

Pontoon Timber and Recreation

Mandy Lane, Casa, Arkansas 72025

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PROPERTY OVERVIEW



Sale Price

\$778,525

Offering Summary

Acreage:	186.25 Acres
Price / Acre:	\$4,180
State:	Arkansas
City:	Casa
County:	Perry, Conway, Yell
Property Type:	Timberland Hunting and Recreational Land


Property Overview

Pontoon is a rare opportunity to own 186+ acres along the Petit Jean River in Central Arkansas, offering more than three-quarters of a mile of river frontage and a complete mix of hunting and timber resources. The property consists of two tracts sold together: the 168 ± acre main tract with road access, 150 acres of pine plantation, and over a half mile of Petit Jean River frontage, and the 18.75 ± acre “Pontoon East,” a bottomland timber tract along the Petit Jean River accessible by boat that delivers some of the finest duck hunting you can find anywhere in the state.

The blend of bottomland hardwoods, productive pine stands, and nutrient-rich river soils creates ideal conditions for Boone & Crockett caliber whitetail, abundant turkey, and thriving waterfowl populations. It's location, surrounded by productive rice and soybean farms on the other side of the river, further enhances the draw for migrating ducks.

With 150 acres of pine planted in 2004, the property carries significant near-term timber income potential while also serving as high-quality wildlife habitat. Interior roads and trails allow access throughout the main tract, and the Petit Jean River connects both parcels into a single, versatile property that balances investment value with world-class recreational use.

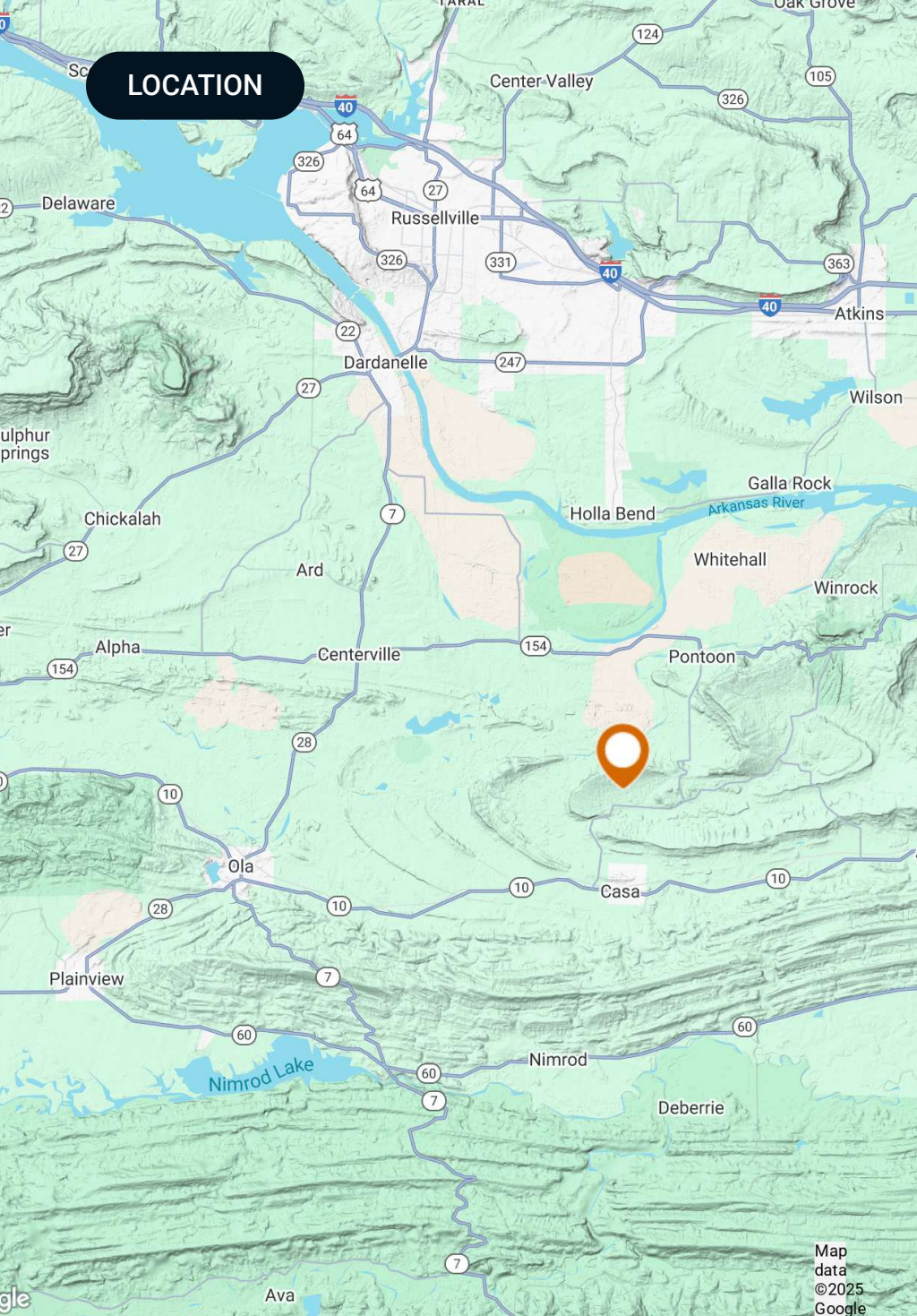
Pontoon stands as a premier central Arkansas hunting property - an elite tract offering a rare combination of big deer, strong turkey numbers, exceptional duck hunting, and long-term timber value in a single land holding.



