



OFFERED FOR SALE

# CAMP FOXPEN

A Recreational Investment Opportunity

114.63± Total Acres • Hot Springs County, Arkansas

OFFERED BY



**AGRICULTURE | RECREATION | TIMBERLAND**

Traditional Brokerage + Sealed Bids + Consulting

LICENSED IN ARKANSAS, LOUISIANA, MISSISSIPPI, AND TENNESSEE



### **DISCLOSURE STATEMENT**

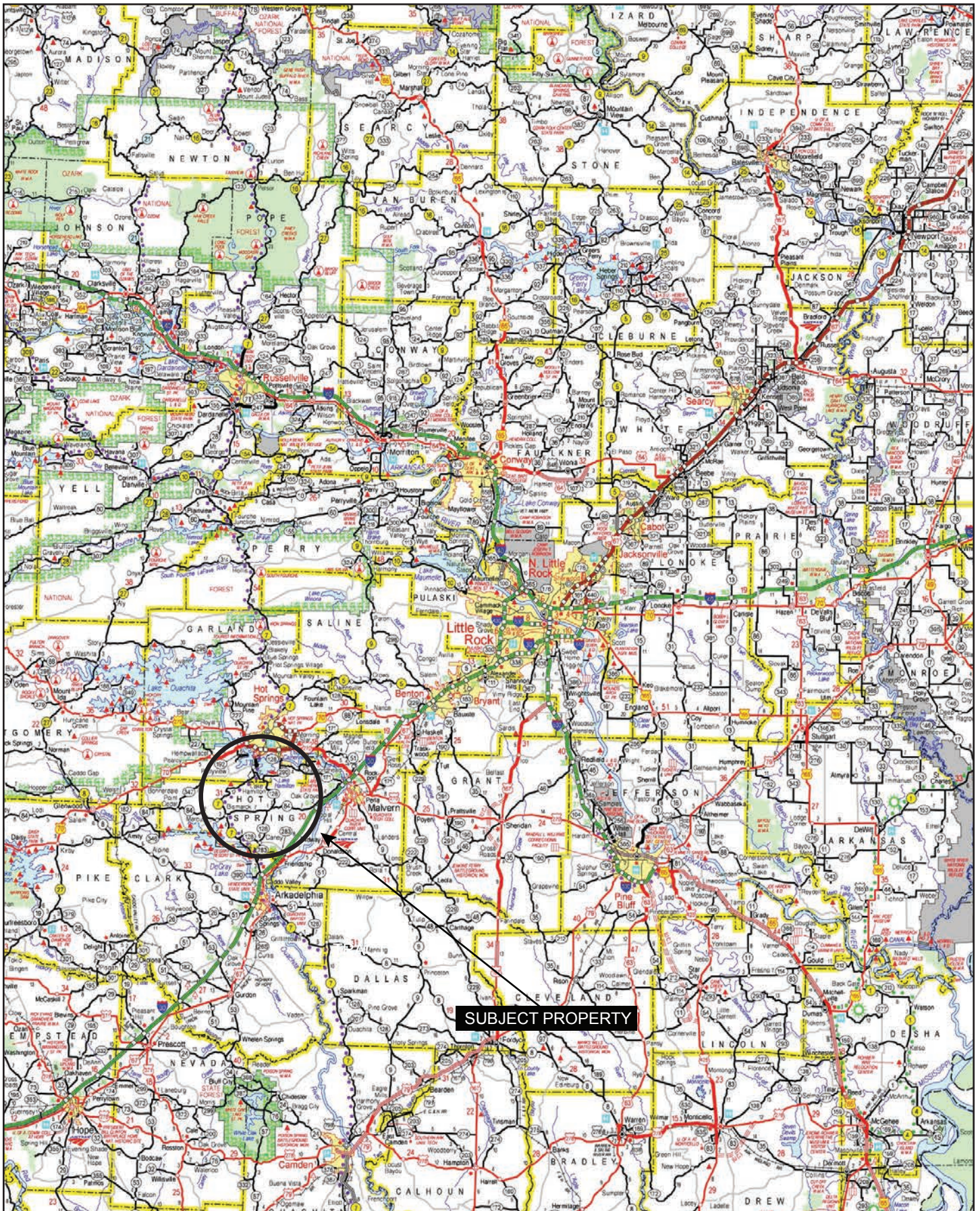
Lile Real Estate, Inc. is the listing agency for the owner of the property described within this offering brochure.

