



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**50± ACRE ESTATE**  
**PHILLIPS COUNTY, AR**  
**\$3,000,000**



OFFICE (662) 846-1425 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

## LOCATION:

- 28527 & 28667 Highway 44  
Elaine, AR 72333
- Phillips County
- 29± Miles SW of Helena
- 95± Miles SE of Memphis, TN
- 100± Miles E of Pine Bluff
- 115± Miles SE of Little Rock

## PROPERTY USE:

- Residential
- Event/Entertainment Venue
- Hunting Lodge
- Corporate Retreat

## TAX INFORMATION:

- 2025: TBD
- Parcel #: 001-03824-001
- Parcel #: 001-03824-002

## COORDINATES:

- 34.2621, -90.9222

## PROPERTY INFORMATION:

- 50± Total Acres
- 11± Acre Horse Pasture
- 4± Acres in Row Crop
- 1± Mile of White Picket Fencing
- 13,235± SqFt Custom-Built Home
  - 3 Stories
  - 6 Bedrooms/6 Bathrooms
  - Theatre Room
  - 3 Car Garage
  - 2 Fireplaces
  - Built-in Safe
- 3,944± SqFt Guest House
  - 4 Bedrooms/3 Bathrooms
- 50'x60' Enclosed Shop
- 40'x50' Horse Stable



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**BILLY CARPENTER**

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# WELCOME TO THE PHILLIPS 50

**WELCOME TO ONE OF THE MOST IMPRESSIVE RURAL ESTATES IN EASTERN ARKANSAS.** Situated on 50± acres just outside of Elaine in Phillips County, this exceptional property offers a rare combination of luxury living, privacy, and versatility. From the moment you arrive, it's clear you are somewhere special!

A gated entrance, winding drive, and approximately one mile of white picket fencing set the stage for a true estate feel. The manicured grounds and layout create privacy and presence, making this property ideal as a primary residence, corporate retreat, hunting lodge, or long-term investment.



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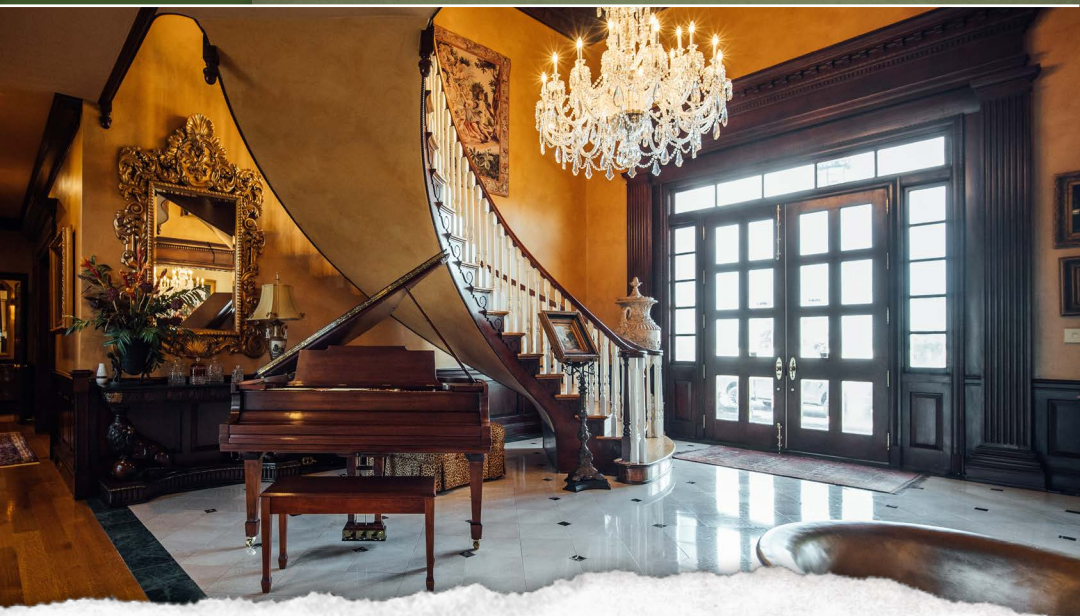
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# MORE ABOUT THE PHILLIPS 50

