

WHISTLE PLACE FARM PHILLIPS COUNTY, AR

3,200± ACRES | \$8,800,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

WHISTLE PLACE FARM

PROPERTY PROFILE

LOCATION:

- Phillips Road, Helena, AR 72342
- Phillips County
- Mississippi River Bottom
- Approximately 13 Miles SW of Helena

COORDINATES:

- 34.387, -90.741

TAX INFORMATION:

Taxes: 2024- Will be Calculated at Closing

- Parcel #1: 001-07685-000
- Parcel #2: 001-07694-000
- Parcel #3: 001-05637-000
- Parcel #4: 001-07698-000
- Parcel #5: 001-07677-001
- Parcel #6: 001-07677-000
- Parcel #7: 001-07675-000
- Parcel #8: 001-07684-000
- Parcel #9: 001-07688-000
- Parcel #10: 001-07691-000
- Parcel #11: 001-07721-000
- Parcel #12: 001-05633-001 (Partial)
- Parcel #13: 001-07680-000
- Parcel #14: 001-07679-000
- Parcel #15: 001-07693-000

PROPERTY USE:

- Recreational
- Trophy Hunting
- Investment

PROPERTY INFORMATION:

- 3,200± Acres on the MS River
- 4 Bedroom, 2 Bath Lodge
- Income Producing – Wind Energy Lease
- Over 5 Miles of Mississippi River Frontage (Private Concrete Boat Landing in Place)
- Private Sandbar
- Trophy Deer, Duck, Turkey, Dove and Small Game Hunting
- Largest Deer to Date – 163”- 8 Point (Bow Kill)
- Duck Holes with Blinds in Place
- 60+ Acres of Wildlife Plots in Place (Most Equipped with Box Stands or Lean To's)
- Great Fishing and Additional Duck Hunting Opportunities on the River
- Miles and Miles of Internal Roads
- Beautiful Views of the Mississippi River
- Drivable Access until Helena Gauge Reaches 40 Feet



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MICHAEL OSWALT, ALC

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.

WELCOME TO WHISTLE PLACE FARM

WELCOME TO WHISTLE PLACE FARM LOCATED IN THE MISSISSIPPI RIVER BOTTOM, ONE OF THE MOST GAME RICH AREAS IN THE UNITED STATES. If you look for land along the Mississippi River, you will find plenty of equity share clubs, but not much private ownership remains. Whistle Place lies just 8± miles southwest of the Helena Bridge in Phillips County, Arkansas. The farm is accessed by Road 418. After crossing the levee, you will feel the privacy that comes with over 3,000 privately owned acres. The gravel driveway to the lodge is nearly one mile long. Once you are near the Mississippi River you will see the lodge on the top of a hill overlooking the river.

The current owner constructed the slab foundation cabin on a manmade hill instead of building it on stilts. No need to carry your furniture or groceries upstairs! Surprisingly, the cabin did not flood during the catastrophic 2011 flood so no worries there. Actually, you can drive to the cabin until the Helena gauge reaches 40 feet. The owner also built up more land for additional cabin sites in the event multiple folks would like to build in the future. The 2,600± square foot lodge was constructed in 2006 and features four bedrooms, two bathrooms, and a great room/kitchen combo with gorgeous views of the river. The utilities include city water, power, and septic sewer.



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MORE ABOUT WHISTLE PLACE FARM

Outside, you will find a fireplace, cook station, and walk-in cooler. There is also a pole barn for your land maintenance equipment. As you leave the camp area, just pick a road. The miles and miles of roads with the MS River levee road will lead you anywhere you want to go without blowing out your entire farm.

The whole property (minus the 14± acre lodge site) was enrolled in the Wetland Reserve Program (meaning this place will be an unspoiled recreational paradise until the end of time). You will notice that the development has been done in years past, and it will only get better. Whistle Place is currently an income producer through a Wind Energy Lease paying approximately \$29/Ac annually. The wind energy project is early in the development stage which could take up to 7 years to complete (more details upon request).

When talking about deer hunting in the southeast, the Mississippi River will quickly become a topic and Whistle Place Farm is no different. The deer hunting is already on a trophy level and should only improve. Over 60± acres of wildlife plots with numerous stands are in place with tons of room to add more. The biggest deer to date is a 163", 8-point bow kill. The Mississippi River flyway has been known for great duck hunting for as long as most folks can remember, and Whistle Place sits right in the heart of it. When you put rice and corn a few hundred yards from the river channel, it's a disastrous recipe for the ducks. Depending on water levels, the ducks will have plenty of holes to choose from 10 to 12 at 28-foot water levels in Helena. Two diesel engine driven wells are in place to guarantee water. The turkey population is thriving with little pressure in recent years.