A representative of Lile Real Estate, Inc. must be present to conduct a showing. The management of Lile Real Estate, Inc. respectfully requests that interested parties contact us in advance to schedule a proper showing and do not attempt to tour or trespass on 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.

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# VICINITY MAP



## PROPERTY SUMMARY

### Description:

Camp Foxpen is a 114± acre tract in Hot Springs County located just north of Arkansas State Highway 84. The property is composed of two (2) beautiful ridges that are cut by a valley with a pristine, flowing creek. The internal road system provides easy access to the 2,400± square foot shop, which has a finished interior and offers a full kitchen and excellent entertainment space with a magnificent stone fireplace. The building is set up for outdoor entertainment with a great place to grill out, watch wildlife, or catch a ballgame. The shop also includes two (2) full indoor RV hookups. Connected to the shop is a 960± square foot covered patio that offers a magnificent view of the full sporting clays range, as well as a full bathroom. With its exquisite topography, the Sporting Clays Range offers a multifaceted selection of shooting challenges for the novice to the most experienced Sporting Clays shooter. The 1,200± square foot pole barn, covered metal carport, and shed all offer ample storage for equipment and gear.

The property offers excellent deer and turkey hunting with several enclosed stands on site and two (2) developed food plots - making this property ready for hunting. There is a pond on the property that also offers fishing opportunities. Located adjacent to the property is the Jack Mountain WMA which offers access to additional deer and turkey hunting opportunities. The property's proximity to multiple lakes makes this a great location for year-round entertainment. It's nestled right in the middle of Lake Ouachita, Lake DeGray, Lake Hamilton, and Lake Catherine, and is only a short, 15 minute drive to Oaklawn Racing Casino and Resort. Camp Foxpen is designed for entertainment, whether that be hunting or recreational activities in Hot Springs.

### Location:

De Roche, Arkansas; Hot Springs County; Central Region of Arkansas

#### Mileage Chart

Hot Springs, AR	19 Miles
Little Rock, AR	60 Miles
Texarkana, AR	110 Miles
Dallas, TX	269 Miles

### Acreage:

114.63± total acres

### Access:

The property has private gated access via an improved road that is off of Wheatley Road.

### Recreation:

Deer and turkey hunting opportunities exist on the property, and a challenging five-stand Stand Sporting Clays range.

### Real Estate Taxes:

\$231.00 (estimated)

## PROPERTY SUMMARY

**Mineral Rights:** All mineral rights owned by the Seller, if any, shall transfer to the Buyer.

**Improvements:** 2,400± sq. ft. shop

- Full kitchen
- Living area with stone fireplace
- One (1) full bathroom
- Six (6) 18 ft. wide overhead garage doors
- Two (2) full indoor RV hookups
- 960± sq. ft. covered patio
- 1,200± square foot pole barn
- Covered metal carport
- Enclosed shed with roll up door
- Sporting clays range
- Improved internal road system
- Fishing pond
- Gated private drive

**Equipment:** Numerous articles of maintenance equipment and tools will convey with the sale of this property.

- 2017 PJ hydraulic lift bumper pull trailer
- 2018 Rockwood 29 ft. travel trailer
- 2020 Kubota MX5400DT tractor with front loader
- 2021 John Deere UTV with winch, windshield, and brush guard
- Lane shark 44 inch brush cutter
- Bush Hog brand box blade
- Tarter fertilizer and seed spreader
- 12 ft. Landpride batwing bush hog
- 1,000-gallon diesel tank with electric pump
- 100-gallon gas tank on custom single axle trailer

