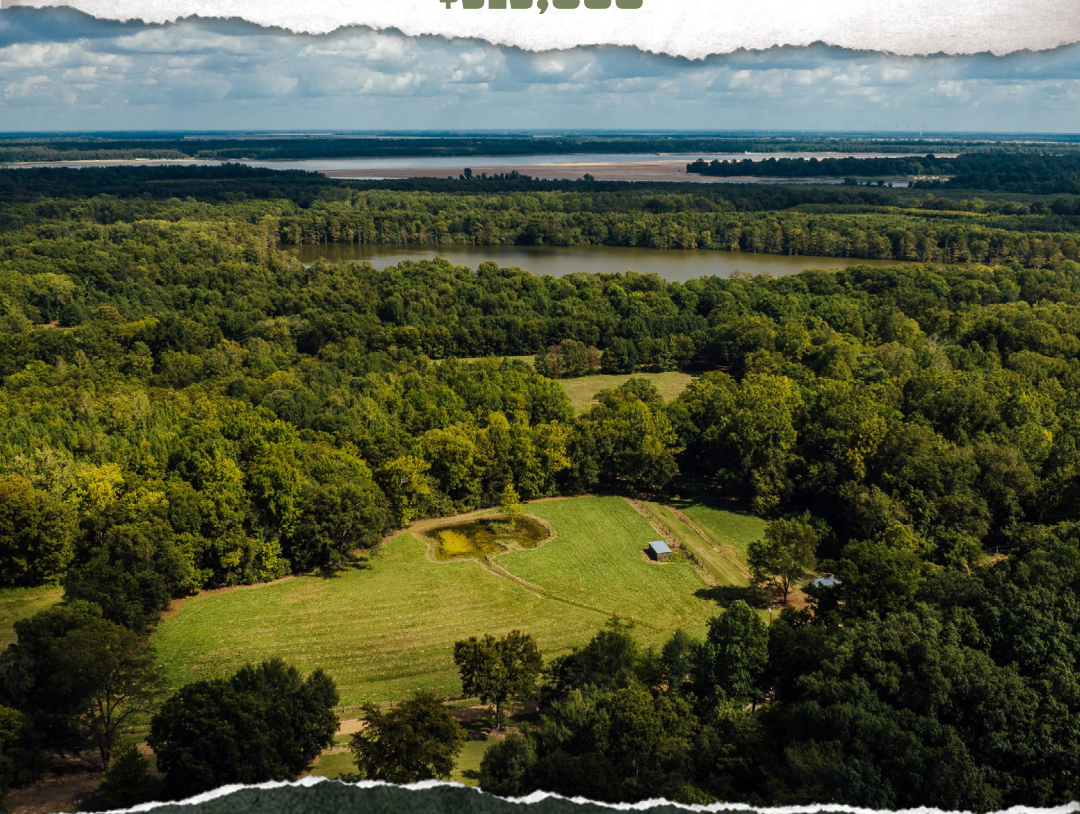




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

45.9± ACRES WITH A MOBILE HOME
PHILLIPS COUNTY, AR
\$315,000



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE PHILLIPS 45.9

PROPERTY PROFILE

LOCATION:

- 2273 Phillips 239
Helena, AR 72342
- Phillips County
- 5± Miles N of Helena-West

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing

TAX INFORMATION:

2023 - \$723.24

- Parcel #1: 001-07818-000
- Parcel #2: 001-07849-000

COORDINATES:

- 34.5683, -90.59328

PROPERTY INFORMATION:

- 45.9± Total Acres
- 6± Acre Open Pasture
- Shared 40± Acre Lake
- 2 Bed/3 Bath Mobile Home
- Tiny House
- 2 Sheds
- Timber
- Electricity, Private Well,
Propane, and Septic Tank
- Deer, Duck, Turkey, and
Fishing Opportunities



MICHAEL OSWALT, ALC | PRINCIPAL BROKER
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Information is believed to be accurate but not guaranteed.

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WELCOME TO THE PHILLIPS 45.9

WELCOME TO THE PHILLIPS 45.9, LOCATED IN THE MISSISSIPPI RIVER BOTTOM JUST NORTH OF HELENA, ARKANSAS. This 45.9± acre property features a mobile home, tiny house, shed, pasture area, timber, and a portion of a lake. It's typically pretty hard to find properties this size near the Mississippi River, especially one that offers deer, duck, turkey, and fishing opportunities.

As you arrive, you will notice the 1,371± square foot mobile home sitting atop the hill along the west side of Phillips Road 239. The home offers two bedrooms, three bathrooms, a sizable kitchen/dining/living room area, carport, and a huge screened in porch – all overlooking the pasture area of the property. You will also find a 405.38± square foot “tiny house” that, with a little work, would make a great place for your guests, kids, or grandkids. The camp area has two sheds for all of your storage needs – one is equipped with a walk-in cooler.



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MORE ABOUT THE PHILLIPS 45.9

As you leave the camp area, you will drive alongside the 6± acre open pasture (great for wildlife plots). The utilities include electricity, a private well, propane, and a septic tank. Next, the timbered area makes up the majority of the property and will be great for bowhunting, turkey hunting, and bedding for the deer. The eastern boundary of the property ends at Brushy Lake, a 40 acre lake that is shared by six land owners. You will enjoy a private boat ramp and great fishing and duck hunting opportunities.