At the heart of the place sits a stunning 13,235± square foot custom-built main home that is truly in a class of its own. Step inside, where you will be welcomed by soaring ceilings, grand staircases, detailed woodwork, and elegant finishes throughout. Crystal chandeliers, oversized windows, and custom millwork create a warm yet refined atmosphere that carries through every room. Designed for both entertaining and everyday living, the home features multiple spacious living areas, formal dining spaces, and a large, well-appointed kitchen built to handle gatherings of any size. A third-floor theater room, private office spaces, and a built-in safe further highlight the level of detail and thought put into the home's design. With six bedrooms and six bathrooms, the main residence provides ample space for family and guests while maintaining comfort and privacy.

Complementing the main home is a 3,944± square foot guest house offering four bedrooms and three bathrooms. This additional residence is perfect for hosting guests, extended family, or even accommodating corporate or lodge-style use.



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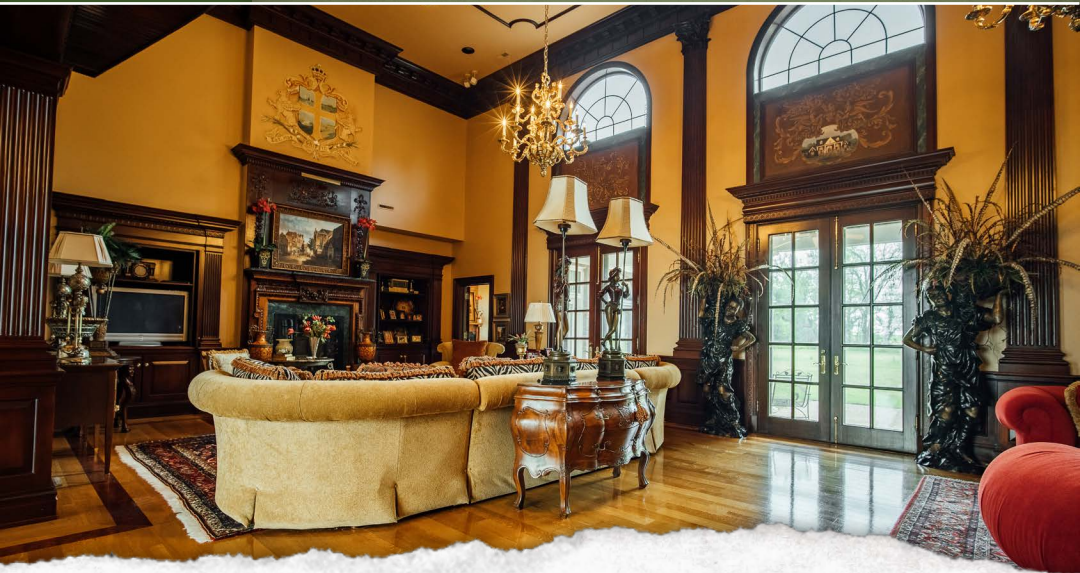
# MORE ABOUT THE PHILLIPS 50

The improvements continue outside with a functional and visually impressive setup. The property includes a 40' x 50' horse stable, an 11± acre fenced pasture, and a 50' x 60' enclosed shop, providing ample space for equipment, storage, or hobbies.

The land offers a balanced mix of open ground and usability, including approximately four acres currently in row crop production. The surrounding Delta landscape also provides opportunities for hunting and outdoor recreation, making for a well-rounded property.

Conveniently located just 29 miles from Helena, 95 miles from Memphis, and within easy driving distance of Little Rock and Pine Bluff, this property offers privacy and accessibility. Properties of this size, quality, and versatility rarely come available in this area. From the scale of the improvements to the overall setting, the Phillips County estate is truly one of a kind!

