

Spring Mountain Estate

Top Of Spring Mountain, Dardanelle, Arkansas

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Sale Price

\$10,188,750

Offering Summary

Acreage:	1,675.5 Acres
Price / Acre:	\$6,081
State:	Arkansas
City:	Dardanelle
County:	Yell & Logan
Property Type:	Acreage and Estates Timberland Hunting and Recreational Land
Video:	View Here

Property Overview

Spring Mountain is 1,675.5 ± contiguous acres spanning Yell & Logan Counties just outside Dardanelle, sharing a boundary with Mount Nebo State Park. From multiple overlooks you'll take in sweeping Ozark views toward Lake Dardanelle and Arkansas Nuclear One, yet you're minutes from town. The Monument Trail mountain-bike system runs to the property edge, creating a natural opportunity for future trail connectivity.

The landscape is a showpiece: mature planted pine interwoven with natural hardwoods, dramatic rock outcrops, and miles of well-maintained interior roads. Habitat here is the real deal - whitetail deer, black bear, and turkey - making this a turnkey sportsman's retreat with long-term timber upside. A handful of previously sold homesites contribute \$600/year each toward road maintenance, supporting ongoing stewardship of the network.

At the summit, a 1/2-mile public grass airstrip offers fly-in convenience and must remain in place in perpetuity. Utilities serve the improvements, and electric service runs all the way to the top of the mountain.

Improvements include a 2,970 SF two-story trophy lodge and an 1,800 SF two-story residence with garage - both convey fully furnished. The lodge showcases an extraordinary trophy collection (taxidermy included), ideal for entertaining, corporate retreats, or a private family compound.

Whether your vision is a trophy estate, destination recreation hub, conservation legacy, or a timber-backed investment, Spring Mountain delivers scale, adjacency, and drama almost never seen on the open market.

Location Description

Spring Mountain is located in Yell County just outside Dardanelle, immediately west of - and sharing a boundary with Mount Nebo State Park. The Monument Trail mountain-bike network runs to the property line, creating a natural opportunity for future connectivity (subject to approvals). From the lodge and residence, there are clear views north toward Lake Dardanelle and Arkansas Nuclear One, while everyday services in Dardanelle and Russellville are a short drive away.

Site Description

The property comprises 1,675.5 ± contiguous acres forming a single, privately controlled massif in Yell and Logan Counties. The tract is heavily timbered in mature planted pine interspersed with natural hardwood draws.

Tree Breakdown:

