



# Arkansas

THE NATURAL STATE

**DEPARTMENT OF  
PARKS & TOURISM**

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501-682-6900 (TDD)  
Ark-ives.com

Keep Arkansas  
Beautiful Division  
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Personnel Section  
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**AN EQUAL  
OPPORTUNITY/  
AFFIRMATIVE ACTION/  
AMERICANS WITH  
DISABILITIES ACT  
EMPLOYER**

July 27, 2011

David Ferguson, Director  
Bureau of Legislative Research  
State Capitol, Room 315  
Little Rock, AR 72201

Dear Mr. Ferguson:

Arkansas State Parks (ASP) has identified priority land acquisitions at the following locations:

- **Historic Washington State Park:** Two contiguous parcels of 1.35 acres each adjacent to the park entrance on State Highway 278. These properties are the proposed location for the planned relocation of the Weapons Museum and initial visitor contact point for park visitors.
- **Mississippi River State Park:** Located on State Highway 44 containing approximately 1.04 acres and will serve as housing for the park superintendent. The residence is centrally located among the park's several recreation areas that are included in the Special Use Permit with the U.S. Forest Service (USFS) and is surrounded on three sides by USFS property. This central location will provide 24/7 emergency response, addressing visitors needs and park management responsibilities. The house meets ASP's standards for staff housing.
- **Mount Nebo State Park (MNSP):** An 80 acre tract of land on the "Bench" and south slope of the mountain. MNSP's popular historic "Bench Trail", a mountain bike/hiking trail which encircles the mountain below its summit, meanders through the northern part of this track. This acquisition is vital to maintaining the aesthetic nature of the trail, prevent any development by the current or future owner(s), and keep the trail open for public use since the park was established in the 1930's.
- **Pinnacle Mountain State Park:** A residence and approximately 4.55 acres located on Barrett Road west of the mountain. The parcel is bounded on two sides by park property adjacent to the park's horseback riding concession and will provide additional buffer for

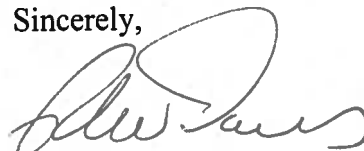
horseback riders. The residence would serve as park housing for uniform staff, replacing inadequate, substandard housing. The house meets ASP's standards for park management housing.

- Powhatan Historic State Park: The last remaining parcels of the original historic town within the park's boundary have been offered for sale to ASP. This property is listed as a proposed acquisition in the 2005 master plan, consists of 3.75 lots, a mobile home and a structure used for storage by the current owner. The acquisition of this property would greatly enhance the aesthetics of this historic site, as it is located between the historic courthouse and the riverfront.
- Prairie Grove Battlefield State Park: Approximately 184 acres adjacent to the park. The property is included in the park's approved 1991 civil war battlefield protection plan, as part of a cooperative planning effort between ASP and the National Park Service. Acquisition of this parcel would eliminate future development of the property, and would preserve the battlefield.

These acquisitions will protect and preserve the parks natural, cultural and historic resources and provide additional recreational and educational opportunities for park visitors. The enclosures provide more information regarding each acquisition and include maps and photographs for reference. Grant funds are available to acquire the properties.

In accordance with A.C.A. 22-4-106, I am respectfully requesting the Arkansas Legislative Council's favorable advice to complete these property acquisitions. If you have any questions or need further information, please call me at 682-2535, or Greg Butts at 682-7743. Thank you for your consideration.

