



# WYE MTN. INVESTMENT PROPERTY

**PERRY COUNTY, AR**

**40+/- ACRES**

**PRESENTED BY**



**Marc Holmes – Principal Broker**  
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# WYE MOUNTAIN 40 ACRES

## PROPERTY SUMMARY

**OVERVIEW:** This secluded 40-acre tract in Perry County, Arkansas, offers recreational opportunities and investment potential. Located less than 30 minutes from Little Rock, it suits outdoor enthusiasts and investors. The property is surrounded on all four sides by a 680-acre tract of PotlatchDeltic Corp., with other large tract landowners in the area, enhancing its privacy and appeal.

### Property Highlights:

- **Timber Investment:** Approximately 35 acres of plantation pine, planted in April 2019, for future timber income.
- **Natural Features:** A 5-acre hardwood draw with a wet weather creek running through the center, with two ridges on either side for varied terrain. A reservoir can potentially be added by damming the creek in the valley running through the center of the property.
- **Hunting Opportunities:** Excellent deer and turkey hunting, ideal for a private retreat.
- **Off-Grid Potential:** Plenty of suitable acreage for an off-grid cabin, perfect for a secluded getaway.
- **Investment Opportunity:** Ideal for speculative investing, as the Little Rock metro area is growing in this direction.
- **Accessibility:** Deeded access to both ridge lines via Baylor House Road, secured behind a locked gate and shared with PotlatchDeltic Corp. (appointment required for entry).

This secluded property offers a mix of rural Arkansas tranquility and proximity to urban amenities, making it a strong opportunity for hunting, recreation, or long-term investment. Schedule a visit to see it!

### Disclaimer Statement

Any/all information provided by Holmes Real Estate is intended for reference only and it's accuracy is not guaranteed. This listing is subject to errors, omissions or change without notice.

# WYE MNT. INVESTMENT PROPERTY

## PROPERTY SUMMARY (CONTINUED)

**LOCATION/ACCESS:** Approximately 20 miles Northwest of Little Rock, AR. The property is located ½ mile behind locked gate on Baylor House Rd.

**TAXES:** Estimated taxes were \$55.77 in 2024.

**OFFERING PRICE:** The offering price for this property is \$118,750.

## INTERACTIVE MAP



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# AERIAL MAP

## Wye Mnt 40 Acres

Perry County, Arkansas, 40 AC +/-

HOLMES  
REAL ESTATE



 Boundary

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2770 Main St. Ste 288, Frisco, TX 75033