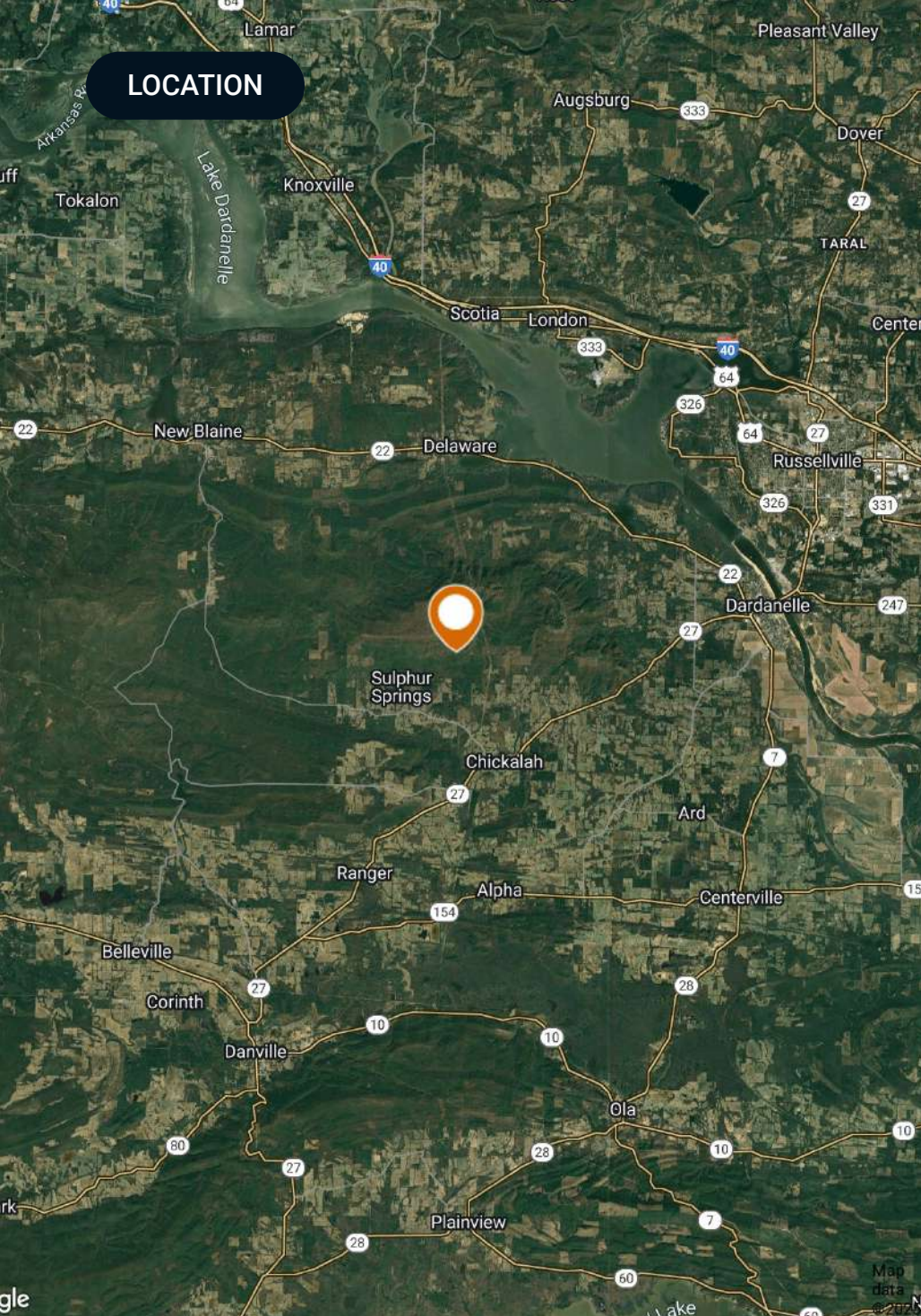
40% Hardwood

39% Pine

13% mixed hardwood/pine

Topography is mountainous with long ridgelines, benches, and multiple scenic overlooks; dramatic rock outcrops occur throughout. A summit plateau hosts a ½-mile public grass airstrip (to remain in perpetuity). Improvements include a 2,970 SF two-story lodge and an 1,800 SF two-story residence with garage - both convey fully furnished.

An extensive, well-maintained internal road network provides access across the property; previously sold homesites contribute \$600/year each to road maintenance. Utilities serve the improvements (power/water; on-site septic). Adjoins Mount Nebo State Park with the Monument Trail mountain-bike system approaching the boundary, creating natural long-term recreation and conservation optionality. Mineral rights do not convey.



Location & Driving Directions

Parcel:	Multiple
GPS:	35.2184201, -93.3012143
Driving Directions:	Call agent for driving directions.
Showing Instructions:	Call agent for showing appointment.



Sulphur Springs Resort on Spring Mountain: An Arkansas Landmark Remembered

In the mid-1800s, the slopes of Spring Mountain in Yell County were home to one of Arkansas's earliest and most talked-about spa destinations—Sulphur Springs Resort. The springs, rich in sulphur and chalybeate minerals, were believed to hold powerful restorative properties. In 1841, Arkansas State Geologist David Dale Owen and local proprietor V.T. Rogers promoted the site as a natural health retreat, drawing visitors who traveled by steamboat to Dardanelle and continued by horse-drawn carriage to the resort.

By 1848, the property had evolved into a bustling mountain hotel offering nearly forty rooms, wide porches, and a setting that became known for its “romantic and grand” views of the surrounding Ozark foothills. The resort's prominence continued until 1863, when Union cavalry forces under Colonel Cloud burned the hotel and surrounding buildings during the Civil War, leaving behind only the stone stable and a row of catalpa trees.