Sincerely,



Richard W. Davies  
Executive Director

Enclosures

Cc: Greg Butts  
Stan Graves  
Mitchell Johnson

## **Historic Washington State Park - Proposed Acquisitions**

**Property description:** Two (2) parcels of 1.35 acres each lying along Arkansas Highway 278 in the City of Washington.

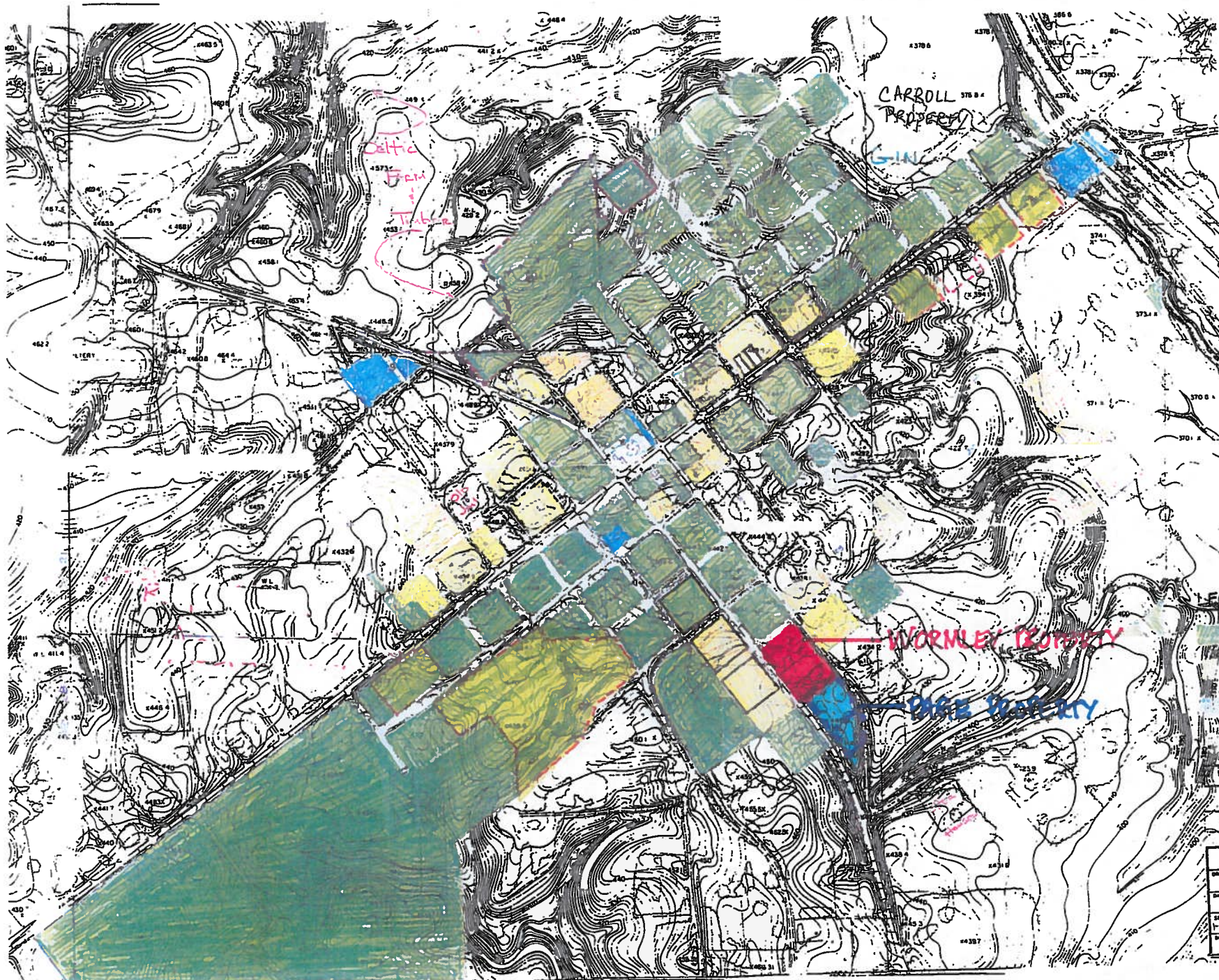
All of Block 88 and fractional parts of Blocks 55 and 119, Dixon Addition to the City of Washington, Hempstead County, Arkansas, containing 2.70 acres, more or less.

**Purpose:** The acquisition of these parcels would greatly enhance the aesthetics of the park by giving Arkansas State Parks control over their maintenance. The site is also being considered as the location of a proposed visitor contact point, as well as the proposed Weapons Museum.

**Estimated Cost:** Appraisal updates are underway. The property was appraised in 2008 which showed a total value of approximately \$154,000.00.