PROPERTY HIGHLIGHTS

Property Highlights

- 186.25 ± acres spanning Yell, Conway, and Perry Counties along the Petit Jean River
- More than three-quarters of a mile of Petit Jean River frontage
- Two tracts sold together: 168 ± acre main tract plus 18.75 ± acre bottomland timber tract ("Pontoon East")
- 150 ± acres of pine plantation planted in 2004 with near-term harvest potential
- Naturally flooded bottomland hardwoods providing elite duck hunting habitat
- Exceptional whitetail hunting supported by nutrient-rich river soils, surrounding rice and soybean farms, and bottomland forest
- Strong turkey population with excellent habitat diversity
- Surrounded by productive rice and soybean farms that attract migratory ducks along the flyway of the Petit Jean River
- Interior roads and trails throughout the main tract for easy access
- Balance of recreational value and long-term timber investment



Location & Driving Directions

Parcel: 001-39204-001 (Perry) 001-09167-000 (Yell) 001-09168-000 (Yell) 001-10717-000 (Conway)

GPS: 35.07423, -93.047018

Driving Directions:

From Russellville:
Head South on AR-27 S/AR 7 S/S
Arkansas Ave until you get to the end
of Dardanelle
Turn Left on AR 7 S for ~1.5 miles
Turn Left onto AR-155 until you reach
AR-154
Take a Left onto AR-154 to Pontoon
Park
Veer Left on AR-247
Turn onto Mandy Road on your Right
Gate to the property is on the left fork
in the road

