

Whistle Place Farm

3,200 ± Acres in Phillips County, AR



\$9,584,000



- 3,200 ± Acres on the MS River
- Excellent Deer, Duck, & Turkey Hunting
- 4 Bed 2 Bath Lodge
- Live Running Creek
- Over 5 Miles River Frontage
- Food Plots and Box Stands in Place
- Established Ducks Holes with Blinds
- Mississippi River Access in Place

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



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Call me today!

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Information is believed to be accurate but not guaranteed.

Welcome to Whistle Place Farm! if you were to ask for a large, private-ownership property to purchase with frontage along the Mississippi River, you would likely hear a response of "patience will be key, this may take a while". Number one, not much of it exists anymore. There are plenty equity shares along the Mississippi River Bottom, but not much private ownership remains. Secondly, it rarely comes up for sale. Located in one of the most sought-after whitetail hunting areas in the United States, Whistle Place Farm 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 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 up stairs! Surprisingly, the cabin did not flood during the catastrophic 2011 flood so no worry 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 lodge (built in 2006) features 4 bedrooms, 2 baths (approximately 2,600 square feet) with a great room/kitchen combo equipped with gorgeous views of the river. Utilities include city water, electrical, and septic sewer. Outside you will find a fireplace, cook station, and walk in cooler. There is also a pole barn for your land maintenance equipment. This one is set up!



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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 (WRP) 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 and better. 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 get better. Over 60 acres of wildlife plots with stands are in place with tons of room to add more. The biggest deer to date is a 163" 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 in place to guarantee water. The turkey population has also blown up recently on the farm with little pressure in the past (owner and his son harvesting one bird a year). 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. The phrase "I'm bored" shouldn't come up. An additional 300± acre lease can possibly be purchased with the property. If you have been wanting a diverse, large acreage tract on the Mississippi River, Whistle Place Farm may be your place. Call Michael Oswald for your private showing today!



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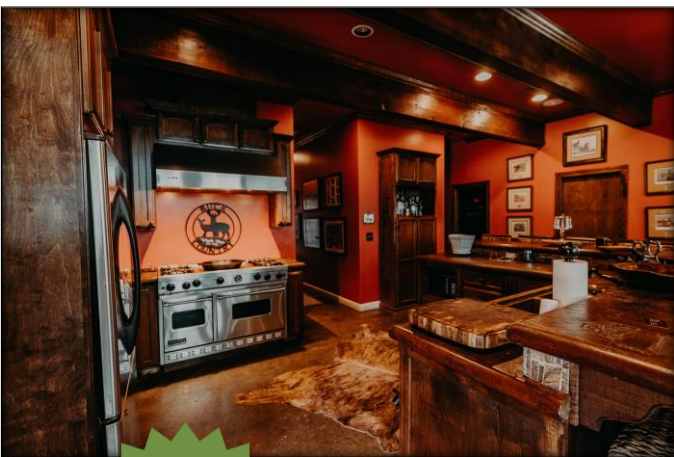
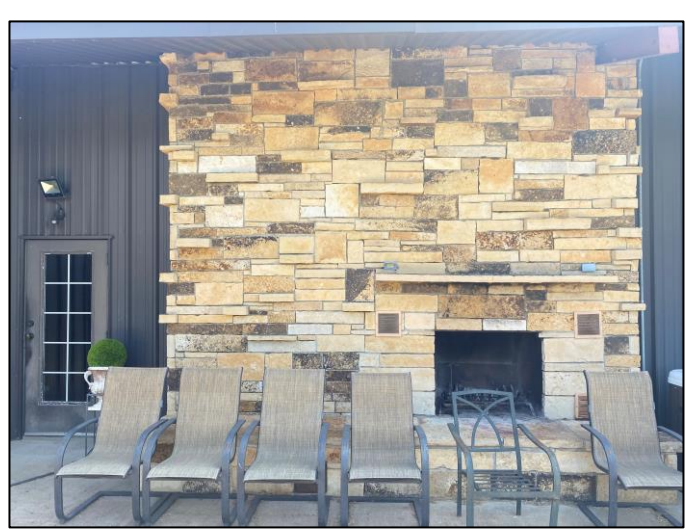