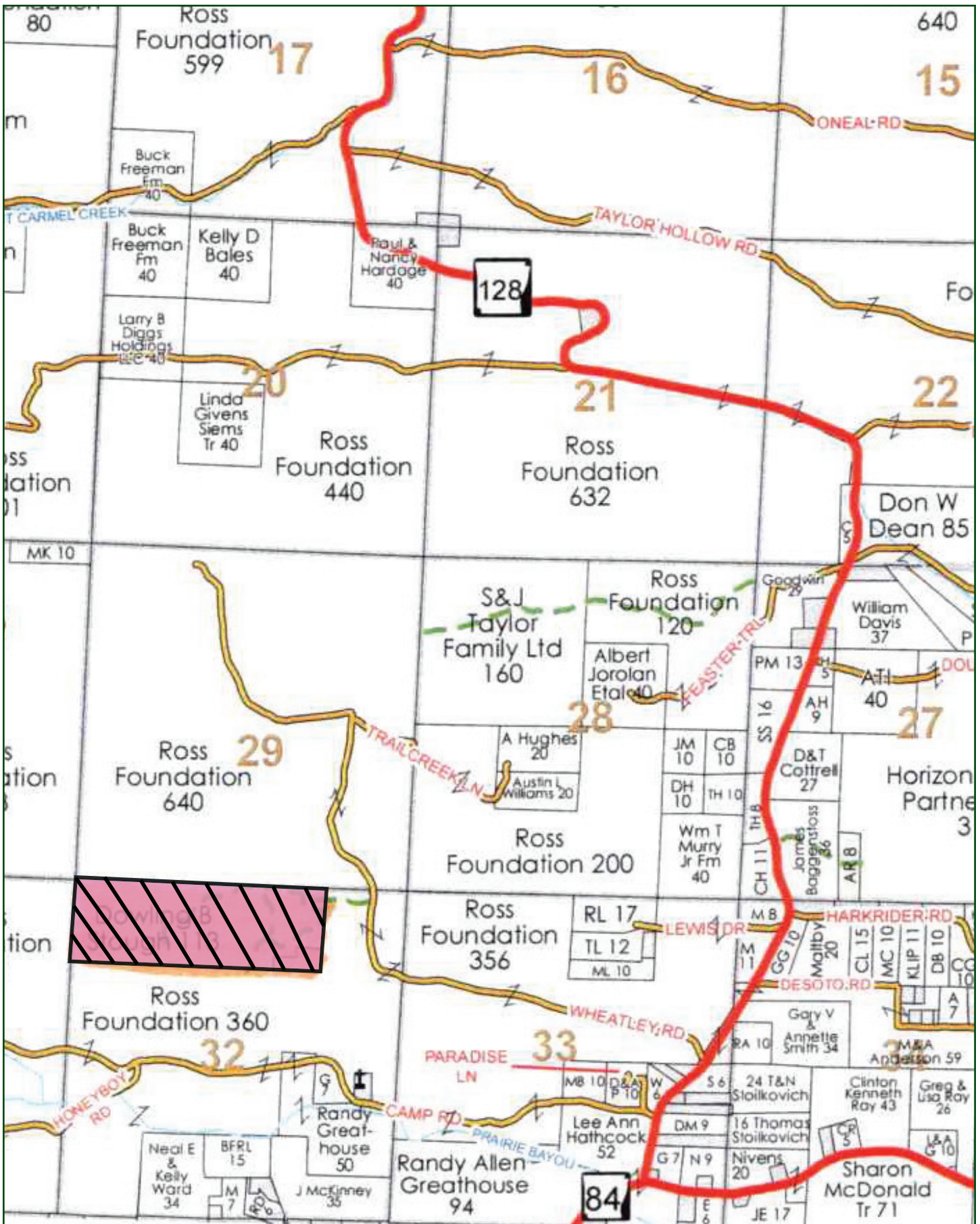
**Offering Price:** \$975,000.00

*\*The final boundaries, legal description, and acreage will be determined by a new survey.*

