

**139+/- ACRES ON  
OUACHITA RIVER WITH  
CABIN**

**138.95 +/- Acres  
Hot Spring County, AR  
\$750,000**

**NEW LISTING**

**NATIONAL  
LAND  
REALTY®**



**NATIONAL  
LAND  
REALTY®**

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### **OVERVIEW:**

This is a great opportunity to own a Beautiful Cabin located on 139+/- Acres overlooking the Ouachita River with unlimited recreational activities and your own personal 8 acre lake. This property is located at Donaldson, Arkansas and is just an hour southwest of Little Rock and only 4 hours northeast of Dallas. The property offers deer, duck, small game and turkey hunting, fishing in the Ouachita River and your own lake, boating, kayaking and countless other outdoor activities. The cabin has plenty of space for family and friends with great outdoor space on the porches and a fire pit looking out front overlooking the river. There is a new insulated shop and covered attached shed for storage of all your atvs, boats and personal items. For a fantastic property that is well suited for anyone that enjoys the outdoors, please arrange for a private showing to see all the amenities this property has to offer.

**PARCEL #/ID:** 035-00419-000, 035-00429-000

**TAXES:** \$2,570/year (2020)

### **ADDRESS:**

1 Lake Road  
Donaldson, AR 71941



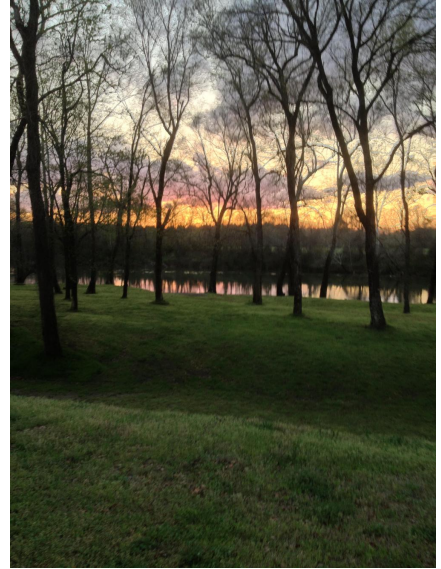


## PROPERTY HIGHLIGHTS:

- Beautiful 2400 Sq. Ft. 4 Bedroom and 2.5 Bathroom Cabin
- Cabin Furnished with Beds, Couches, TV, Dining Table, Appliances, Washer and Dryer
- 40x40 Insulated Shop with 40x48 Covered Shed with 12' Stalls.
- Approximately 1/4 Mile Frontage on Ouachita River with a private boat ramp
- Private 8 Acre Lake with Bass, Crappie and Catfish
- 100+/- Acres of 30 Year old Pine Plantation
- Phenomenal Hunting Including Deer, Duck and Turkey
- Multiple Food Plots
- Easily Accessible Deer Stands and Feeders
- Gated Access at the end of the Road
- Multiple Roads and Trails throughout the property
- Great swimming area in the summer in the Ouachita River
- Excellent Canoeing and Kayaking Opportunities
- Wood Burning Fireplace in Cabin
- Excellent well for water for the cabin and shop