This 45.9± acre recreational property packs a punch for its size. As with the majority of properties in the Mississippi River Bottom, most of this tract, minus the camp area on the hill, is located within the FEMA flood zone.

If you have been searching for an affordable property in the Mississippi River Bottom, give Michael Oswalt or Barry Holt a call today for your private tour of the Phillips 45.9.



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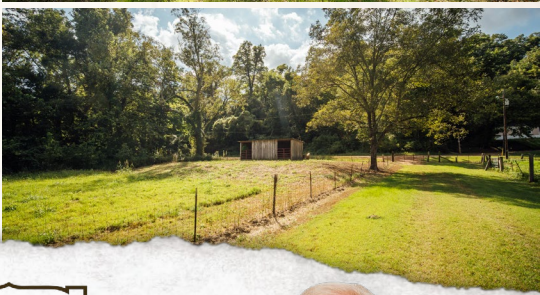
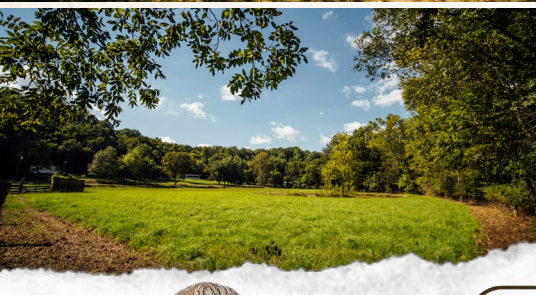
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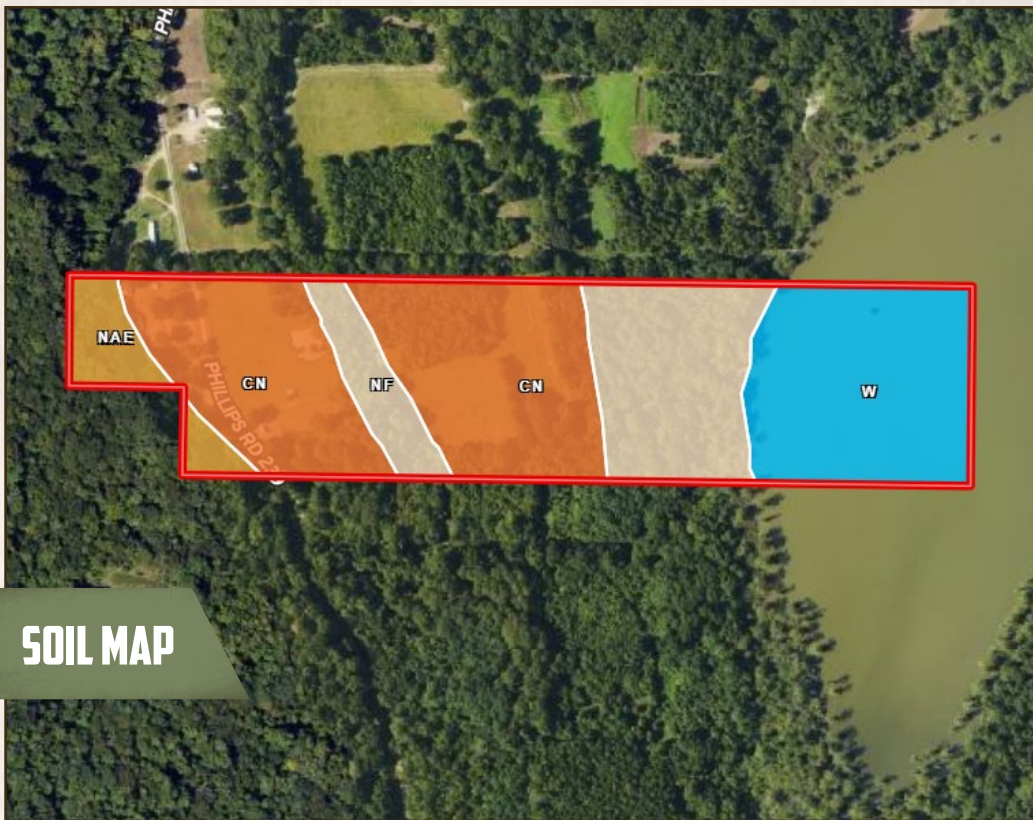


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SOIL MAP

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|----------|-------|-----|-------|------|
| Cn | Commerce soils, frequently flooded | 19.69 | 43.48 | 0 | 68 | 4w |
| W | Water | 11.63 | 25.68 | 0 | - | - |
| Nf | Newellton soils, frequently flooded | 11.1 | 24.51 | 0 | 64 | 4w |
| NaE | Natchez silt loam, 20 to 40 percent slopes | 2.87 | 6.34 | 0 | 20 | 7e |
| TOTALS | | 45.29(*) | 100% | - | 46.53 | 4.26 |



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Directions From the Intersection of Franklin Street and Holly Street in Helena-West, AR: Travel north on Holly Street toward Jefferson Street for 0.7 miles. Continue onto Sterling Road and travel for 1.1 miles. Continue onto Big Spring Road/Phillips Road 239 and travel 3.2 miles. The property is located on both sides of Phillips Road 239.

LINK TO GOOGLE MAP DIRECTIONS



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