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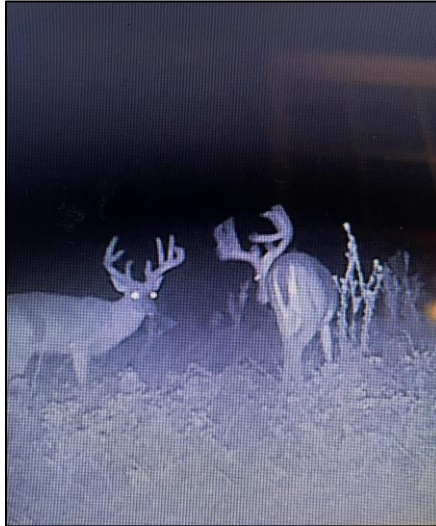
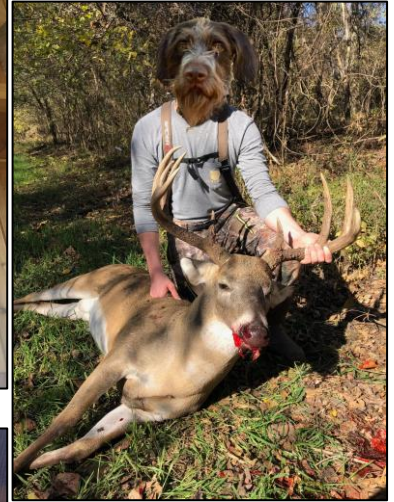