Though efforts were made to revive Sulphur Springs in the decades that followed—including a major reconstruction in the 1870s by Colonel W.P. Denckla of Little Rock—the resort never regained the prominence of its early years. Still, the mountain continued to attract settlers and travelers drawn to its natural beauty and storied past.

Today, remnants of this bygone era remain near the property, from the historic Sulphur Springs Cemetery to traces of the old hotel well and spring enclosures. These quiet landmarks serve as enduring reminders of the time when Spring Mountain was a destination for health seekers, travelers, and early pioneers exploring the promise of Arkansas's western frontier.

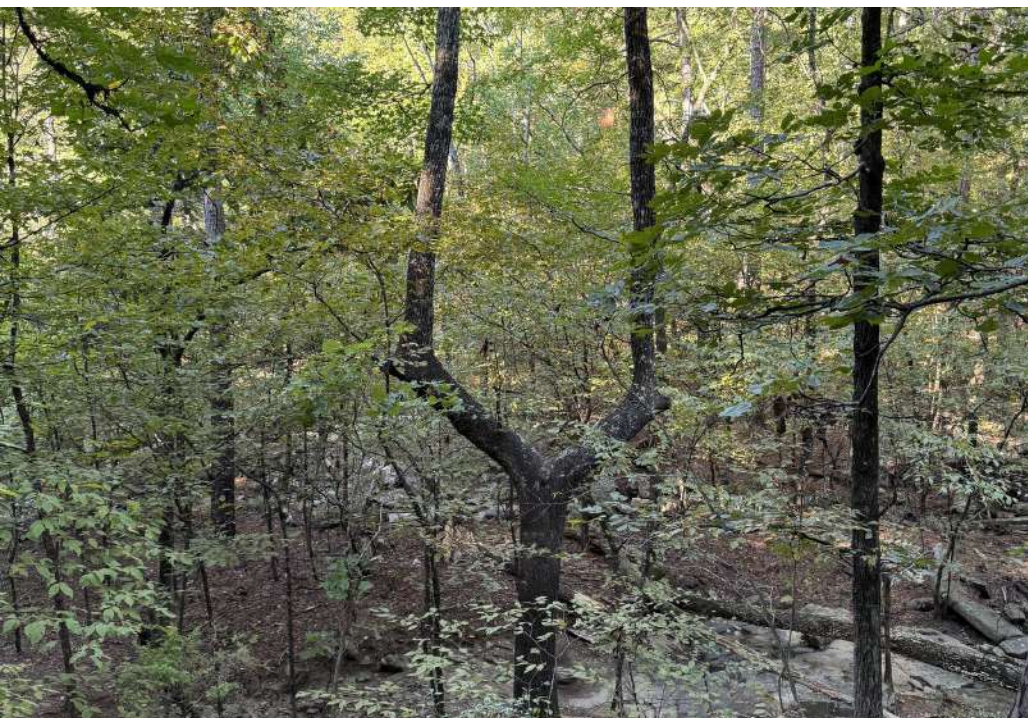
NATIVE AMERICAN TRAIL MARKER TREES



Cultural Landmarks in the Forest: The Marker Trees of Spring Mountain Estate

Many Native American tree markers, created by Indigenous peoples across North America, once served as natural signposts. Today, within the Spring Mountain Estate, these trees which date back decades, with some remaining unchanged for more than half a century, show how their growth was intentionally stunted. Early explorer Henry Rowe Schoolcraft documented similar trees in the early 1800s, noting their deliberate shaping, sometimes by grafting two trunks together, to mark boundaries or convey messages.

These trees varied in form and purpose. Upward-bent trees were typically shaped from a single trunk, while downward-bent ones required more skill, often involving grafted limbs. Their sharp angles, unlike natural bends, suggest they were intentionally crafted as cultural or directional markers within the landscape in and around Spring Mountain.