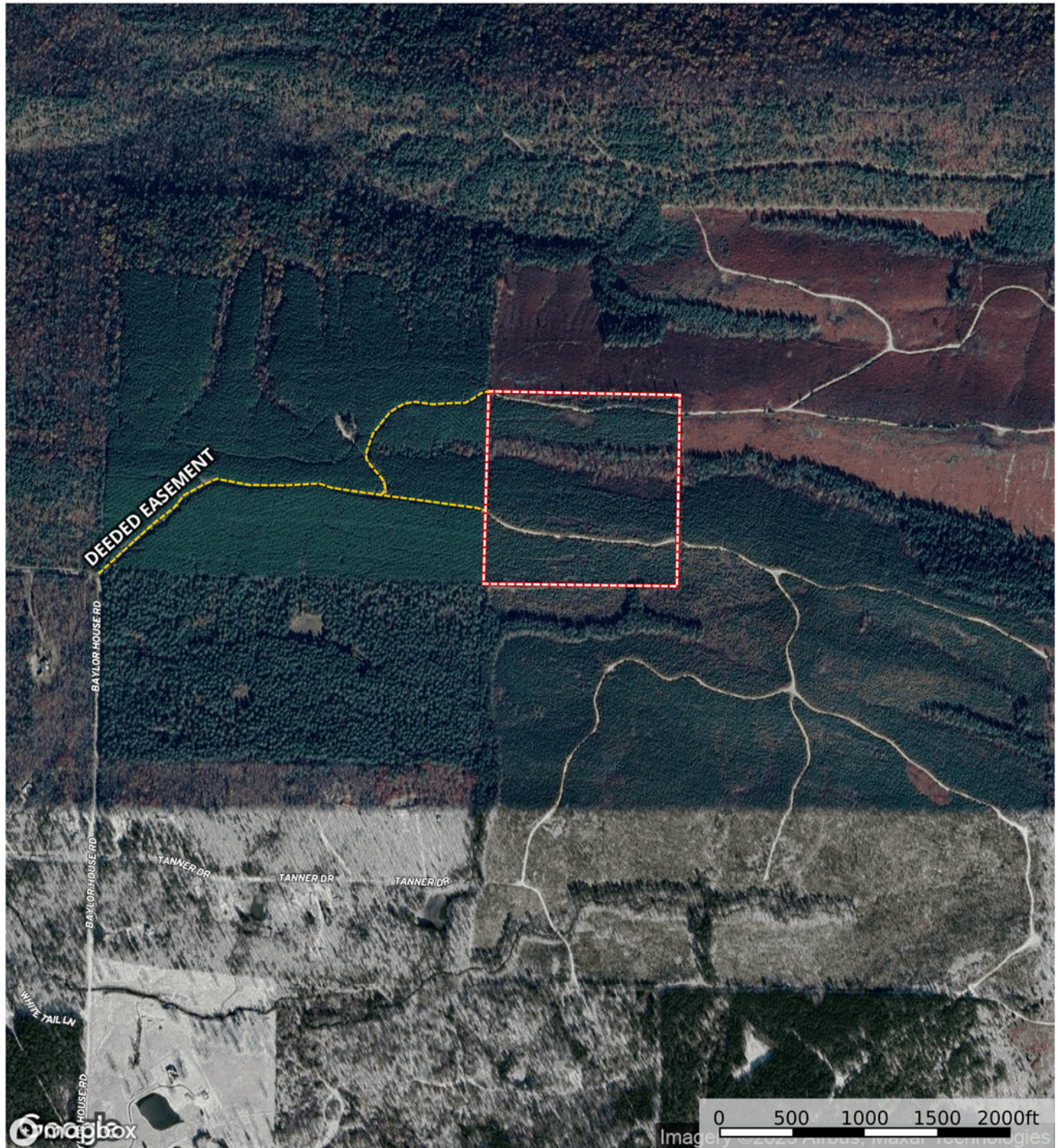
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# AERIAL MAP

