



Luxury Hilltop Home on 120± Acres 345 Bittle Rd, Heber Springs, AR 72543

What a rare find with panoramic views of Greers Ferry Lake, Sugarloaf Mountain, and Little Red River, and centrally located less than one hour to Little Rock, Conway, and Interstate 40! This well-equipped cattle/horse operation with stunning brick home on 120± gated acres is turnkey with loads of amenities and custom features. Do not miss this unique opportunity.

CUSTOM BRICK HOME

- Built in 2007
- Over 6,300± SF
- Gated entrance with remote or keypad entry
- Four large bedrooms with walk-in closets
- Three full baths and two half baths
- Four-car attached garage, (one is elevated height for larger vehicles)

MAIN LEVEL

- Beautiful solid oak dual-entry staircase and custom cabinetry & woodwork created by Julian & Sons
- Open kitchen with granite countertops and bubinga & wenge wood cabinetry, family seating, island with bar seating, and sizable dining area, new refrigerator, dual wall ovens, warming drawer, dishwasher, microwave, electric cooktop (All GE Profile), coffee bar, pass-through window to patio kitchen, full room walk-in pantry, and wired office space
- Comfortable living spaces with propane fireplace open to kitchen
- Additional sizable living room with propane fireplace and coffered ceilings
- Master suite with propane fireplace, blackout blinds, and soundproof walls, double sinks, water closet, walk-in shower, and jetted tub with views, large walk-in closet and an additional walk-in closet (room) off master bath
- 25-foot ceilings in main living space & 10-foot ceilings elsewhere

LOWER LEVEL

- Full fitness center (treadmill, stair stepper, elliptical, machine weights, free weights, punching bag and speed bag - all stay with the house). Wired for wall-mounted or floor level TV, plenty of room for floor work (yoga, Pilates, aerobics)
- Large game room (professional slate billiard table stays with house)
- Safe room (storm shelter) with concrete walls, steel door, 911 emergency call, external air vents, etc.
- Kitchenette (refrigerator, ice machine, sink, microwave, cabinetry - all stay with the house)
- Two sets of French doors lead to outdoor covered patio at lower level

POOL/ENTERTAINING AREA

- Outdoor TV
- Outdoor kitchen with stainless steel cabinetry, sink and new Weber gas grill - 2021
- Full-size pool: 3-foot in shallow end, 8-foot in deep end with diving board - 2008
- New pool liner installed - 2020
- New pool pump installed - 2022 (25-year warranty)
- Outdoor bathroom and shower
- Outdoor surround sound stereo system
- Pool supply room (pool supplies all stay - includes cover, vacuum, cleaners, chemicals)
- Black iron fencing around pool/patio

MISCELLANEOUS

- French doors x3 to outdoor covered patio on main level
- Large laundry room with cabinets, hanging storage, sink and granite countertops

- High efficiency Anderson windows
- Solid wood six-panel doors
- Whole house vacuum system with a vacuum on two levels
- All wall mounted TVs stay (living room, master, master bath and patio)
- Upgraded LED lighting in garage, pantry and over kitchen sink - 2020
- Attic storage above garage and upper level
- Three AC units (electric heat and air)
- Three water heaters on each level – replaced 2017, 2018 and 2019
- Large, leased propane tank for fireplaces and grill (outdoor kitchen)
- Large generator for most access during power outages
- Custom walnut wood office shelving, woodwork, desk by Julian & Sons
- Large cedar walk-in closet for linens, blankets, clothing storage
- Large closets throughout
- Four-foot-wide halls and stairways for easy furniture relocation
- Custom silk draperies throughout
- Custom pull-down blinds with remote control on elevated windows
- Propane fireplaces in kitchen, living room and master bedroom
- Ceiling fans in bedrooms, office, family room, basement, exercise room

SECURITY

- In-home security system with interior, exterior buildings, and entrance gate cameras
- Gated entrance with remote or keypad entry
- Keypad entry into office for extra security/privacy
- Keypad entry to gun/hunting closet

FLOORING

- Porcelain maple wood plank flooring on main level installed May 2021 (\$40,000)
- Metal Shingle Roofing installed summer 2019 with radiant barrier (\$60,000)
- Marble flooring in entryway/grand foyer
- Carpet in bedrooms, office, basement
- Ceramic tile in bathrooms