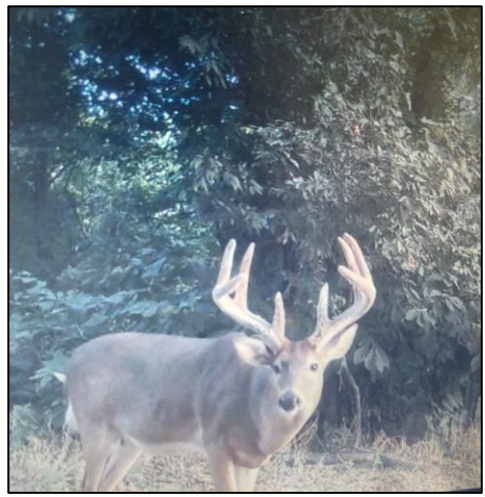
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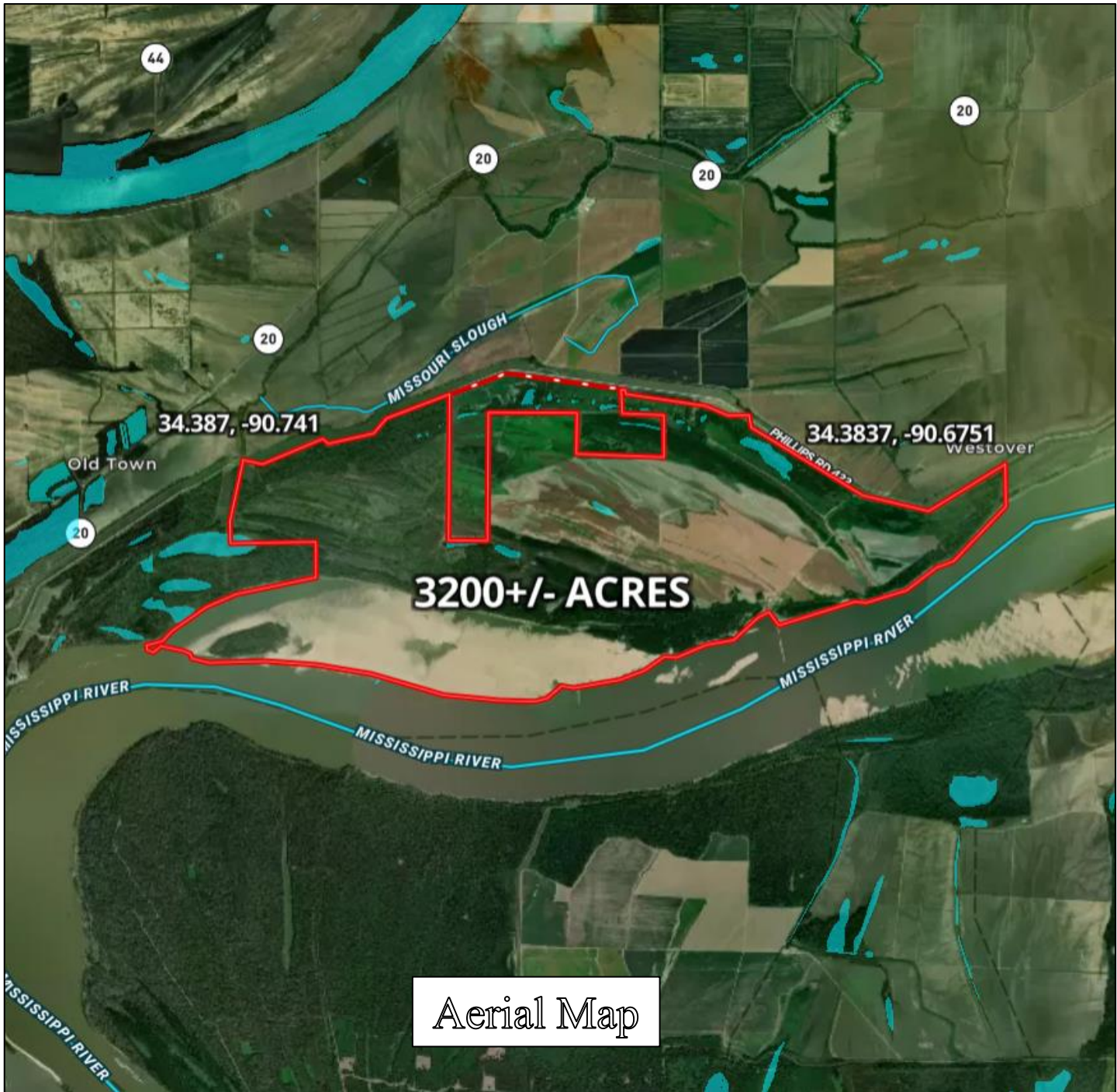