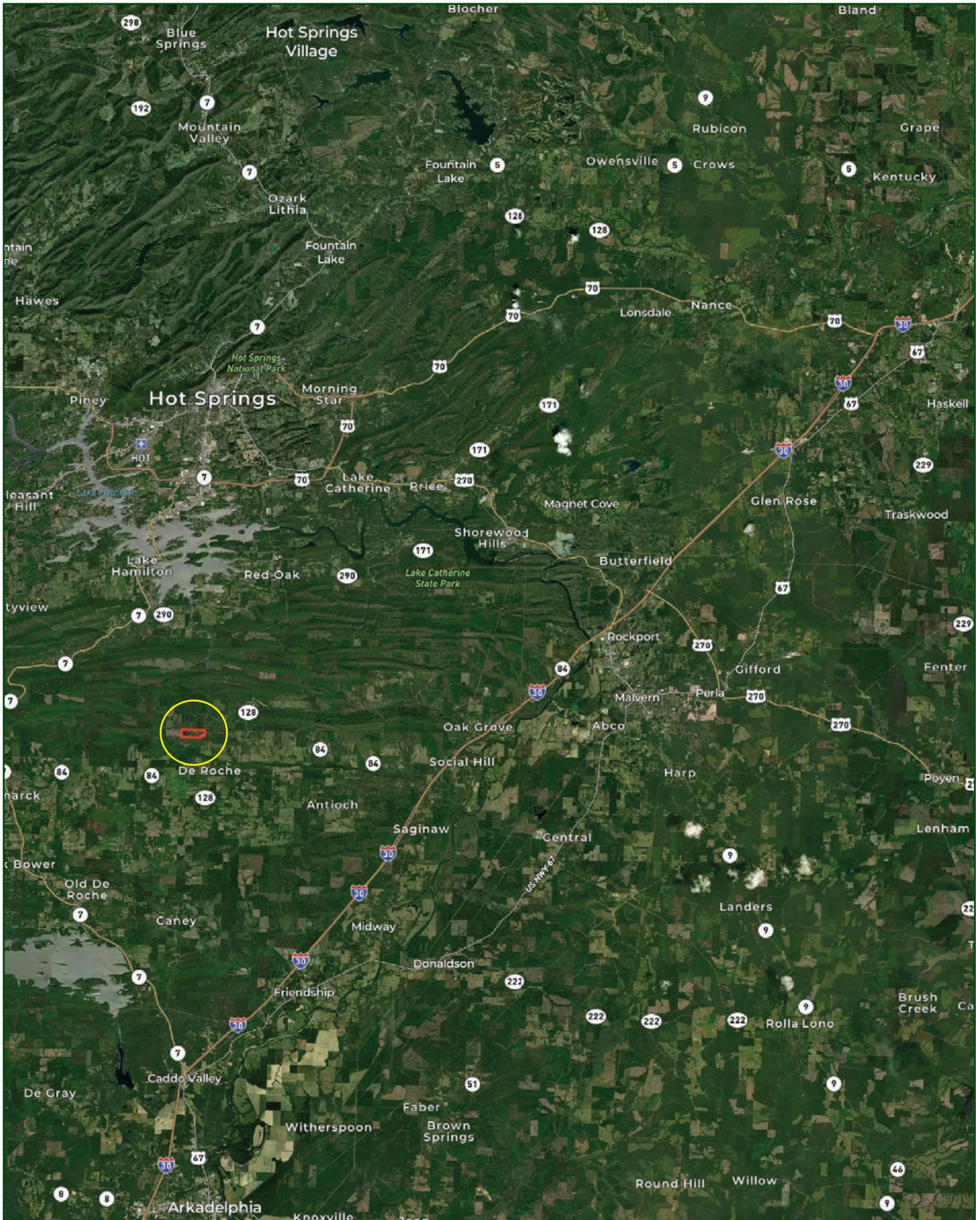
**Questions concerning this offering or to schedule a property tour should be directed to Jeryl Jones of Lile Real Estate, Inc.**