## Wye Mnt 40 Acres

Perry County, Arkansas, 40 AC +/-

HOLMES  
REAL ESTATE



--- Deeded Easement --- Road / Trail □ Boundary

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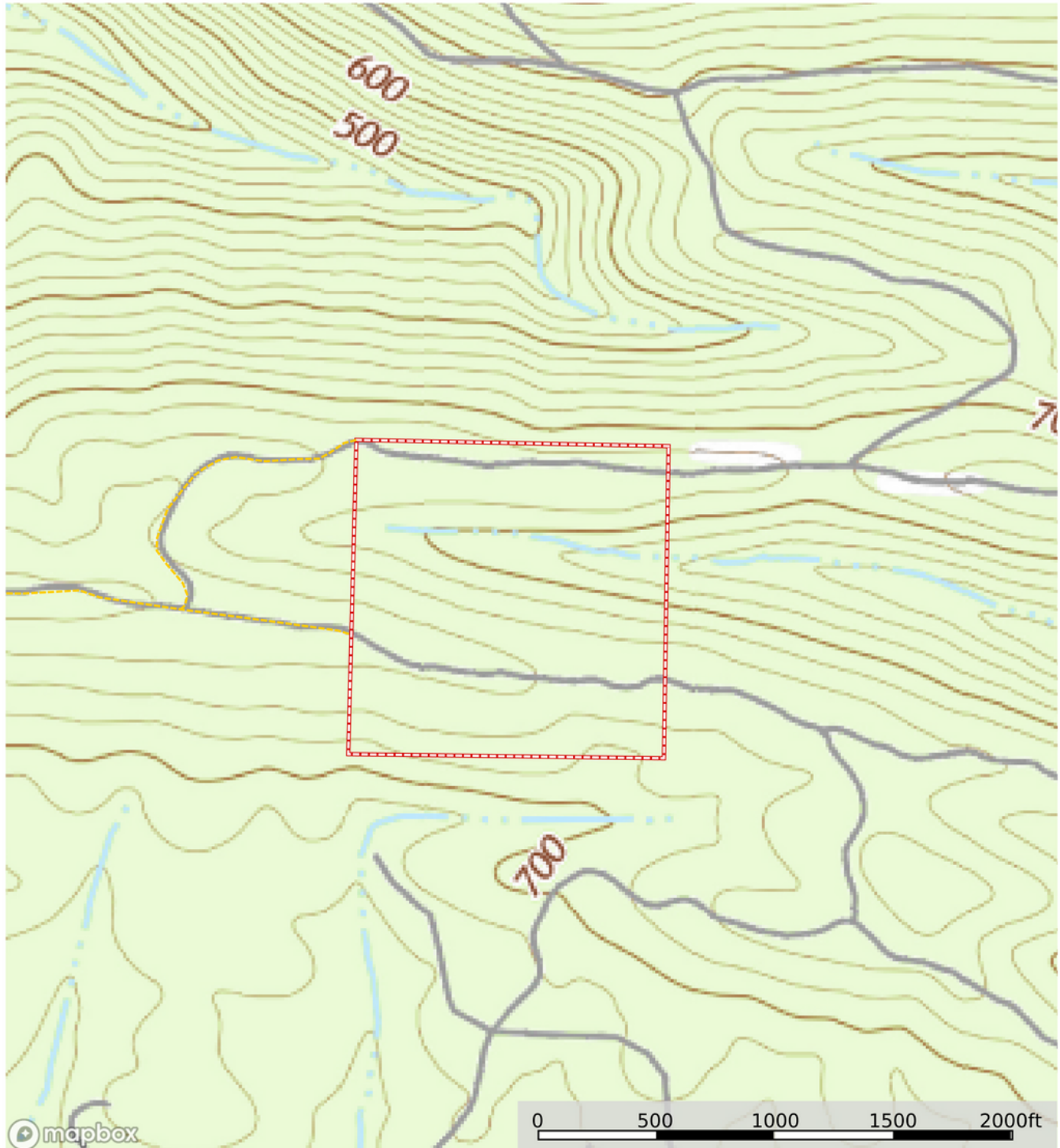
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# TOPO MAP

