild turkey, and black bear
- Turnkey mountain retreat combining exceptional views, quality improvements, fly-in access, and a one-of-a-kind trophy collection

SPECIFICATIONS & FEATURES



Specifications & Features

Taxes & Tax Year:	2026 - \$2,696.10
Water Source & Utilities:	Water Well, Electricity
Nearest Point of Interest:	John Harris Field Airport
Current Use:	Single Family House Trophy Lodge / Taxidermy
Potential Recreational / Alt Uses:	Vacation Home, Corporate Retreat Center, Hunting Lodge, Short-term Vacation Rental, Mountain Biking, Hiking, UTV/ATV Trail Riding
Land Cover:	Evergreen Forest (Loblolly Pine) - 57% Deciduous Forest (Hardwoods) - 34% Grassland / Cleared / Improvements - 9%
Structures & Year Built:	Trophy Lodge - 2970 square feet - Built in 2007 Cabin - 1820 square feet - Built in 2005



Location & Driving Directions

Parcel:	100-00681-000
GPS:	35.2197415, -93.3015137
Driving Directions:	Call agent for showing instructions
Showing Instructions:	Call agent for showing instructions

TROPHY LODGE



TROPHY LODGE INTERIOR



CABIN



CABIN INTERIOR



AIRSTRIP



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

david.hill@saundersrealestate.com

Cell: **479-879-1476**

AR #SA00096860 // MO #2026018873

Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms

ADVISOR BIOGRAPHY



Greg L. Hay, ACF, CF, RF

Senior Advisor

greg@saundersrealestate.com

Cell: **501-470-5091**

AR #EB00066205

Professional Background

Greg L. Hay, ACF, CF, RF is a Senior Advisor at Saunders Real Estate.

Based in Arkansas, Greg is also a Consulting Forester and sole proprietor of Hay Forestry LLC. Prior to starting his consulting firm, he served as a Reforestation Advisor for ArborGen (2020-2024). Greg's extensive background spans various roles in forestry, sales, and silviculture.

Greg attended Stephen F. Austin State University where he was elected to the Alpha Zeta Chapter of Xi Sigma Pi (National Forestry Honor Society) in 1975 and earned his B.S. in Forest Management in 1977. Later in his career, he pursued additional post graduate work in graded curriculums at Clemson, Mississippi State, and West Virginia universities to earn a Certified Silviculturist credential from the US Forest Service (USFS). Early in his career, Greg worked as a skidder operator on a logging crew and an inventory technician, later serving on a Regional Reinforcement Fire Suppression Crew for the USFS, fighting fires in Arizona, New Mexico, Washington, Oregon, and Minnesota.

Greg has a long history of service to the Society of American Foresters (SAF), having been an active member since 1977. He served the organization in many capacities throughout the Ouachita Region and was elected SAF "Fellow" in 2000. In 2024, he received the Lifetime Achievement Award from the Ouachita Society of American Foresters (OSAF) and was inducted into the Arkansas Foresters Hall of Fame. In 2025, he was awarded the Gifford Pinchot Medal by SAF, recognizing his outstanding contributions to forestry practice, administration, and professional development across North America. Greg is also an SAF Certified Forester.

Greg is also a long-time board member of the Arkansas Forestry Association (AFA), having served various roles throughout his membership, including as 2025 President. He has been also an active member of the Association of Consulting Foresters and the Forest Landowners Association, serving various committees within these organizations. Greg is a Registered Forester in Arkansas and maintains his Real Estate License in Arkansas. He has long been a dependable sponsor of local, regional, and national meetings, having also been an invited speaker at these meetings over the years.

Greg has two sons, three grandsons, and one granddaughter. He attends Fellowship Bible Church in Conway, Arkansas. In addition, Greg is a licensed pilot (instrument-rated) with over 3,000 flight hours.

Greg specializes in:

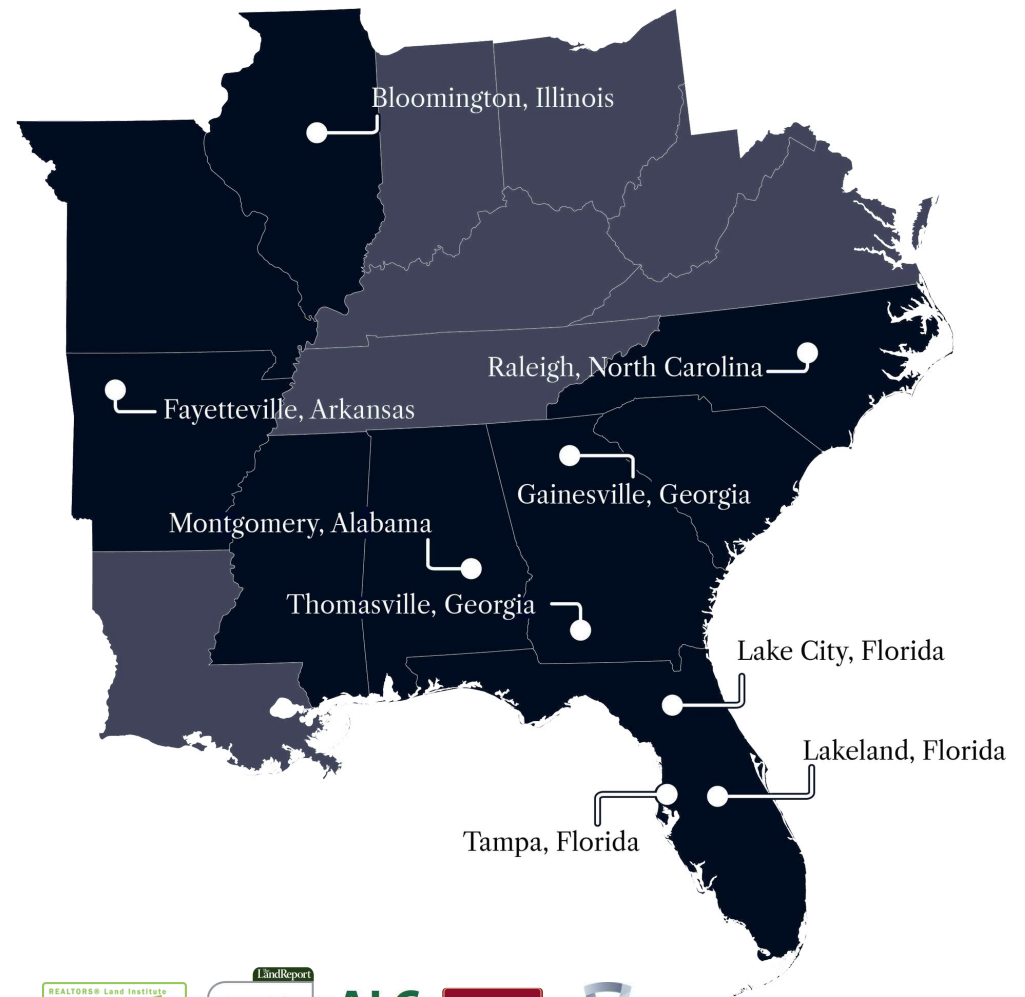
- Timberland
- Hunting and Recreational Land



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