**Location Maps:** See Attachment.





- LEGEND: OWNERSHIP/PURCHASE**
- OWNED BY ARKANSAS STATE PARKS
  - OWNED BY PIONEER WASHINGTON RESTORATION FOUNDATION, INC.
  - OWNED BY CITY OF WASHINGTON
  - CHURCH PROPERTY
  - HIGH PRIORITY ACQUISITION: PROPERTY NEEDED FOR 1ST 5 YEAR DEVELOPMENT
  - 2ND PRIORITY: NEEDED FOR LONG RANGE DEVELOPMENT

ARKANSAS DEPT OF PARKS & TOURISM			
DRAWN BY	PROJECT	DESIGN NO.	
DATE	DESCRIPTION	PROJECT NO.	
SCALE	1" = 200'	ENGINEER	
DRAWING NO.	ENGINEER	SHEET NO.	









## **Mississippi River State Park – Proposed Acquisition**

**Property Description:** A well maintained, circa 1975 residential structure, containing approximately 2,200 square feet, three bedrooms, and one and one-half bathrooms. It is located on Arkansas Highway 44, near Marianna, on 1.04 acres surrounded by US Forrest Service property.

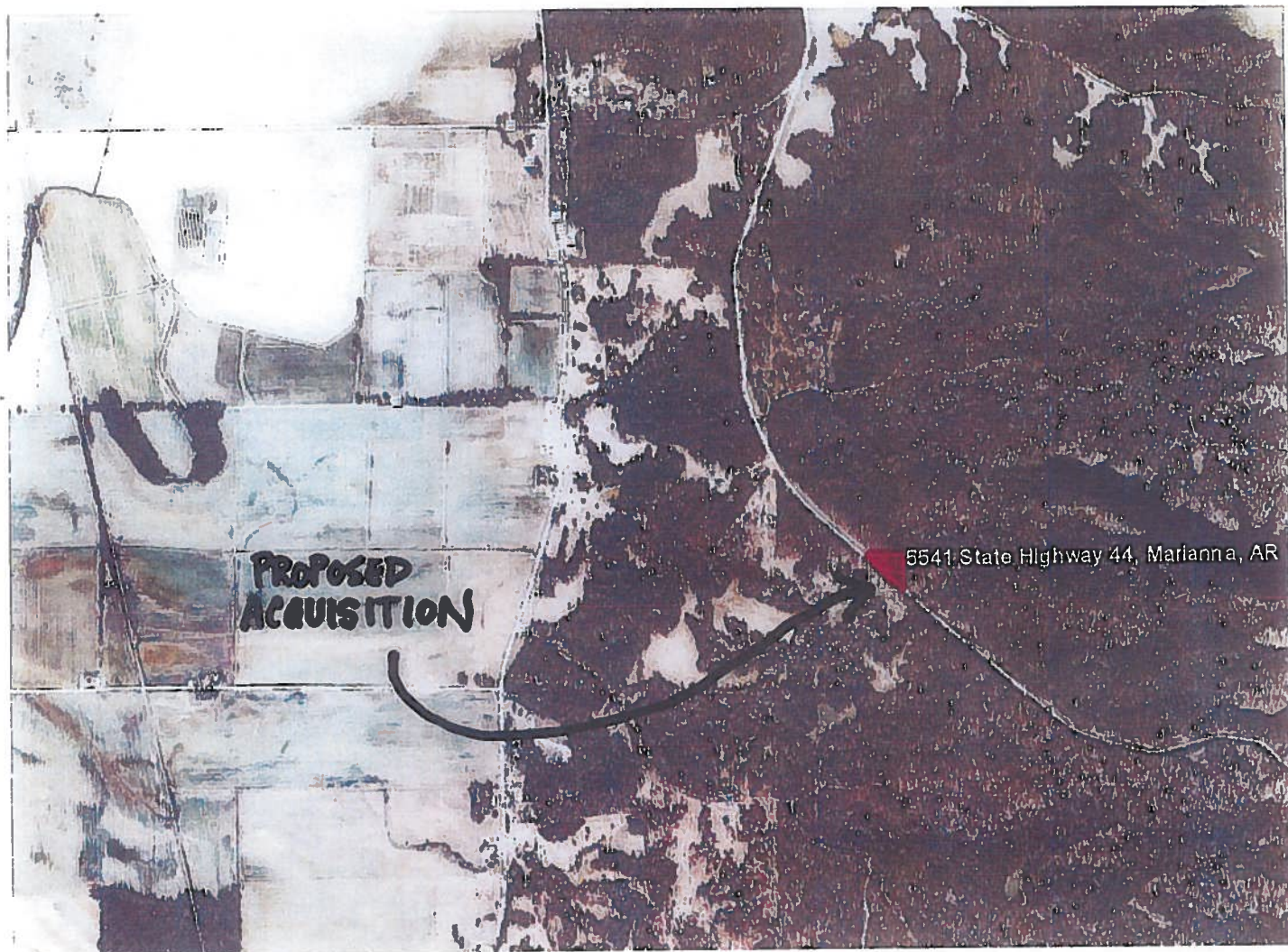
A fractional part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 2 North, Range 4 East, Lee County, Arkansas, containing 1.04 acres, more or less.