**Contact Billy Carpenter today to schedule a private showing and experience #TheSmallTownWay!**



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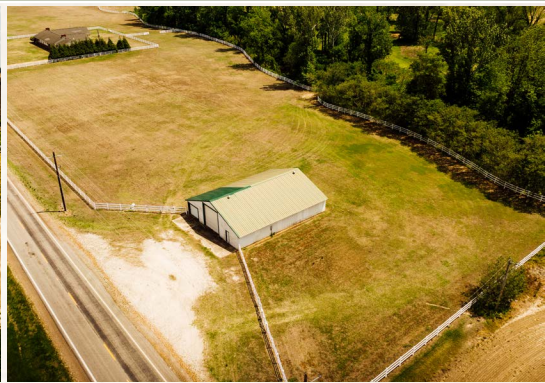
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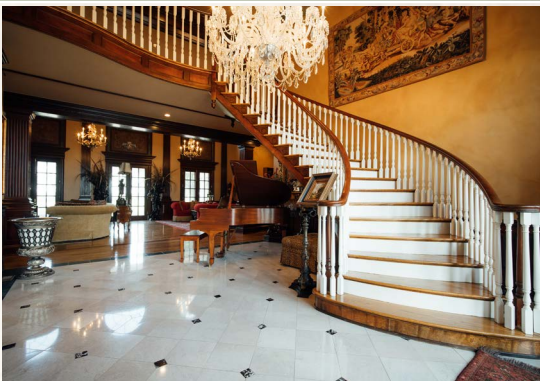
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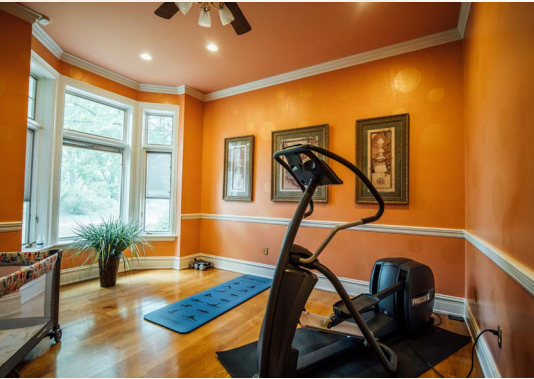
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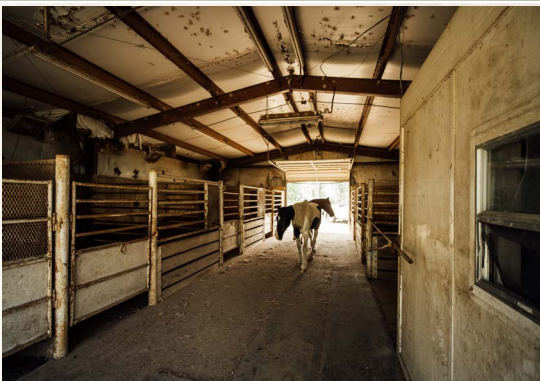
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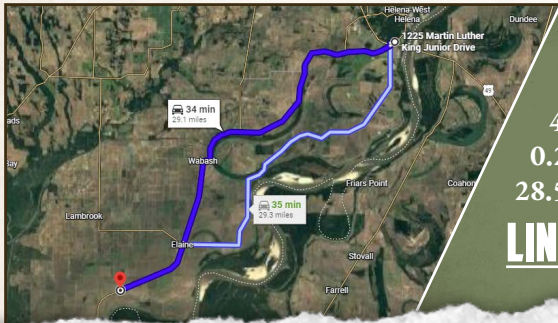
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land id. LINK



Directions from the Helena Welcome Center: Travel 0.3 miles west on Hwy 49. Turn left on Hwy 20 and continue 0.2 miles. Turn right on Hwy 44 and travel 28.5 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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