Showing Instructions: Call for showing appointment

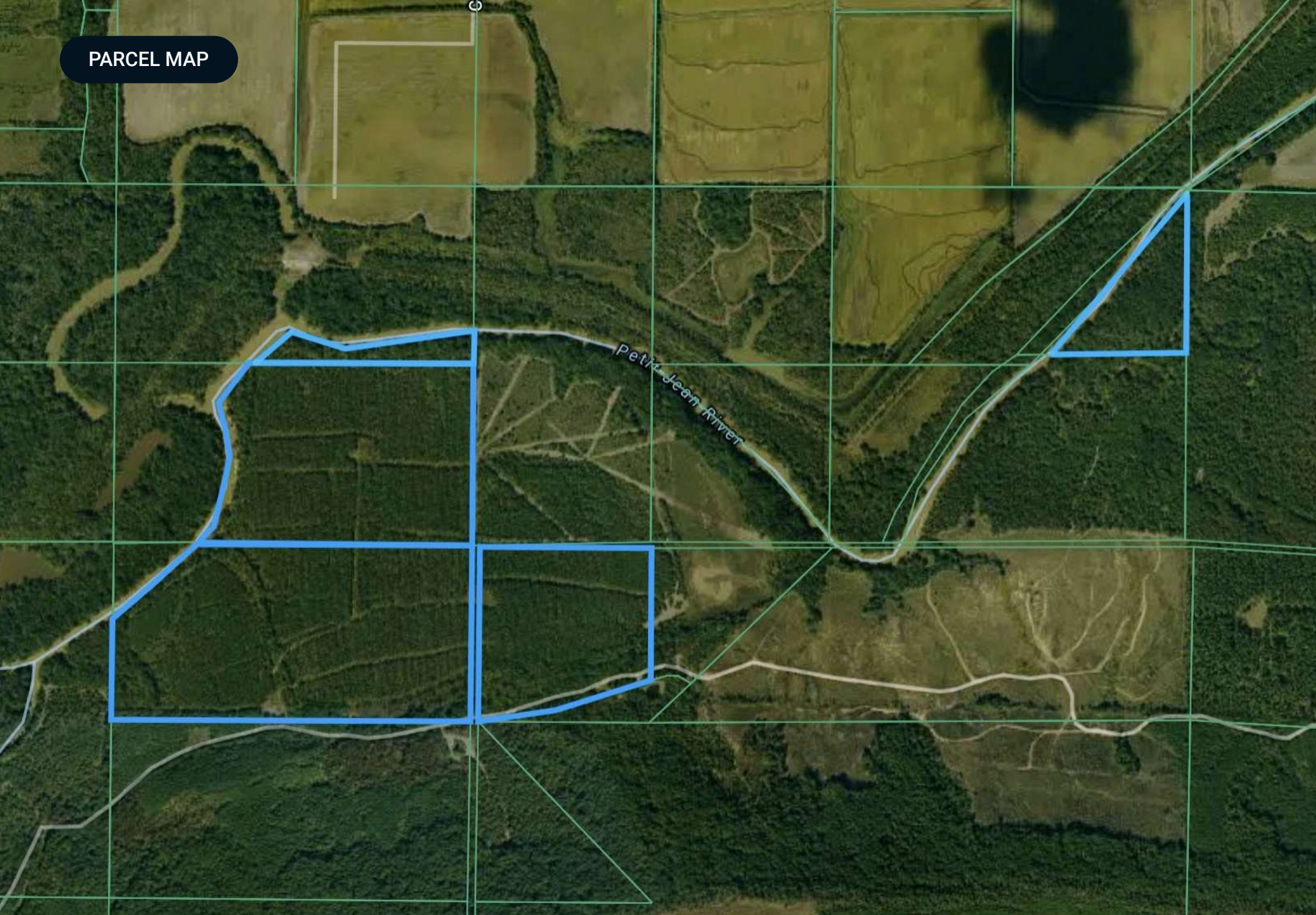
AERIAL MAP



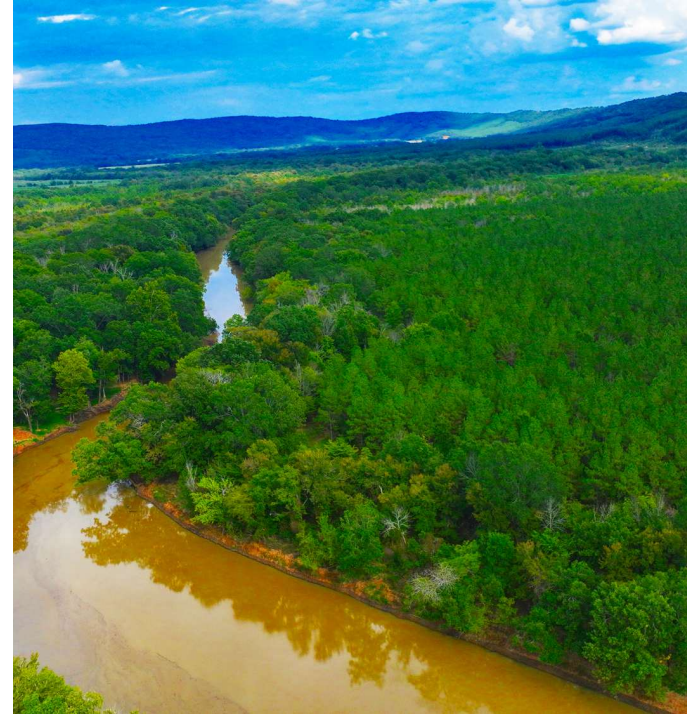
Google

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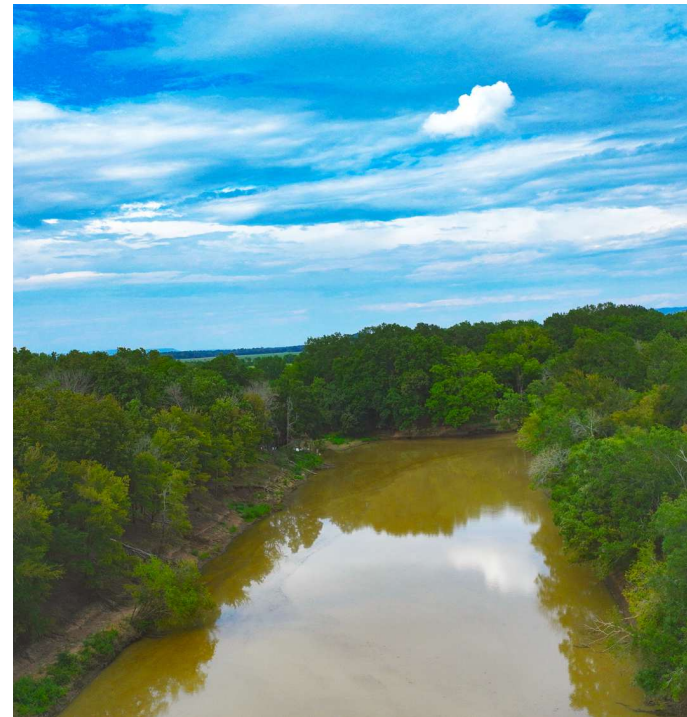
