



## **1000 Emma Dr. Mountain View AR 72560 Hell Creek Lodge** 174 Acres of Rolling Hills and Woods, Furnished Lodge and Cave

In a convenient location close to town, yet very private, this exclusive upscale hunting lodge, boasts 5,816 Sq Ft, 9 BR, 5 BA, 2 1/2-BA, 2 full kitchens, comes furnished and can sleep up to 26. The lodge is 2.5 stories with a finished walk-out lower level. Each floor has it's own AC/heating system and an emergency propane generator powers the lower level during outages. There is also a large safe/gun room.

The barn has 3 horse stalls and lots of storage space as well as a meat-hanging room for the hunters. Among the 174 acres of beautiful rolling hills and woods there are 20 acres of producing hay fields. The current caretaker has a quail and ring-necked pheasant raising operation capable of producing 1,000 birds a year and has recently started an Arkansas Black Apple orchard on the property. There are many food plots for wild animals throughout the acreage. There is a seasonal creek plus numbers ponds on the property as well as Hell Creek, flowing underground. Walk to the White River about a mile away on top of this dry stream bed.

Also on this extraordinary property is a large uncharted cave with descending stairs leading to a platform and into the grandiose open cavern which stays at a constant 55 degrees year around.

**FOR SALE \$975,000**

**Gary Garland - 901.335.4842**  
garygarlandrealestate@gmail.com

**Joy Harp - 870.213.6135**  
joyharphomes@gmail.com

**WWW.GARLANDCOMPANY.COM**  
**110 West Main Street, Mountain View, AR 72560**  
(across from the Courthouse)  
**870.269.9601**



LAST UPDATED 03.21.16



| RESIDENTIAL LISTING DETAIL |                  |                            |                           |
|----------------------------|------------------|----------------------------|---------------------------|
| <b>MLS #:</b>              | <b>15013331</b>  | <b>Area:</b>               | 711 MOUNTAIN VIEW & STONE |
| <b>Status:</b>             | Active           | <b>List Price:</b>         | \$975,000                 |
| <b>Type:</b>               | Detached         | <b>Original Price:</b>     | \$1,450,000               |
| <b>City:</b>               | Mountain View    | <b>Inside City Limits?</b> | No                        |
| <b>Subdivision:</b>        | Metes and Bounds | <b>Sale/Rent:</b>          | For Sale                  |
| <b>Neighborhood:</b>       |                  | <b>To Show Call:</b>       | 870-213-6135              |
| <b>Virtual Tour:</b>       |                  |                            |                           |
| SOLD INFORMATION           |                  |                            |                           |
| <b>SP:</b>                 | <b>ConDte:</b>   | <b>SP/SqFt:</b>            | <b>SAG:</b>               |
| <b>FIN:</b>                | <b>CLSD:</b>     | <b>SO:</b>                 |                           |

**Address:** 000 Hell Creek Lodge

|                     |   |                          |        |                           |                 |
|---------------------|---|--------------------------|--------|---------------------------|-----------------|
| <b>List Agent:</b>  | Gary Garland - Mobil: 901-335-4842                            | <b>In-House #:</b>       |        | <b>Owner Name:</b>        |                 |
| <b>List Office:</b> | Garland Company Real Estate<br>Office: 870-269-9601           | <b>Owner ID#:</b>        |        | <b>Owner Phone:</b>       |                 |
| <b>Co-Agent:</b>    | Joy Harp - Agent: 870-213-6135<br>Garland Company Real Estate | <b>County:</b>           | Stone  | <b>Sub Agent Comp:</b>    | 0               |
| <b>Bedrooms:</b>    | 9   | <b>Market Time:</b>      | 354    | <b>Buyers Agent Comp:</b> | 3               |
| <b>Full Baths:</b>  | 5   | <b>Zip:</b>              | 72560  | <b>Entered Twice:</b>     | Yes             |
| <b>Half Baths:</b>  | 2   | <b>Approx Acreage:</b>   | 174.64 | <b>Will Subd:</b>         | No              |
| <b>Approx SQFT:</b> | 5816  | <b>Approx Lot Size:</b>  | 0      | <b>New Construction?</b>  | No              |
| <b>LP/SqFt:</b>     | 167.64  | <b>Approx Yr. Built:</b> | 2009   | <b>Listing Services:</b>  | 1. Full Service |
| <b>Legal:</b>       | PT NE NE FRL & PT SE NW FRL &                                 | <b>Foreclosure(REO):</b> | NO     | <b>Short Sale?:</b>       | NO              |