**Jeryl Jones**  
**870-672-1365 (m) | jjones@lilerealestate.com**

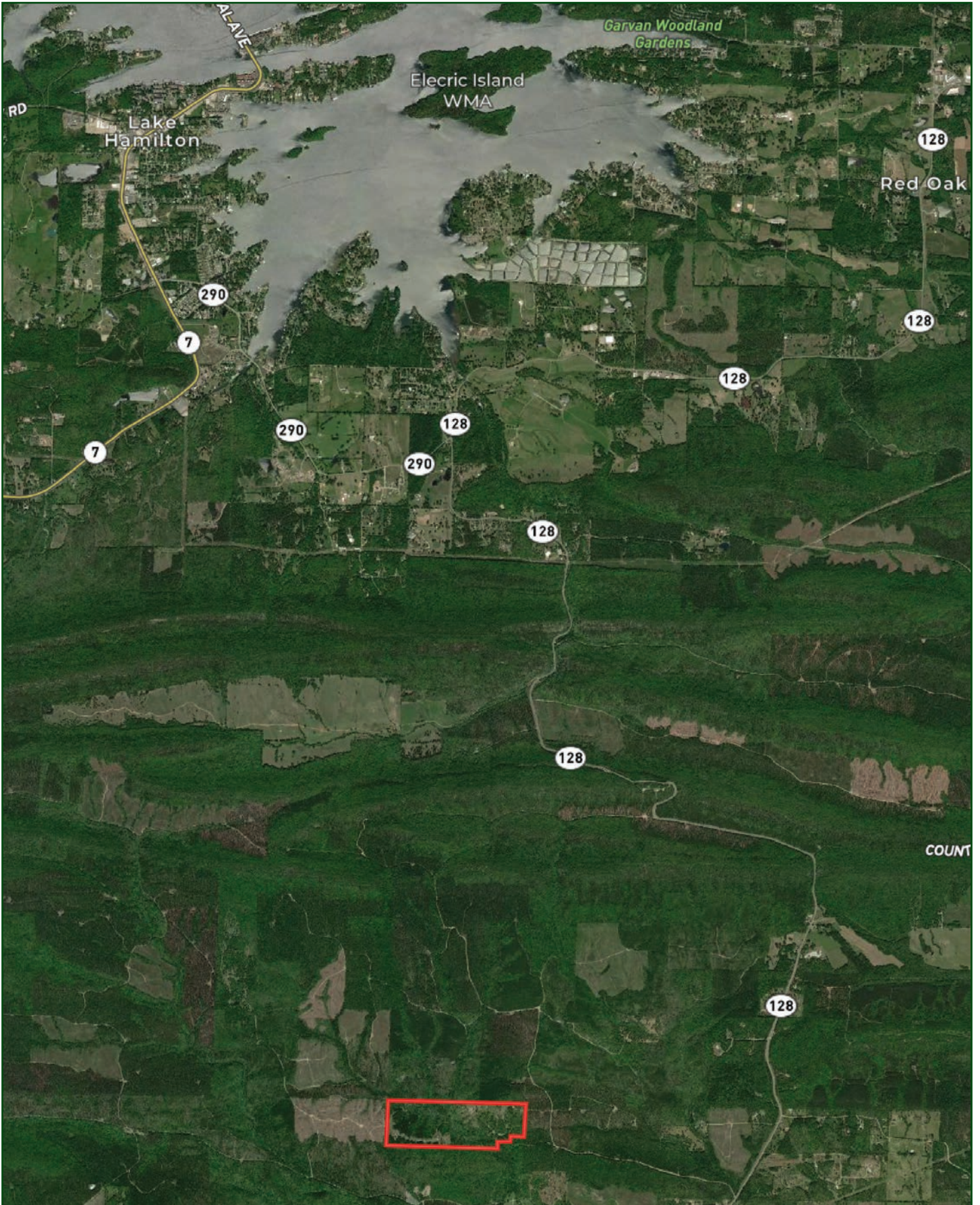
OWNERSHIP MAP



# LOCATION MAP

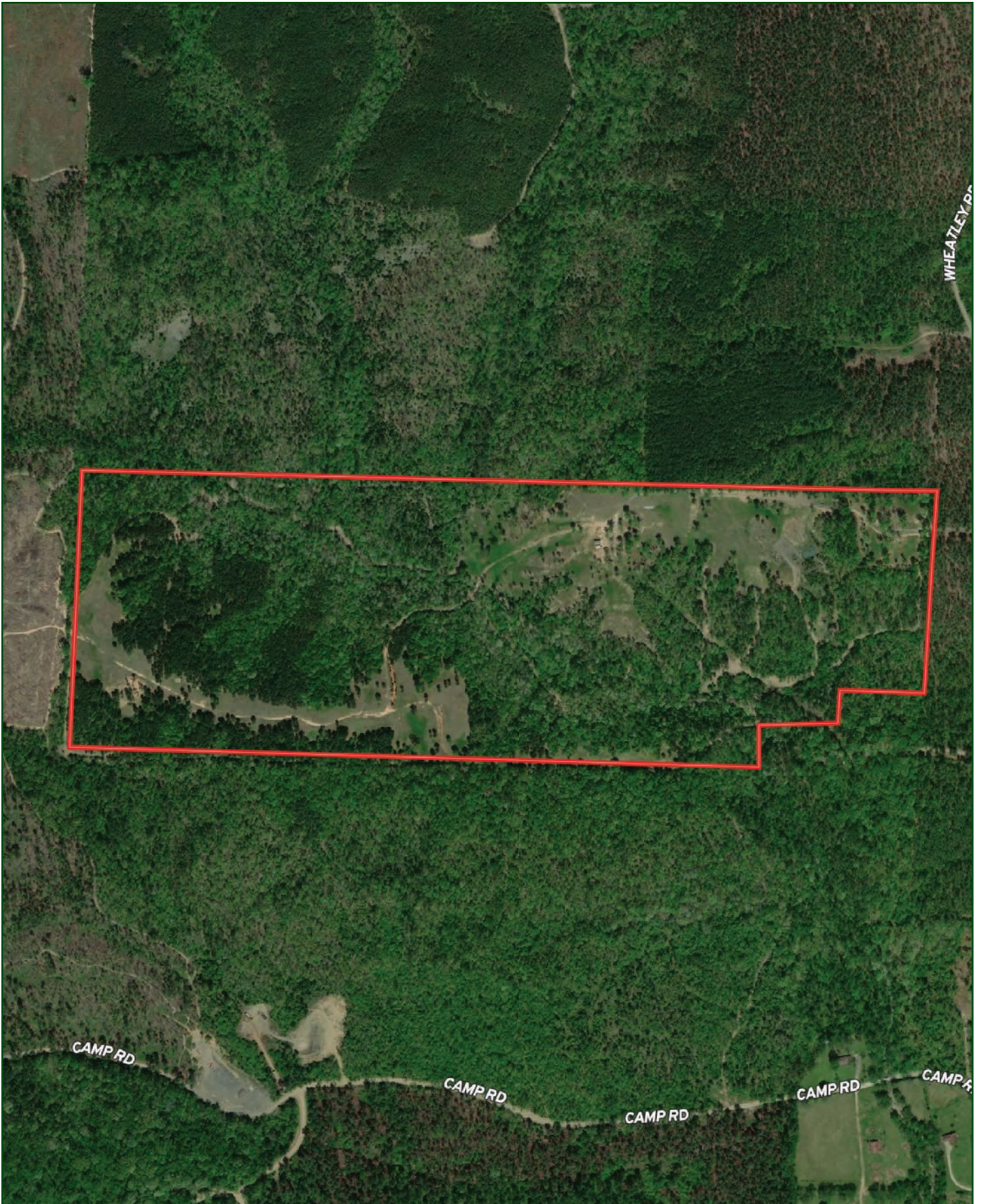


AERIAL MAP

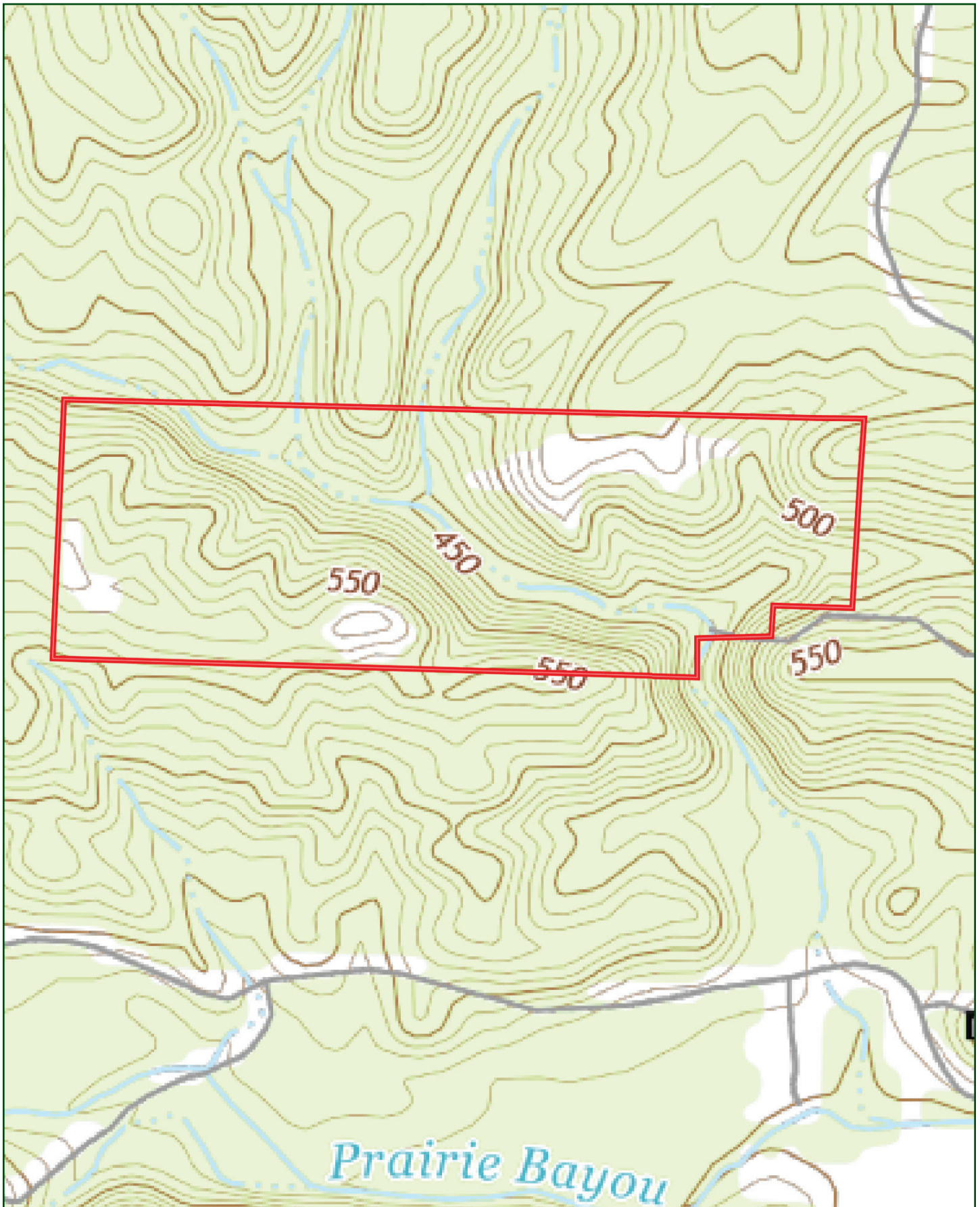




AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



## SOIL MAP KEY

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7	Bismarck very parachannery loam, 12 to 20 percent slopes	68.1	59.54	0	22	6e
54	Pirum-Sherless-Shermore fine sandy loams, 3 to 8 percent slopes	44.61	39.0	0	48	4e
55	Pirum-Zafra-Clebit complex, 3 to 8 percent slopes	1.2	1.05	0	45	4e
6	Bismarck very parachannery loam, 3 to 12 percent slopes	0.47	0.41	0	24	6e
TOTALS		114.3 8(*)	100%	-	32.39	5.2

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion  
 (s) soil limitations within the rooting zone (w) excess of water

































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