GROUNDS

- Circle drive and 3/4-mile asphalt driveway (resurfaced 2020)
- Seven large, cleared fields
- 120± acres securely fenced for livestock/horses (perimeter and cross fencing)
- Two large ponds stocked with catfish, crappie, and blue gill
- Streams throughout (natural springs) with beautiful waterfalls in wet seasons
- Prime hunting for deer, dove or turkey
- Frequently have roadrunners, ducks, and bald eagles
- Very Productive Blackberry patch
- Iron pipe fencing around home/stable
- Sidewalk around perimeter for easy access to HVAC units, propane tank, home generator, and basement patio

OUT BUILDINGS

- **Metal Stables/Barn** – Three-stall insulated stable with tack room, water (sink in tack room and two spigots in barn), hay storage, drive through doors, ceiling fans and plenty of extra storage.
- **Metal Equipment Building** – 96x40'±, built in approximately 2008 with concrete flooring for heavy equipment and 3 roll-up doors.
- **Metal Shop Building** – 96x40'±, built in 1997 and updated in 2004, insulated with all concrete flooring, blown-in insulation on ceiling and walls, 4 barn door entrances, drive through capability, bathroom (toilet and sink with well water) and septic. Equipped with two vehicle lifts, and ample counter and storage space.

LOCATION

- Located Only 30 Miles to Searcy, 41 Miles to Conway, 48 Miles to Interstate 40, and 65 Miles to Little Rock International Airport
- Conveniently Located Between Memphis, Dallas, Oklahoma City, and Springfield, MO.

HORSES

Two retired thoroughbred racehorses reside on the property and have lived here for 10 years. They would like to stay. If the buyer wishes to keep the horses, all supplies (two saddles with blankets, a bareback saddle, brushes, shoe picks, fly spray, etc.) remain.

“Sonicboom” (whose race name was “Finish”) is a very sweet and strikingly handsome fellow. His birthday is May 22, 2002. He lost his left eye after retirement when he poked it with a tree limb. It is a magical thing to watch him run across the fields. He stays close to Pink and he LOVES carrots. “Princess Pink” (whose race name was “No Touching Me”) is very beautiful and she is fully aware. We do not know her specific birthday but know the year was 2006. She is the boss and won’t allow Sonic to forget it, she will be the first to make friends with new people though. She wouldn’t even consider eating carrots until she saw that Sonic got all the attention at “snack time”. She has learned to love them.

Both horses raced with the Lazenby family in Louisiana and some in Hot Springs. Sonic was a faithful racer, Pink would stand at the start of the race and never run. She finally ran one race and won a \$40,000 purse with ease. That was the only time she would do it. They retired her happily. Both horses are shod every six weeks by a local man with whom they have a nice relationship.

AUCTION INFORMATION

Auction: Online bidding begins October 10 and concludes Thursday, October 20 at 11:00 AM CT subject to auto-extend.

Buyer’s Premium: A 12% Buyer’s Premium will be added to the final bid to determine the Total Contract Price paid by the Purchaser.

Terms of Sale: A contingency-free sales contract will be executed by the purchaser on auction day. The purchase terms are a 10% non-refundable down payment due by 4:00 pm CT the following day with the remaining balance due within 30 days.

Registration Requirements: A registration amount of \$10,000.00 must be submitted to Target Auction Company PRIOR to being approved to bid. Should you not be the Purchaser, this will be promptly refunded. Call 800-476-3939 for details.

Buyer Agent Compensation Available: A 2% commission is available for representing the purchaser. See the Broker Compensation Form under this property’s Documents Tab.

Property Tours: by appointment only October 4, 5 (Tues/Wed), 15, 16 (Sat/Sun), and 19 (Wed) from 10:00 am until 3:00 pm CT. **An appointment is required.** Please RSVP to 800-476-3939 to reserve your private viewing.

Directions: From HWY 107, turn left onto Stacy Springs Road. Turn right onto Bittle Road and travel approximately 2.3 miles. The property will be on the right.

In Association with Lori Stephens of ERA Team Real Estate. Kelli Small, AR BK #EB00048239.

Target Auction Company is a premier marketing firm with a proven ability to provide certainty when selling valuable real estate throughout the U.S. using our streamlined process. We highly recommend our platform for your selling and buying needs.