### FEATURES

|                        |   |                |  |
|------------------------|---|----------------|--|
| Owner/Agent Disclosure | <b>Listing Agent is neither owner nor of any relation to owner</b>  | INTERIORS      | <b>Washer Connection, Washer-Stays, Dryer Connection -Electric, Dryer-Stays, Water Heater-Electric, Smoke Detector(s), Security System, Walk-In Closet(s), Exclusions (see remarks), Balcony/Loft, Ceiling Fan(s), Walk-in Shower, Furnished</b> |
| AREA                   | <b>Swimming Pool(s), Tennis Court(s), Playground, Golf Course, Airport</b>  | LISTING TYPE   | <b>Exclusive Right-To-Sell</b>   |
| AMENITIES              | <b>Master Bedroom/Main Lv, Guest Bedroom/Main Lv, Master Bed. Sitting Area, 2 Bedrooms Same Level, 3 Bedrooms Same Level, 4 Bedrooms Same Level</b> | KITCHEN EQUIP  | <b>Free-Standing Stove, Microwave, Gas Range, Dishwasher, Disposal, Pantry, Refrigerator-Stays, Ice Maker Connection, Bar/Fridge</b>   |
| BEDROOMS               | <b>Kitchen/Dining Combo</b>   | LOT            | <b>Sloped, Level, Rural Property, Pond, Creek, Wooded, Cleared, Not in Subdivision, Mountain View, Vista View</b>  |
| DINING                 | <b>Boundary Survey</b>  | FINANCING      | <b>New Loan-Conventional, Cash</b>   |
| DOCS ON FILE           | <b>None</b>   | OTHER ROOMS    | <b>Great Room, Game Room, Safe/Storm Room</b>  |
| DOCS ONLINE            | <b>Patio, Deck, Screened Porch, Porch, Fully Fenced, Outside Storage Area, Shop, Other (see remarks), Wood Fence</b>                                | POSSESSION     | <b>At Closing</b>  |
| EXT. FEATURES          | <b>Stone, Cypress</b>   | ROAD SURFACE   | <b>Other (see remarks)</b>   |
| EXTERIOR               | <b>Barns/Buildings, Livestock Allowed</b>   | ROOF           | <b>Metal</b>   |
| FARM/RANCH             | <b>Woodburning-Site-Built, Three or More</b>  | SHOWING INST.  | <b>Listing Agent Must Accomp, Call Listing Agent</b>   |
| FIREPLACE              | <b>Carpet, Wood, Tile, Concrete, Natural Stone Tile</b>   | SOURCE OF SF   | <b>Tax Records</b>   |
| FLOORS                 | <b>Slab</b>   | STORIES        | <b>Other (see remarks)</b>   |
| FOUNDATION             | <b>Garage, Two Car, Auto Door Opener</b>  | STYLE          | <b>Other (see remarks)</b>   |
| PARKING                | <b>Central Cool-Electric, Central Heat-Electric, Heat Pump, Other (see remarks)</b>   | UTILITIES      | <b>Septic, Water-Public, Elec-Municipal (+Entergy), Gas -Propane/Butane, TV-Satellite Dish</b>   |
| HEAT & AIR             |   | WALLS/CEILINGS | <b>Sheet Rock, Vault Ceiling, Wood Ceiling</b>   |

### FINANCIAL

|                        |      |                      |          |
|------------------------|------|----------------------|----------|
| <b>Assn/Condo Fee:</b> | 0.00 | <b>Freq:</b>         | None     |
| <b>Annual SI Tax:</b>  |      | <b>Annual Taxes:</b> | 3,149.91 |

### SCHOOLS

|                |               |                |               |
|----------------|---------------|----------------|---------------|
| <b>ELEM:</b>   | MOUNTAIN VIEW | <b>JUNIOR:</b> | MOUNTAIN VIEW |
| <b>MIDDLE:</b> | MOUNTAIN VIEW | <b>SENIOR:</b> | MOUNTAIN VIEW |

### PUBLIC REMARKS

In a convenient location close to town, this exclusive 174.64 ac upscale 2.5 story hunting lodge, boasts 5,816 Sq Ft, 9 BR, 5 BA, 2 half BA, 2 full kitchens, comes furnished and can sleep up to 26. There is a finished walk-out lower level. Each floor has it's own AC/heating system. The barn has 3 horse stalls and lots of storage space. The land offers over 20 acres of hay fields plus rolling hills and woods. Also a large uncharted cave with descending stairs leading into a grandiose open cavern.

### DIRECTIONS

Call Gary Garland at (901) 335-4842 or Joy Harp at (870) 213-6135