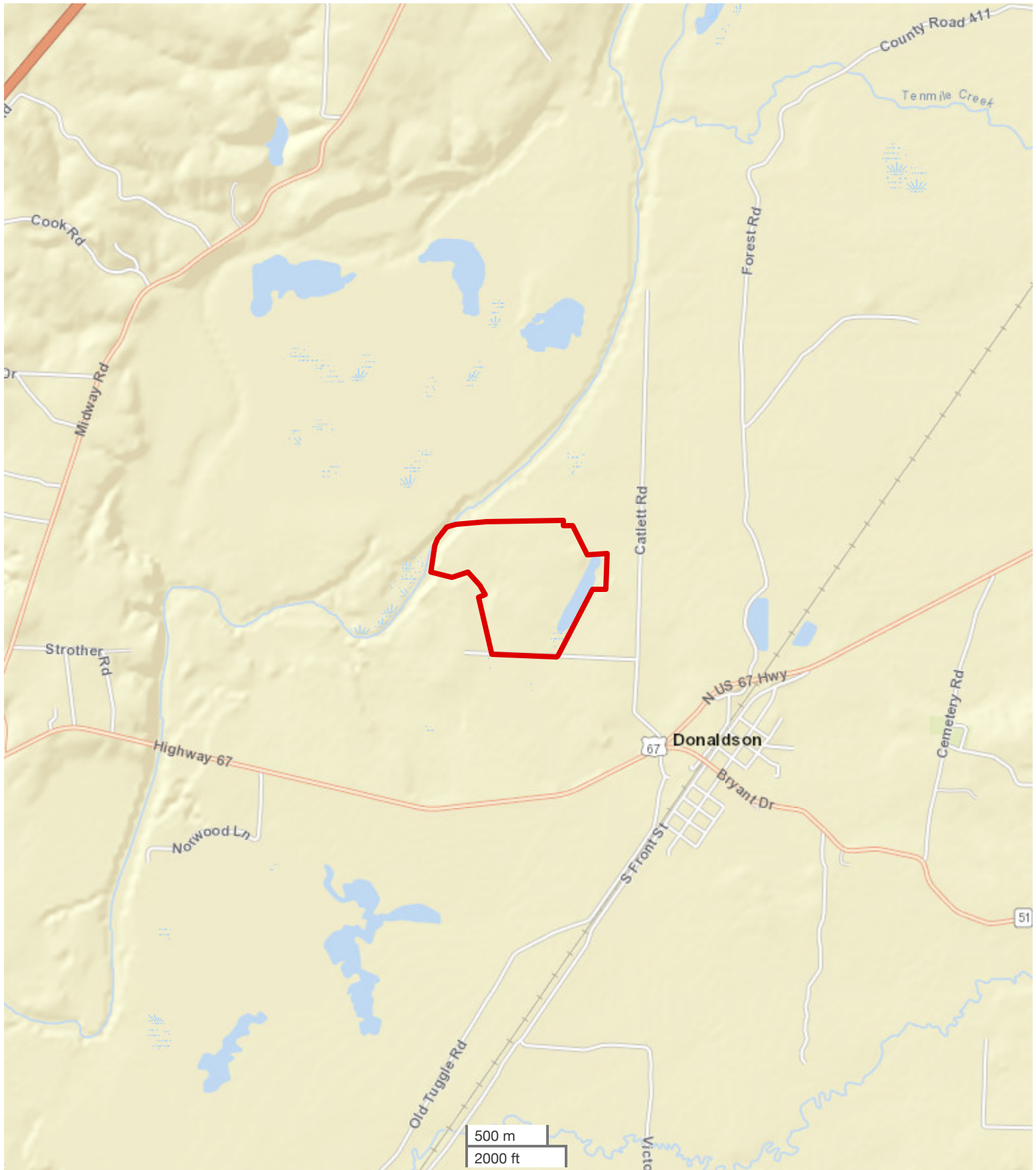
## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=986768](http://www.nationalland.com/viewlisting.php?listingid=986768)