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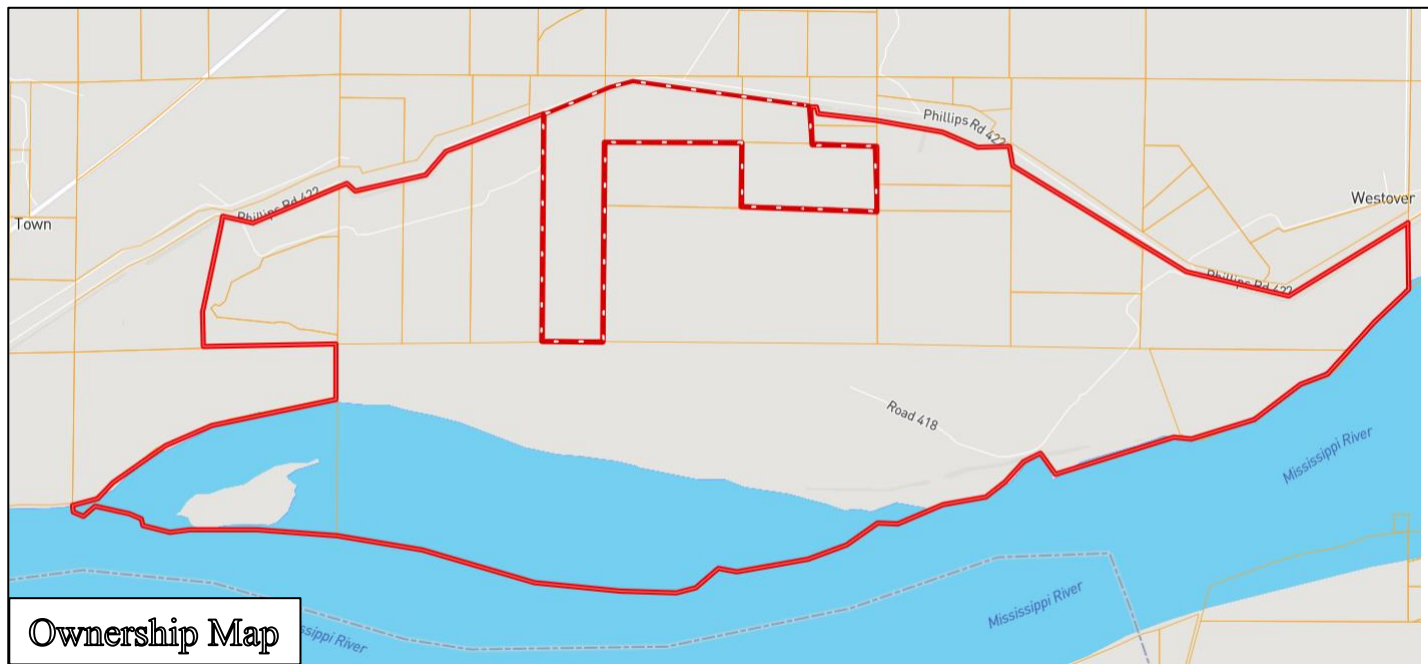
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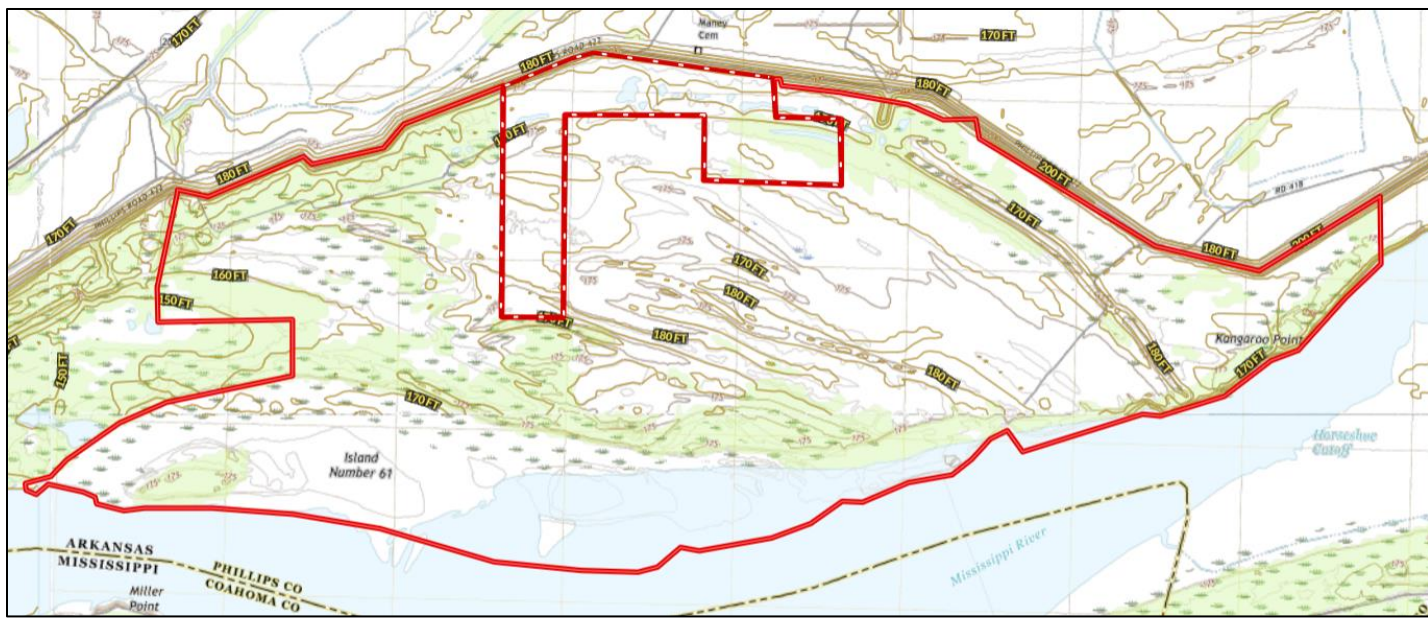