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You can easily imagine the whole family, not just immediate, enjoying a place like this for hunting, fishing, boating, riding, getaway, you name it for years and years to come. The possibilities are endless at Whistle Place Farm. The wintering months should bring wing shooting in the mornings and whitetail chasing in the afternoons. During the summer months, you are sure to find a good eddy on the MS River to catch a catfish, a rock dike to go after those striped bass, or let the family play on your private sandbar. An additional 300± acre lease can possibly be purchased with the property.

If you have been wanting your own private Mississippi River Bottom paradise, call Michael Oswalt today for your private tour of Whistle Place Farm!



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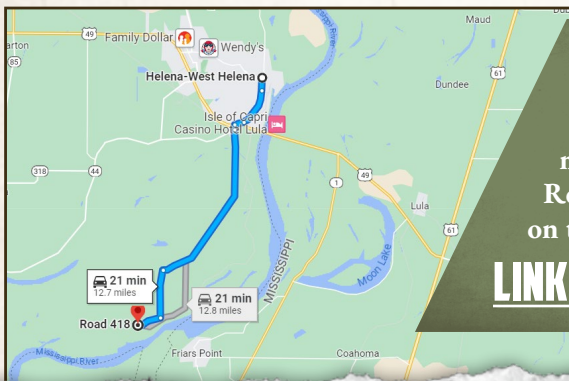
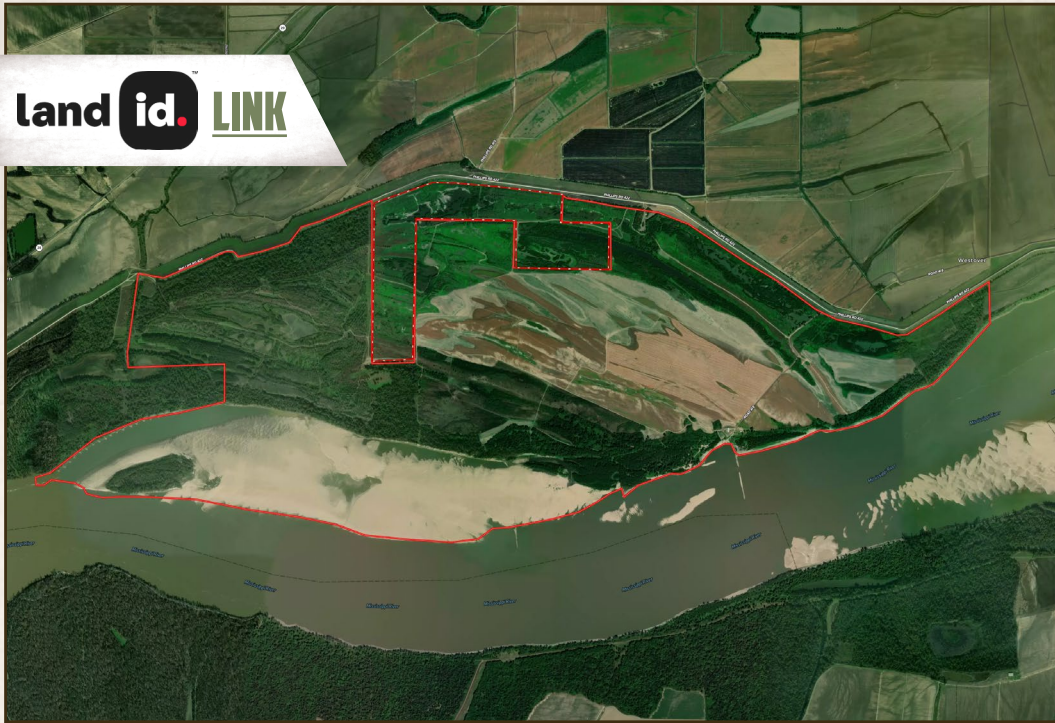
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Directions from Helena, AR:
Travel on Biscoe Street to AR-20
W towards Phillips Rd 422 for 12.5
miles. Continue straight onto Phillips
Rd 422 and the property will be located
on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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