TROPHY LODGE



TROPHY LODGE INTERIOR



RESIDENCE



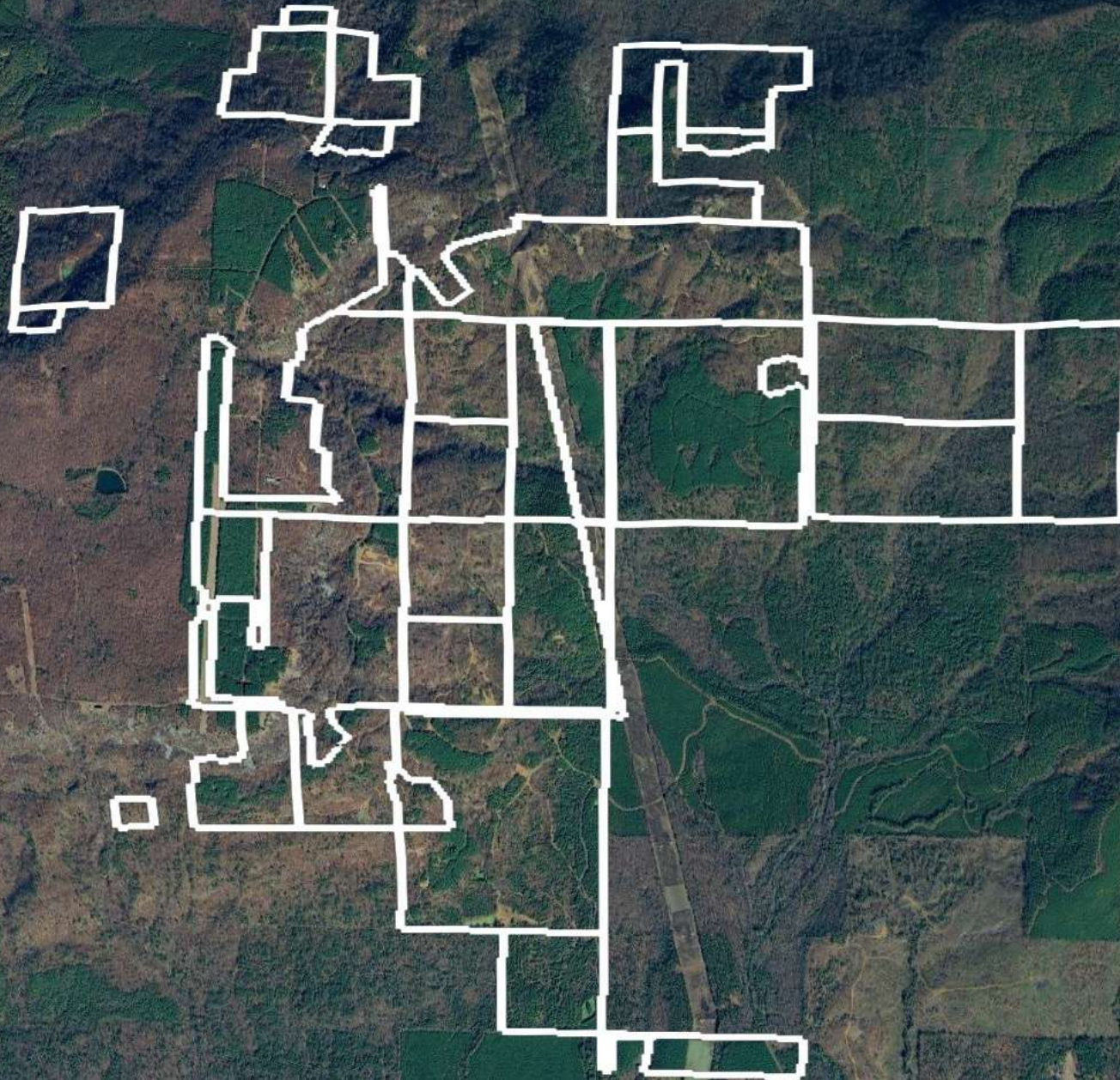
RESIDENCE INTERIOR



1/2 MILE AIRSTRIP

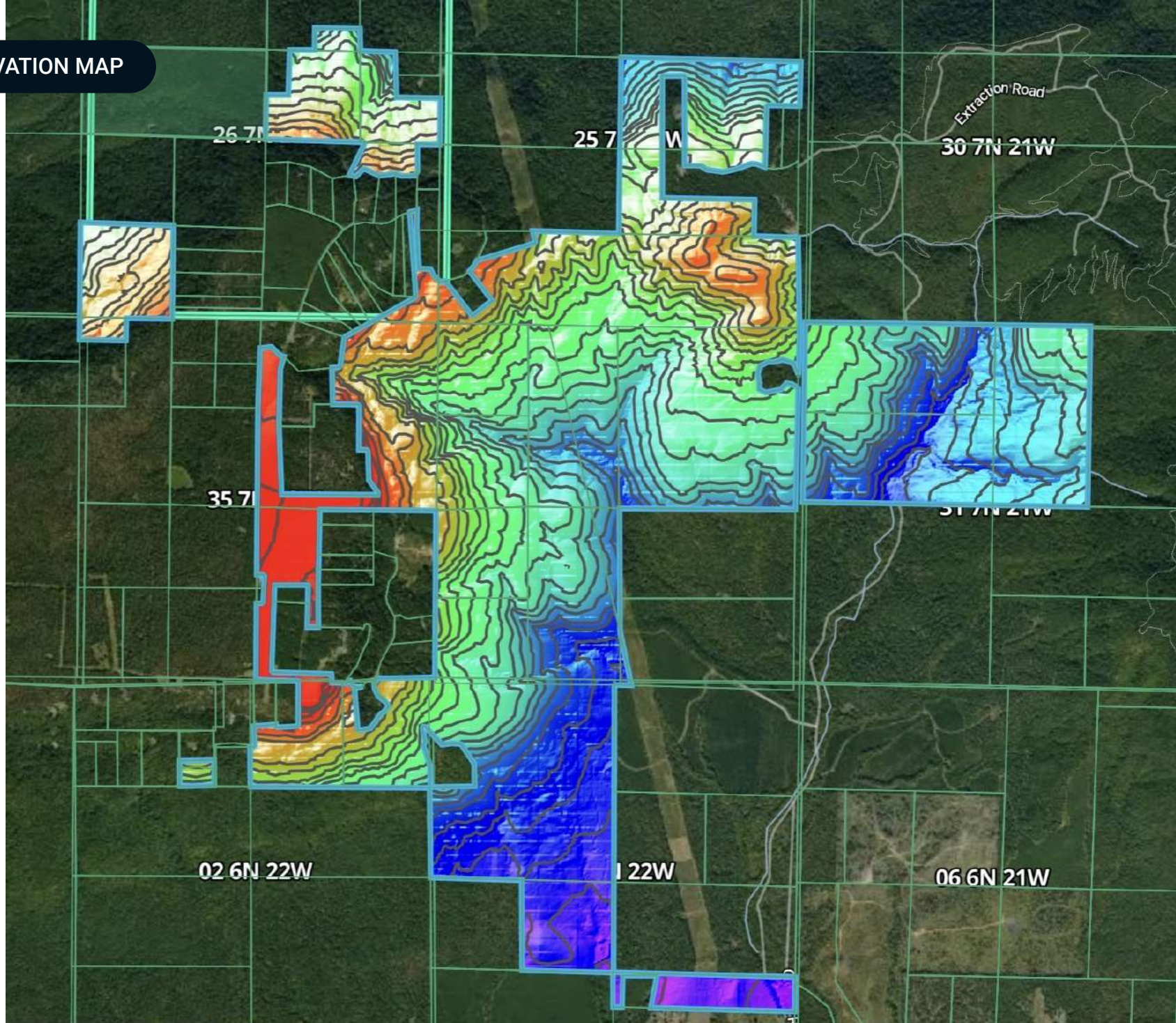


PROPERTY OUTLINE



Mount Nebo State Park

ELEVATION MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Hill

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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

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AR #EB00066205

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. In 2025, he was awarded the Gifford Pinchot Medal by SAF, recognizing his outstanding contributions to forestry practice, administration, and professional development across North America. 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
- Hunting and Recreational Land



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