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Ownership Map



Topo Map

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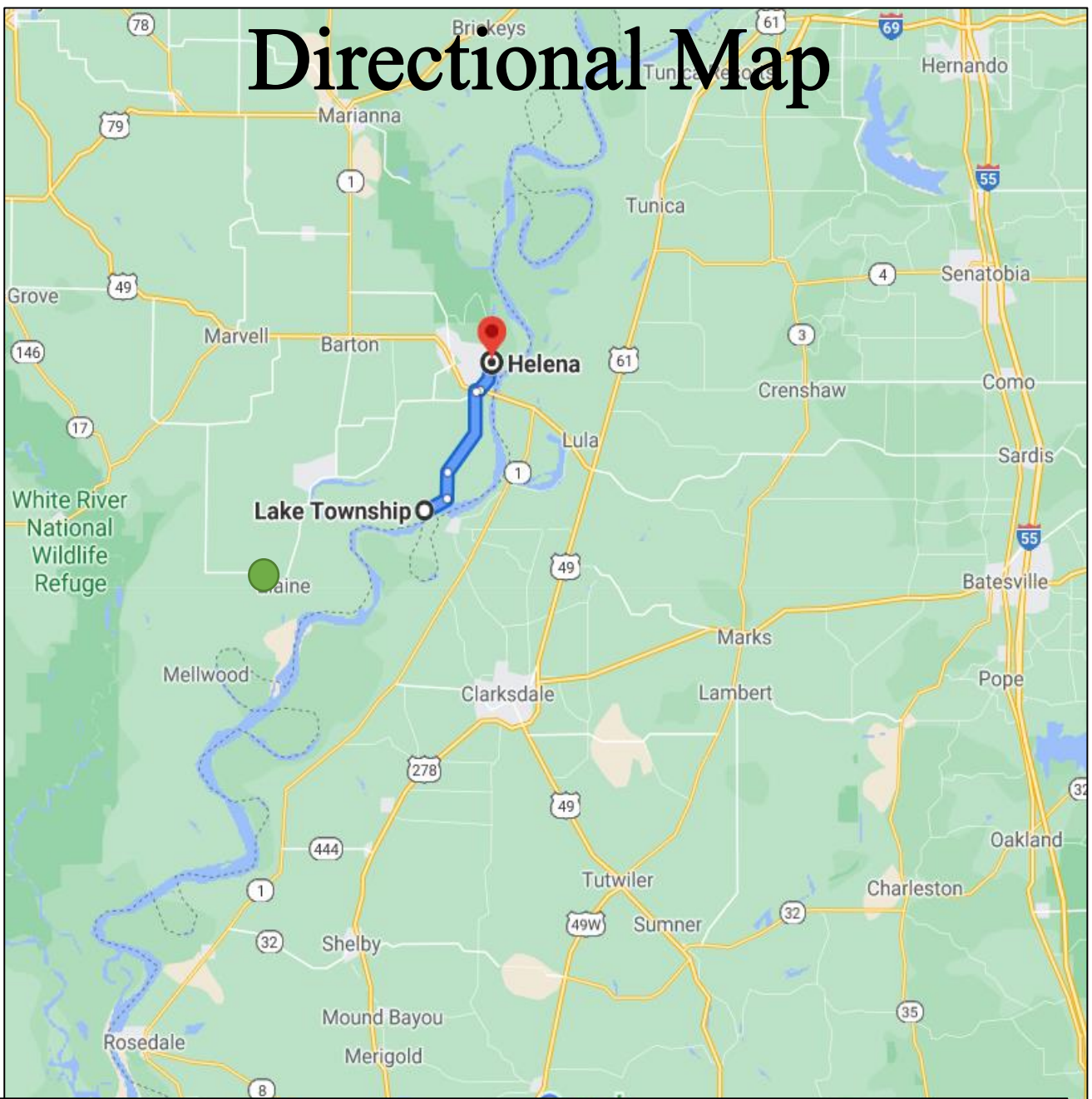
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Directional Map



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