## Wye Mnt 40 Acres

Perry County, Arkansas, 40 AC +/-

HOLMES  
REAL ESTATE



--- Deeded Easement    --- Road / Trail    □ Boundary

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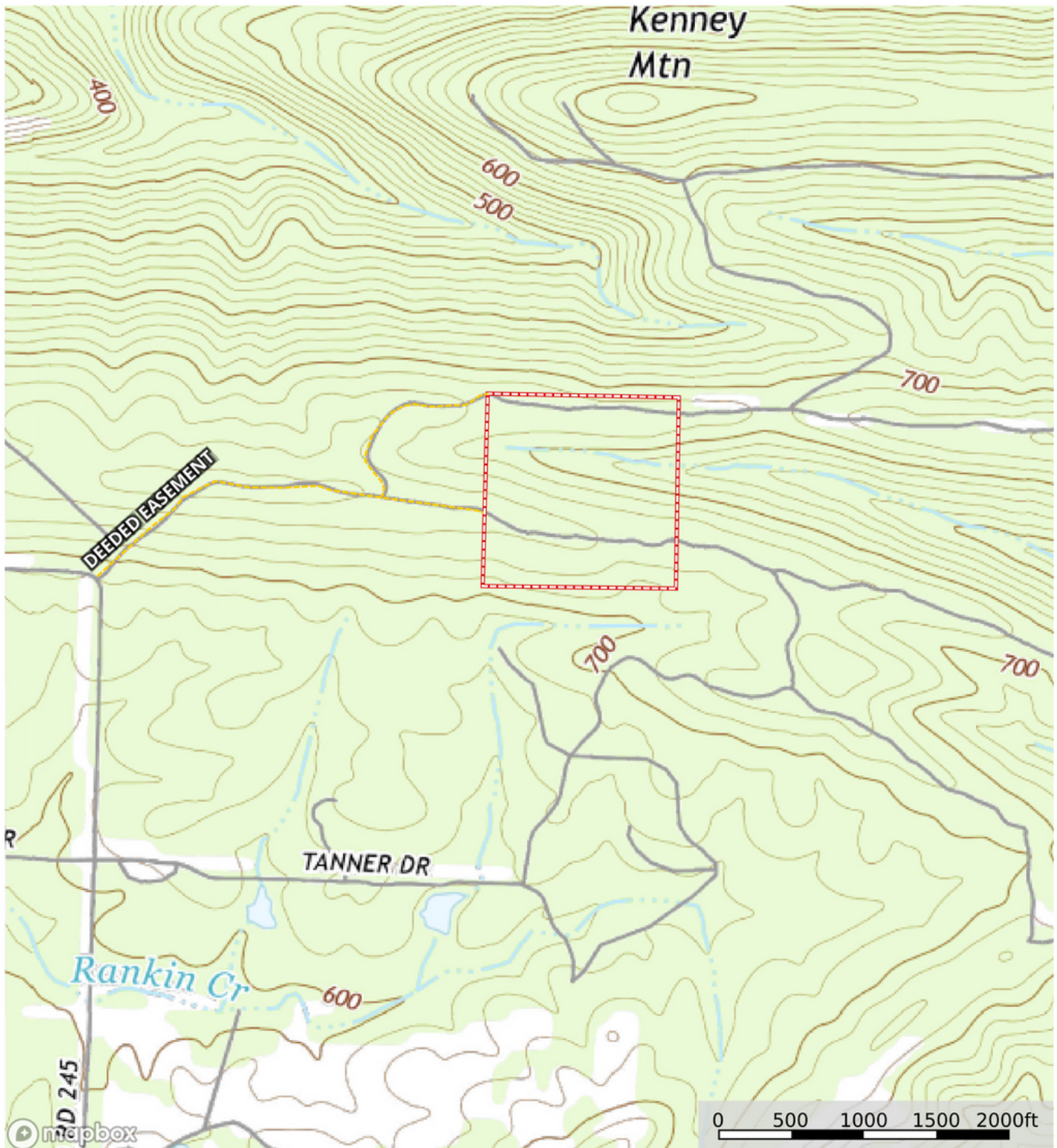
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# TOPO MAP