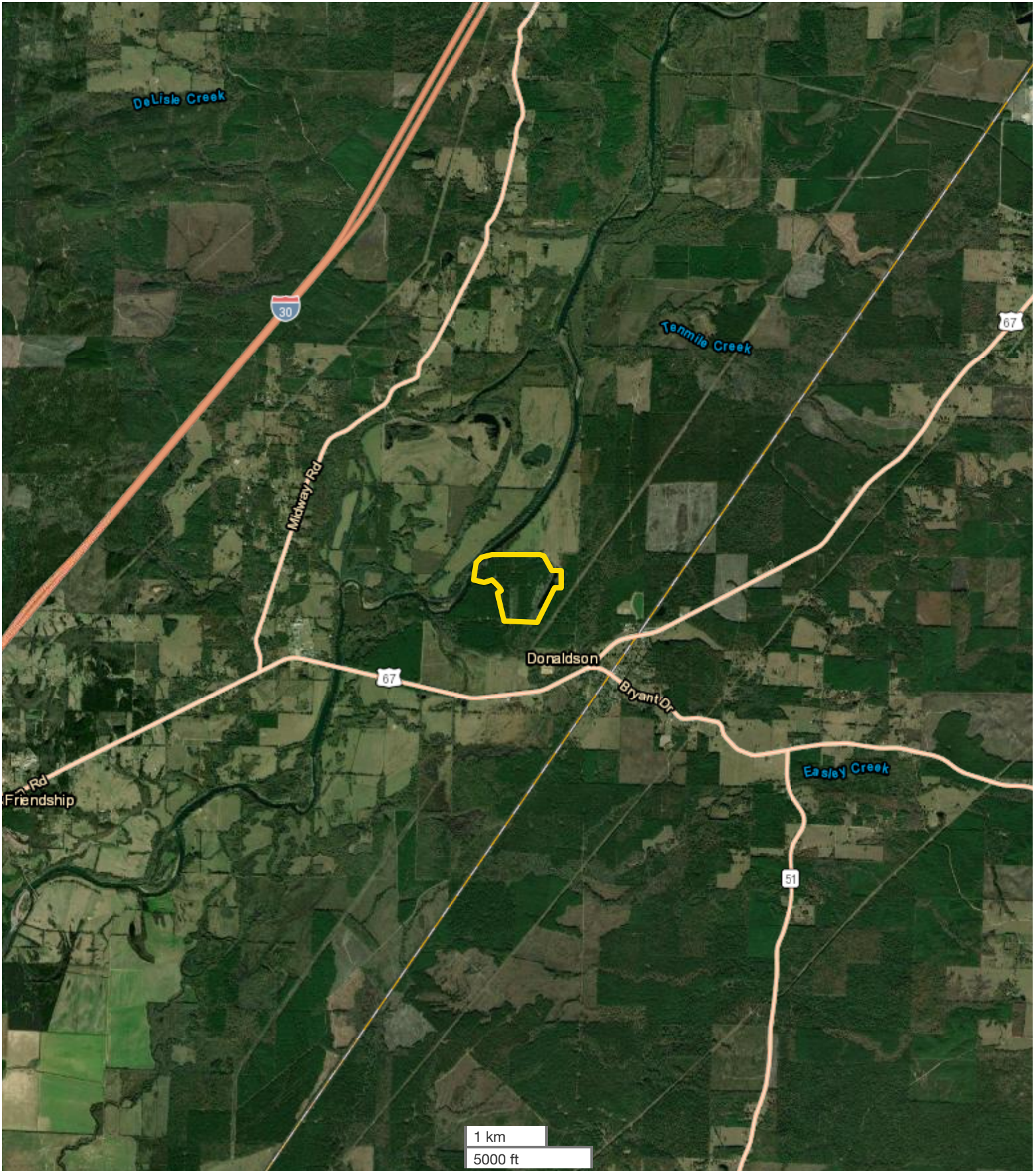




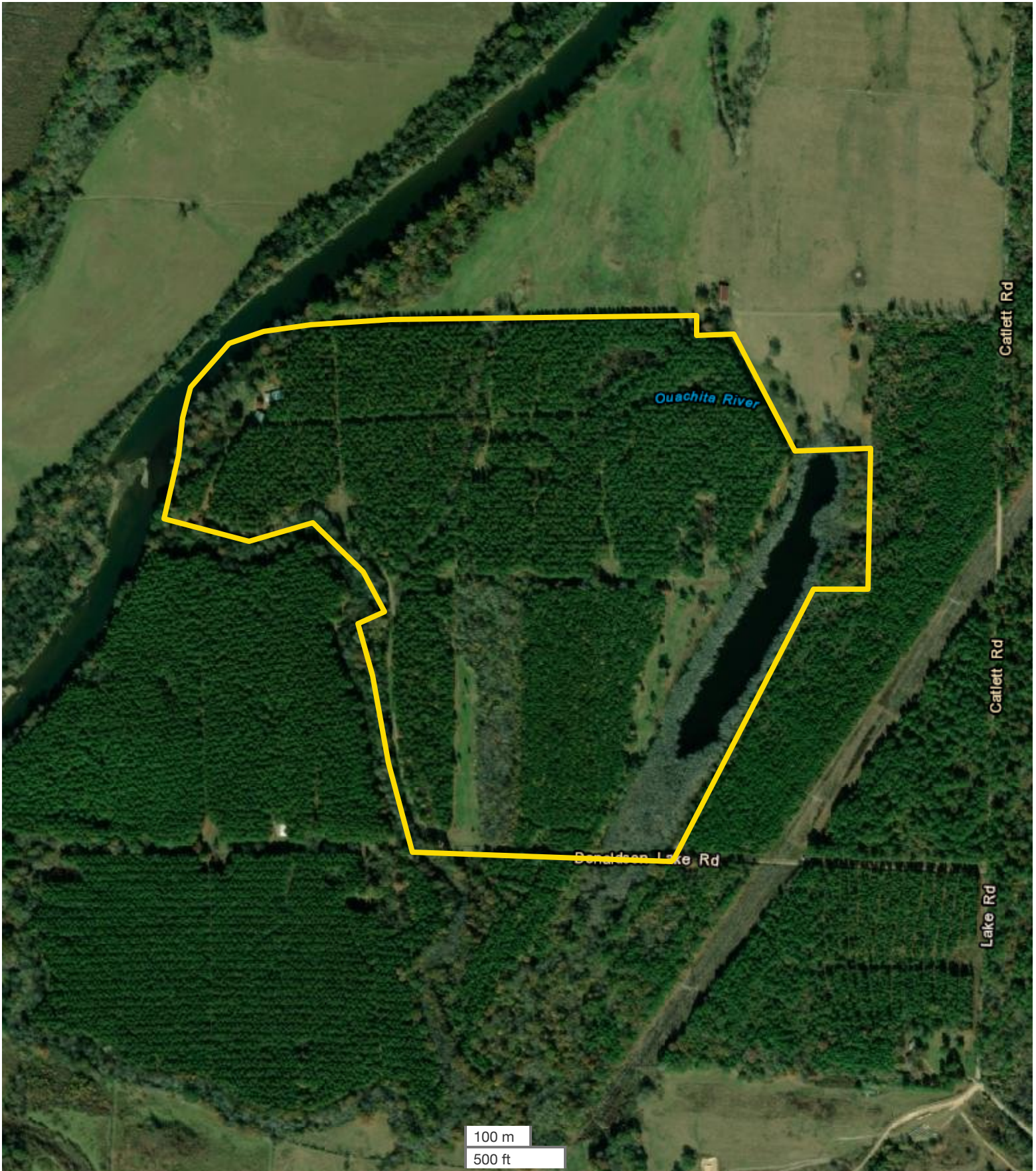


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.