**Purpose:** The residence would serve as management staff housing. The property is centrally located for access to the park's separate recreation areas.

**Estimated cost:** Appraisal is currently underway. Based on other comparable sales the estimated value will be approximately \$150,000.00.

**Location Map:** See Attachment.





**PROPOSED  
ACQUISITION**

5541 State Highway 44, Marianna, AR





## **Mount Nebo State Park – Proposed Acquisition**

**Property Description:** 80 acres located on the south slope of the mountain, including a portion of the “Bench Trail” which meanders through the northern section of this property.

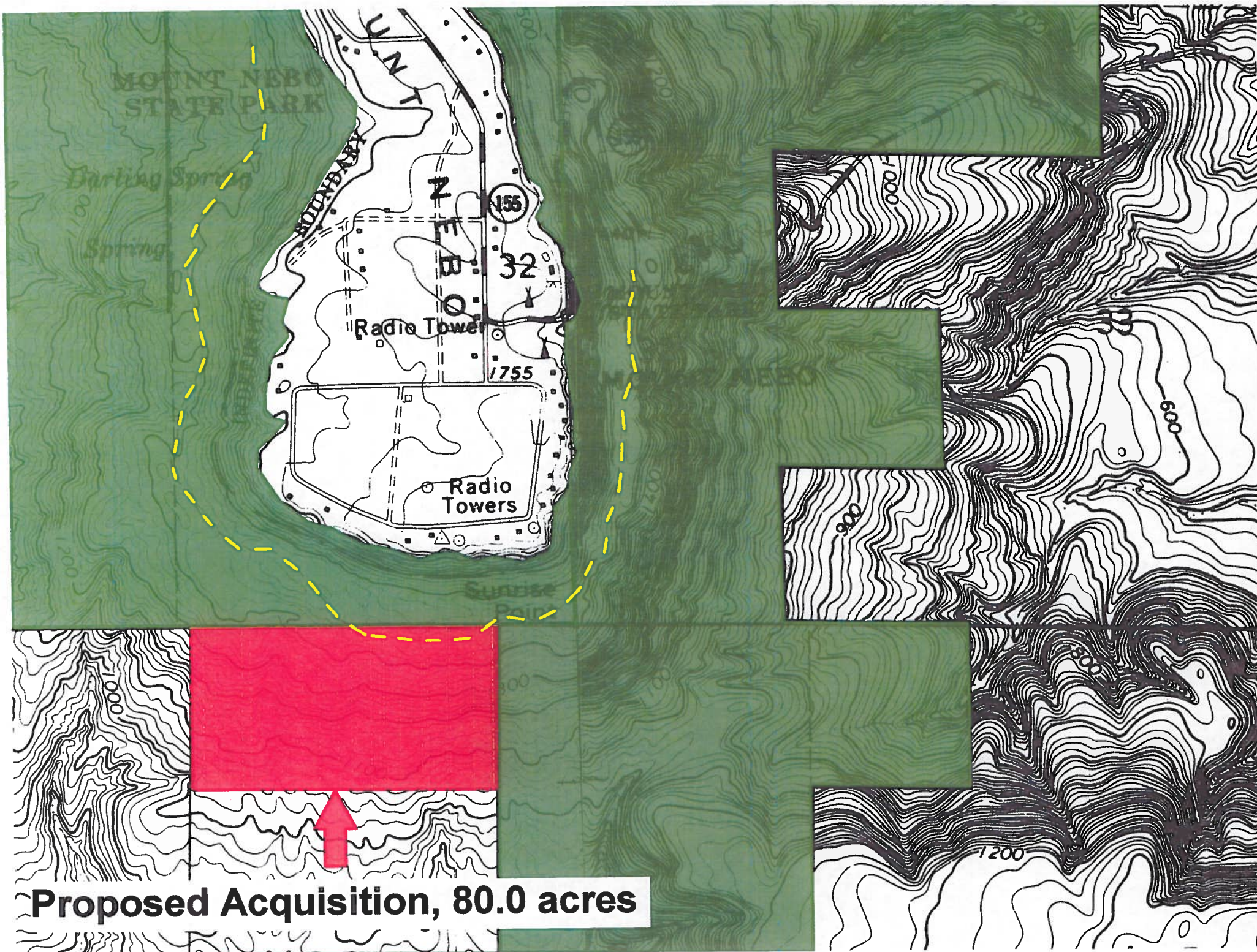
The North Half of the Northwest Quarter of Section 5, Township 6 North, Range 21 West, Yell County, Arkansas, containing 80 acres, more or less.