## Wye Mnt 40 Acres

Perry County, Arkansas, 40 AC +/-

HOLMES  
REAL ESTATE



--- Deeded Easement --- Road / Trail Boundary

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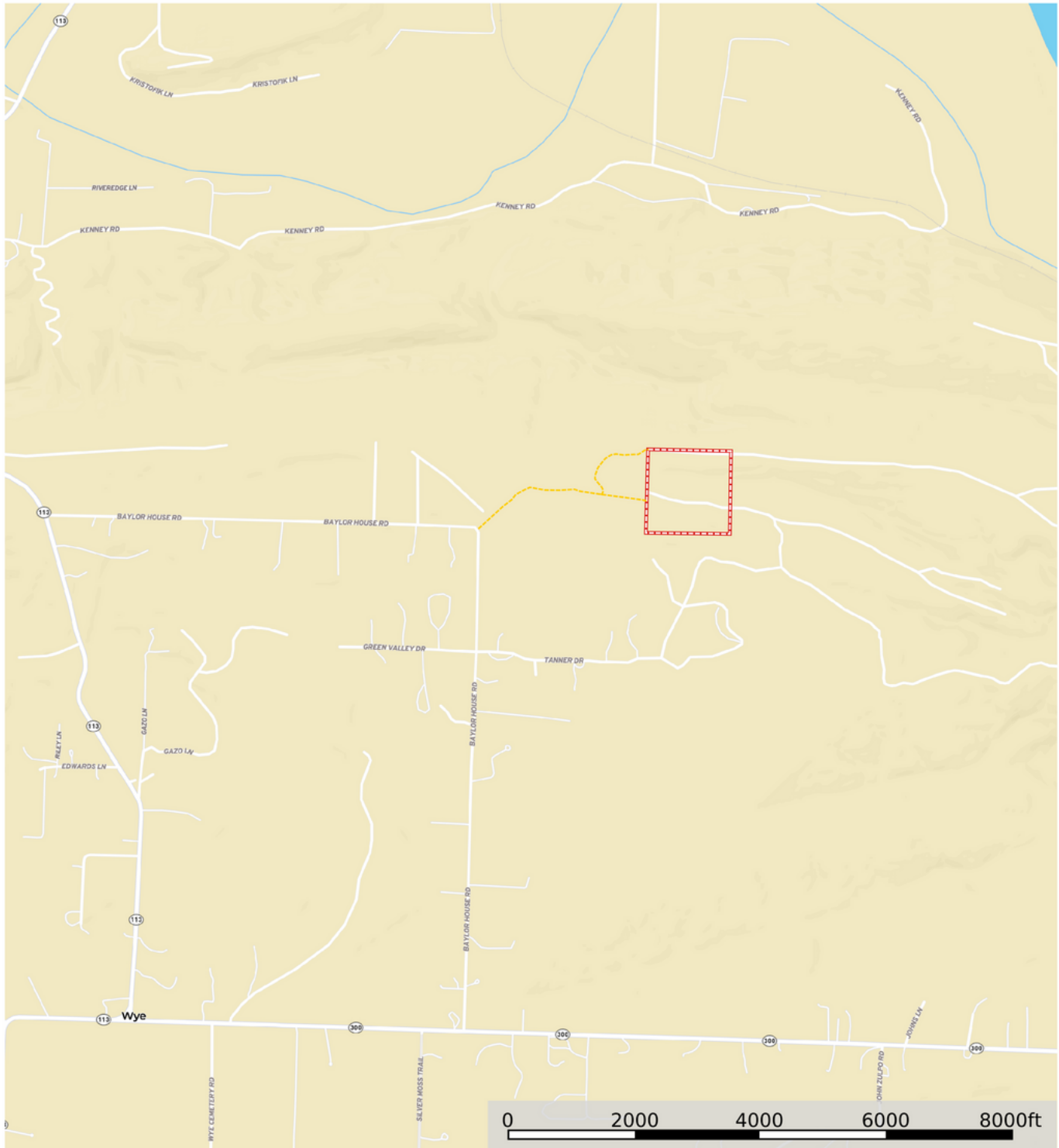


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# STREET MAP

**Wye Mnt 40 Acres**  
Perry County, Arkansas, 40 AC +/-

**HOLMES**  
REAL ESTATE



--- Deeded Easement    --- Road / Trail    □ Boundary

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# SOIL MAP

 **Soil Report**



- Acres
- Capabilities
- WAPI

 Boundary: 40.49 ac

| Code                  | Description                              | Acres                   | %             | CPI              | NCCPI          | CAP <span>?</span> |
|-----------------------|------------------------------------------|-------------------------|---------------|------------------|----------------|--------------------|
| 7                     | Carnasaw-Pirum-Clebit association, steep | 40.49                   | 100%          | -                | 12             | 7s <span>?</span>  |
| Totals <span>?</span> |                                          | 40.49 ac <span>?</span> | 0 CPI Average | 12 NCCPI Average | 7 Cap. Average |                    |



# PHOTOS



## COMMENTS & NOTES

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