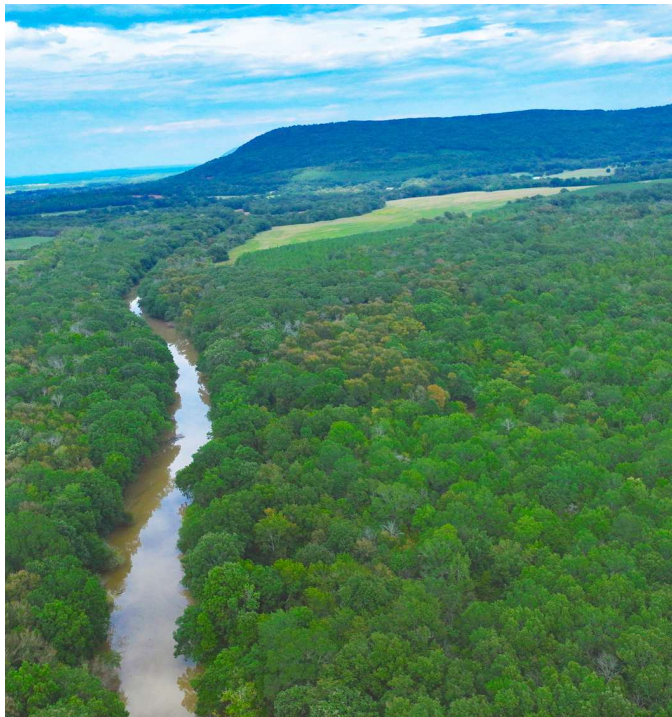
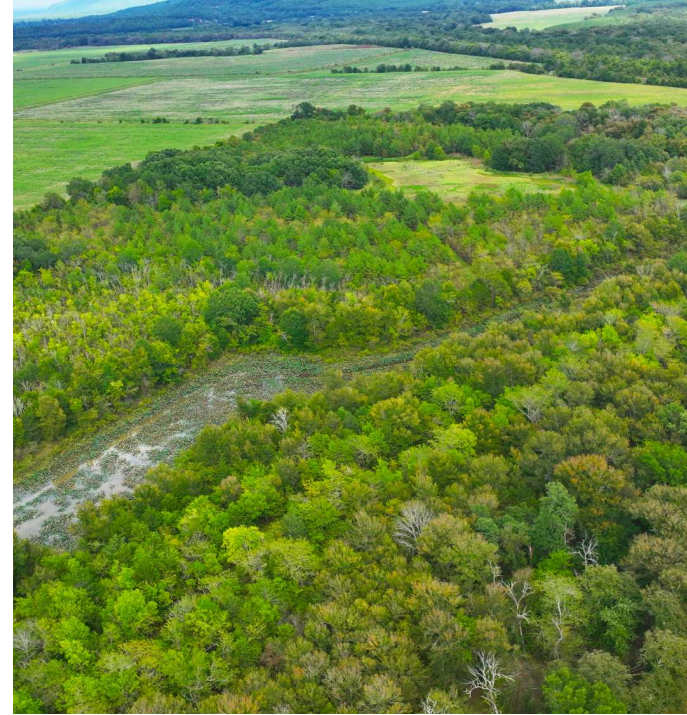
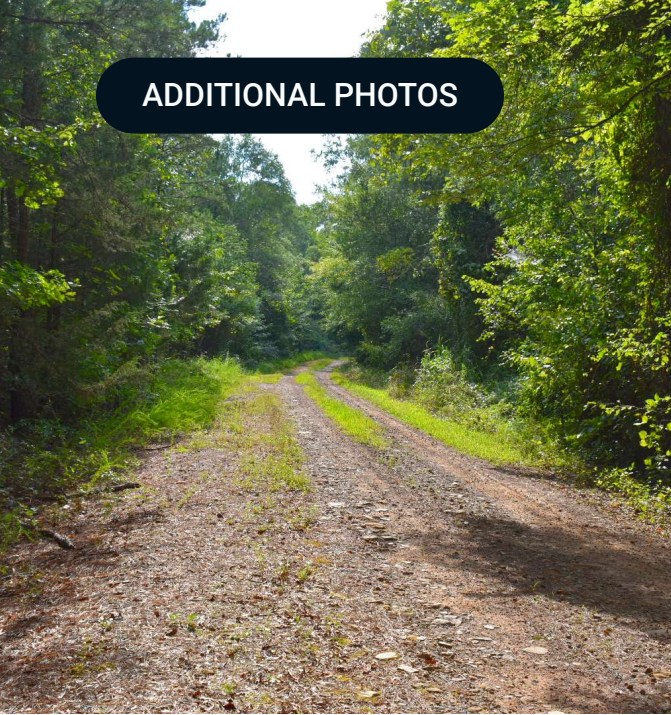
PARCEL MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