**Purpose:** The acquisition of this parcel is vital to maintaining the “Bench Trail”, which is a very popular mountain bike/hiking trail which encircles the mountain on a natural shelf 200’-300’ below its summit. Acquiring this tract would allow Arkansas State Parks to maintain the natural beauty of the area, continue to provide recreational opportunities on a continuous loop trail, and prevent any future development by the current or future owner (s).

**Estimated Cost:** Property has not been appraised. Based on sales from the area, and recent appraisals of other “Bench Trail” lots, the value is approximately \$800,000.00.

**Location Map:** See Attachment.











## **Pinnacle Mountain State Park – Proposed Acquisition**

**Property Description:** 4.55 acres located on Barrett Road on the park's west side. The property is bordered on two sides by Arkansas State Parks property. A residential structure is located on the property, containing four bedrooms, two bathrooms, and approximately 2,242 square feet.

A fractional part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 14 West, Pulaski County, Arkansas, containing 4.55 acres, more or less.

**Purpose:** The residence would replace inadequate, substandard housing currently in use at the park, and provide additional buffer for the horseback riding concession operation.

**Estimated Cost:** Appraisal complete, the value is \$255,000.00.

**Location Map:** See Attachment.

Jan 24, 2011 8:19

**Proposed Acquisition,  
4.5 acres**



**Barrett Road**

**Pinnacle Mountain  
State Park**

**Little Maumelle River**

**Little Maumelle River**

**Nowland Creek**

**Park Boundary**

**Highway 300**

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agery Date: Sep 4, 2010

34°50'11.89" N 92°29'57.84" W elev 264 ft

Eye alt 5425 ft







## **Powhatan Historic State Park – Proposed Acquisition**

**Property Description:** 4.75 lots in the original Town of Powhatan, and a mobile home, as well as a dilapidated residential structure currently used for storage.

Lots 1, 2, 5, 6, and the north  $\frac{3}{4}$  of Lot 4, all in Block Five of the Original Town of Powhatan, Lawrence County, Arkansas, containing 0.400 acres, more or less.

**Purpose:** This property includes the last remaining portion of the original Town of Powhatan within the park boundary that is not owned by Arkansas State Parks. Acquiring this property would greatly enhance the park's historic setting and mission, along with improving the viewshed between the historic courthouse and the Black River.

**Estimated Cost:** Appraisal completed in June, 2011, which indicated a value of approximately \$69,000.00.

**Location Map:** See Attachment











## **Prairie Grove Battlefield State Park – Proposed Acquisition**

**Property Description:** Approximately 184.42 acres of vacant farmland adjoining the park on its northwestern side.

The Northwest Quarter of Section 7, Township 15 North, Range 31 West, LESS and EXCEPT the North 264 feet thereof; AND the East Half of the East Half of the Northeast Quarter of Section 12, Township 15 North, Range 32 West, LESS and EXCEPT the North 264 feet thereof, Washington County, Arkansas, containing 184.42 acres, more or less

**Purpose:** This property has been included in the park's Battlefield Protection Plan since 1991, as a result of a cooperative planning effort between Arkansas State Parks and the National Park Service. Acquisition of this property is vital to prevent future development, and to preserve this important nationally recognized historic battlefield property.

**Estimated Cost:** Property has not been appraised. Based on comparable sales and other appraisals, the fair market value is estimated at \$8,000 per acre, or \$1,475,360 for the entire tract.

**Location Map:** See Attachment

# Prairie Grove Battlefield Protection Plan: Numbered Land Tracts for Acquisition

2/04