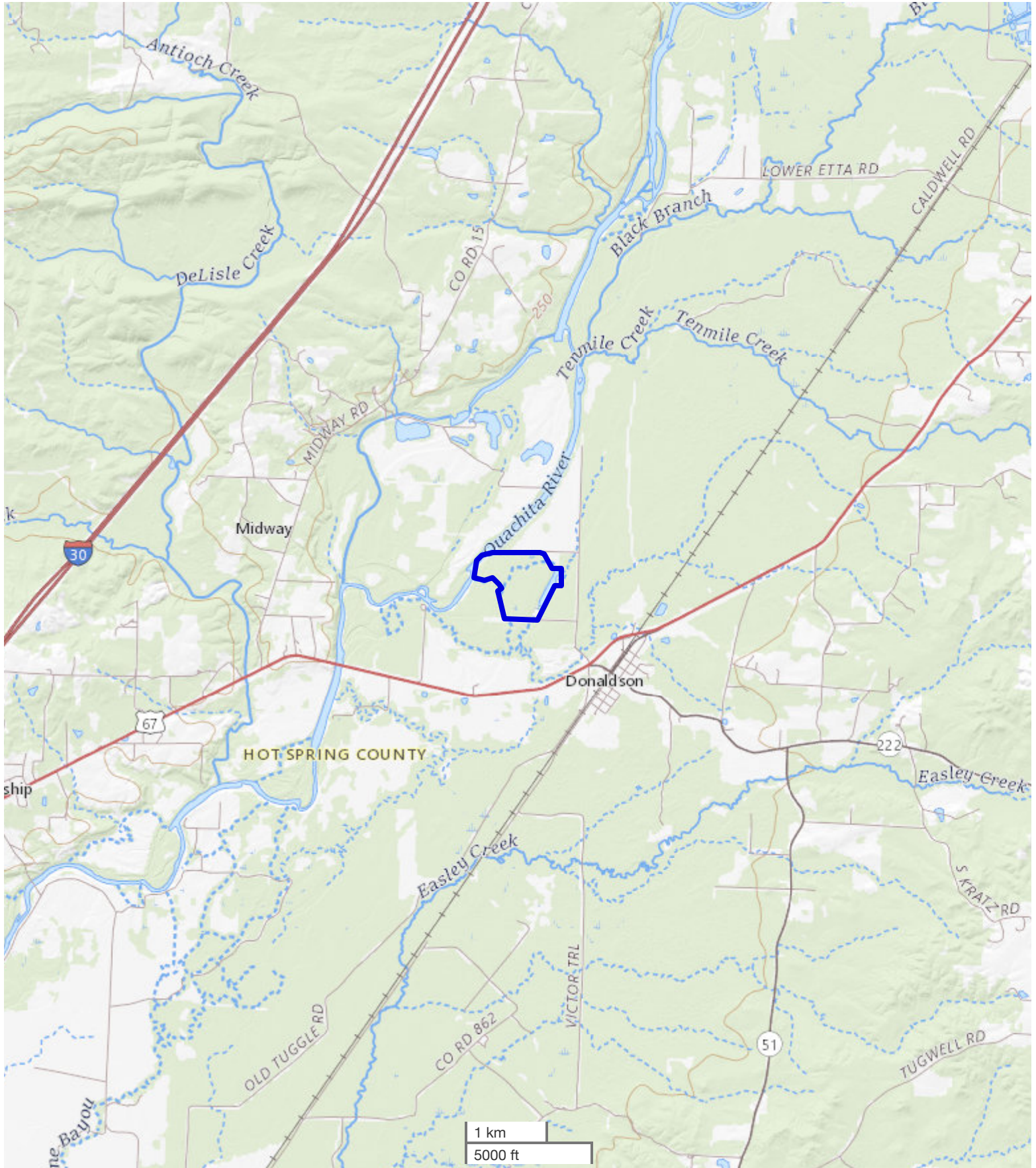




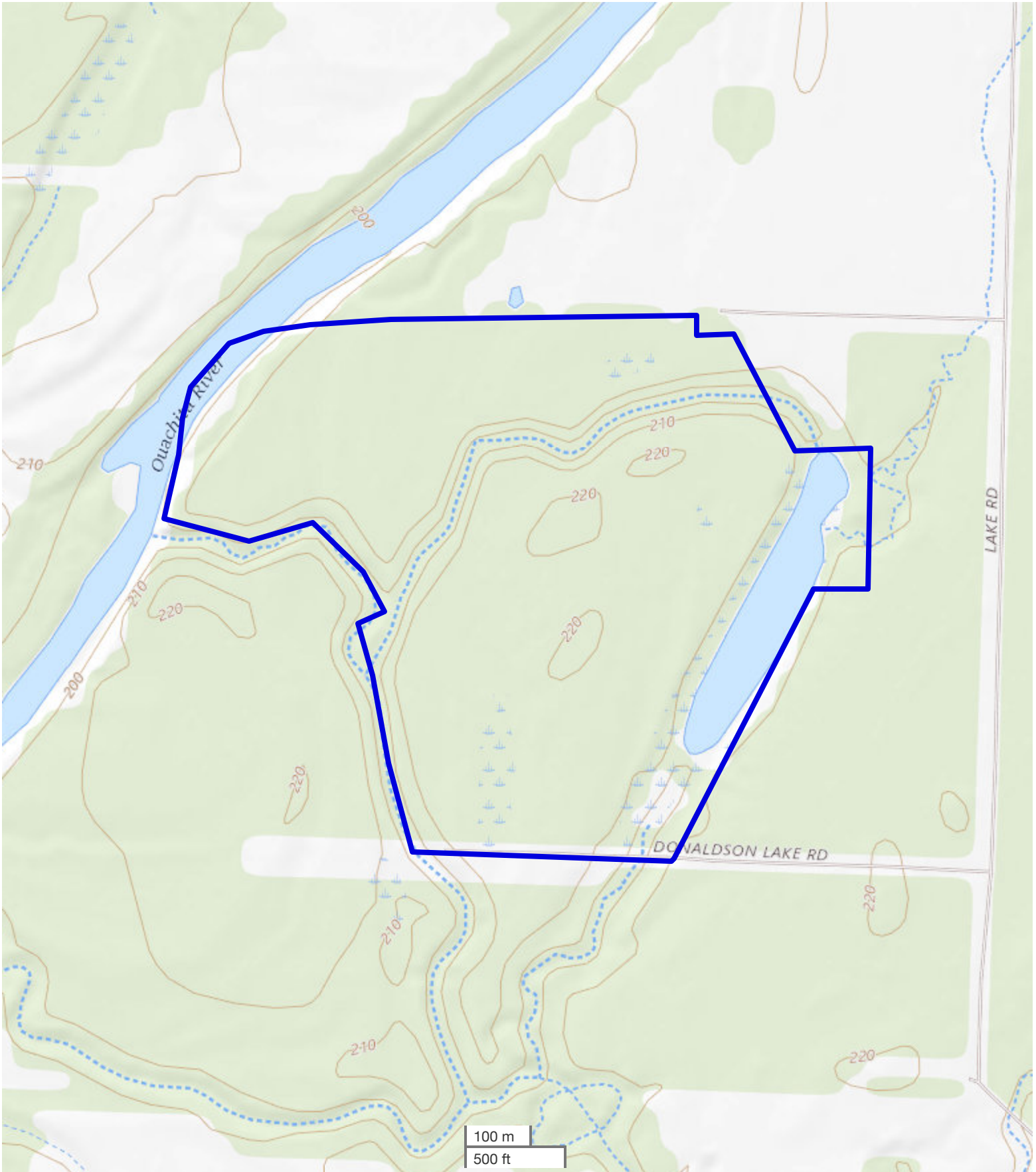






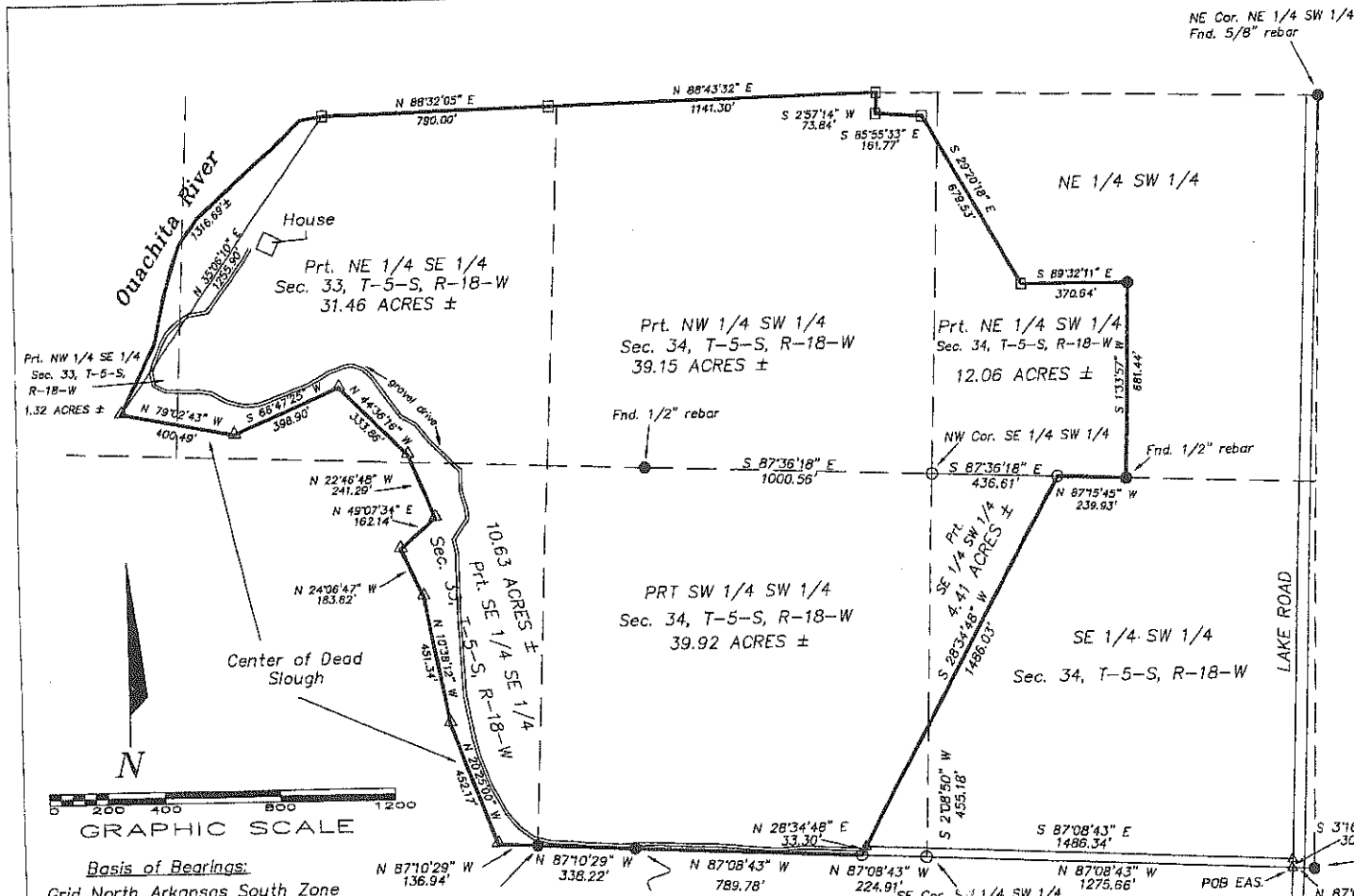






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**TRACT LEGAL DESCRIPTION**

A part of the NE 1/4 SE 1/4, SE 1/4 SE 1/4, and the NW 1/4 SE 1/4 of Section 33, and a part of the NW 1/4 SW 1/4, SW 1/4 SW 1/4, NE 1/4 SW 1/4, and the SE 1/4 SW 1/4 of Section 34, all in Township 5 South Range 18 West, Hot Spring County, Arkansas, being more particularly described as follows: Begin at the Southwest corner of said Section 34 being a found A.G.C. monument; Then N 87°10'29" W 136.94' to the center of Dead Slough; Then along said slough the following courses and distances: N 20°25'00" W 452.1; N 10°38'12" W 451.34', N 24°06'47" W 183.62', N 49°07'34" E 162.14', N 22°46'48" W 241.29', N 44°36'1" W 333.86', S 66°47'25" W 398.90', N 79°02'43" W 400.49' to the East side of the Ouachita River; Then Northeasterly