david.hill@saundersrealestate.com

Cell: **479-879-1476**

Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms

ADVISOR BIOGRAPHY



Greg L. Hay, ACF, CF, RF

Senior Advisor

greg@saundersrealestate.com

Cell: 501-470-5091

Professional Background

Greg L. Hay, ACF, CF, RF is a Senior Advisor at Saunders Real Estate.

Based in Arkansas, Greg is also a Consulting Forester and sole proprietor of Hay Forestry LLC. Prior to starting his consulting firm, he served as a Reforestation Advisor for ArborGen (2020-2024). Greg's extensive background spans various roles in forestry, sales, and silviculture.

Greg attended Stephen F. Austin State University where he was elected to the Alpha Zeta Chapter of Xi Sigma Pi (National Forestry Honor Society) in 1975 and earned his B.S. in Forest Management in 1977. Later in his career, he pursued additional post graduate work in graded curriculums at Clemson, Mississippi State, and West Virginia universities to earn a Certified Silviculturist credential from the US Forest Service (USFS). Early in his career, Greg worked as a skidder operator on a logging crew and an inventory technician, later serving on a Regional Reinforcement Fire Suppression Crew for the USFS, fighting fires in Arizona, New Mexico, Washington, Oregon, and Minnesota.

Greg has a long history of service to the Society of American Foresters (SAF), having been an active member since 1977. He served the organization in many capacities throughout the Ouachita Region and was elected SAF "Fellow" in 2000. In 2024, he received the Lifetime Achievement Award from the Ouachita Society of American Foresters (OSAF) and was inducted into the Arkansas Foresters Hall of Fame. Greg is also an SAF Certified Forester.

Greg is also a long-time board member of the Arkansas Forestry Association (AFA), having served various roles throughout his membership, including as 2025 President. He has been also an active member of the Association of Consulting Foresters and the Forest Landowners Association, serving various committees within these organizations. Greg is a Registered Forester in Arkansas and maintains his Real Estate License in Arkansas. He has long been a dependable sponsor of local, regional, and national meetings, having also been an invited speaker at these meetings over the years.

Greg has two sons, three grandsons, and one granddaughter. He attends Fellowship Bible Church in Conway, Arkansas. In addition, Greg is a licensed pilot (instrument-rated) with over 3,000 flight hours.

Greg specializes in:

- Timberland
- Recreational Land



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