along said Ouachita River 1316.69' ± to point which bears N 35°06'10" E 1255.90' from last s point; Then leaving said River N 88°32'05" E 790.00' a cross tie fence post; Then N 88°32'05" E 1141.30' a cross tie fence post; Then S 2°57'14" W 73.84' to cross tie fence post; Then S 85°55'33" E 161.77' to cross tie fence post; Then S 29°20'18" E 679.53' to cross tie fence post; Then S 89°32'11" E 370.64' to found 1/2" rebar; Then S 1°33'57" W 681.44' to a fo 1/2" rebar; Then N 87°15'45" W 239.93' to a set 1/2" rebar w/cap; Then S 28°34'48" W 1486.03' to a set 1/2" rebar w/cap; Then N 87°08'43" W 789.78' to a found 1/2" rebar; Then N 87°10'29" W 338.22' to the POINT OF BEGINNING. Containing 138.95 acres, more less.

**30' EASEMENT DESCRIPTION**

A part of the SE 1/4 SW 1/4 and a part of the SW 1/4 SW 1/4 all in Section 34, Township 5 South, Range 18 West, Hot Spring County, Arkansas, being more particularly described as follows: Commence at the Southeast corner of said SE 1/4 SW 1/4; Then N 87°08'43" W 77.21' to the Point of Beginning; Then N 87°08'43" W 1275.66'; Then continue N 87°08'43" W 224.91'; Then N 28°34'48" E 33.30'; Then S 87°08'43" W 1486.34'; Then S 3°16'09" W 30.00' to the POINT OF BEGINNING.

SE Cor. SE 1/4 SW 1/4  
Fnd. 2" aluminum capped monument

POB EAS.

<b>Boundary Survey For:</b>		1"
Jim Birch		DR
MALONE & ASSOC. CONS. ENGINEERS		J
W. PATRICK MALONE 130 HERRICK HOT SPRINGS, AR 71901 (501)524-2892		5"

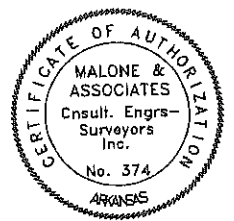
**Basis of Bearings:**  
Grid North Arkansas South Zone  
by G.P.S. Observation

- office code: 500-055-18W-E-33-240-30-1459
- office code: 500-055-18W-E-33-220-30-1459
- office code: 500-055-18W-E-33-210-30-1459
- office code: 500-055-18W-E-34-340-30-1459
- office code: 500-055-18W-E-34-310-30-1459
- office code: 500-055-18W-E-34-330-30-1459
- office code: 500-055-18W-E-34-320-30-1459

POINT OF BEGINNING  
SW Cor. SW 1/4 SW 1/4  
S34, T5S, R18W  
Fnd. 2" aluminum capped monument

- LEGEND**
- = CROSS TIE FENCE POST
  - = SET 1/2" REBAR W/CAP
  - = FOUND MONUMENT AS NOTED
  - △ = COMPUTED POINT

**Surveyors Note:**  
The purpose of this survey is for Stephen Fletcher to receive Tract B, and for Mickey Garrett to receive Tract A.





## Furniture with house by room

### MASTER BEDROOM

Bed frame/mattresses, 2 nightstands, 1 dresser, window blinds

### GUEST BEDROOM-QUEEN BED

Bed frame/mattresses, window blinds

### FRONT BEDROOM-BUNK BEDS

Bed frame/mattresses, window blinds, TV

### BACK BEDROOM-BUNK BEDS

Bed frame/mattresses, window blinds

### DEN

Two sofas and Curio cabinet

Big dining table and six chairs

China Hutch

By fireplace the bench seat and coffee table

### KITCHEN

All appliances, microwave, dishwasher, oven, refrigerator

Other things might be able to be purchased separately if wanted.

Washer and Dryer are included













