

Lost Cabins at Petit Jean

11.95 Acres

Conway County, AR

\$2,000,000



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Activities & Amenities

Cycling/Mountain Biking
Development Potential
Dock/Pier
Fishing
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Pond/Lake
Recreational Business
Timber
Wooded

Land Details

Address: 18 Lost Cabin Road,
Morrilton, Arkansas 72110, USA
Closest Town: Morrilton
Total Acres: 11.95
Include Business?: Yes

Building Details

Homes: 10
Style of Home(s): Cabin



Property Summary

Cabin Retreat Near Petit Jean State Park – A Rare Investment Opportunity

Lost Cabins of Petit Jean, a premier vacation rental property offering a serene escape near the breathtaking Petit Jean State Park. Spanning 12 acres of lush forest, this established retreat features ten fully furnished cabins, a 20x40 pavilion with hand laid stone fireplace, a fishing pond with dock, and direct access to some of Arkansas' most stunning natural attractions.





Land

Since its founding in 2018, Lost Cabins has become a sought-after destination for couples, families, and groups, providing a perfect setting for **romantic getaways, family vacations, retreats, and small events.**

Property Highlights:

- **Ten Cabins:**
 - » (5) Single-Bedroom Cabins
 - » (2) Two-Bedroom Cabins
 - » (1) Five-Bedroom Cabin
 - » (1) Treehouse Cabin overlooking the bluff
 - » (1) Lodge/Caretaker Cabin
 - » ***The Honeymoon Cabin features a newly installed hot tub***
- Pavilion for gatherings and events
- Fishing pond on-site stocked with hybrid brim
- ¼ mile from Petit Jean State Park

A Turnkey Investment

Lost Cabins of Petit Jean offers an exceptional opportunity for **vacation rental investors, hospitality entrepreneurs, or those seeking a private retreat.** With its established reputation, existing guest base, and prime location, this property is ready to generate immediate revenue. Boasting over 36,000 followers on social media platforms, the website and social accounts to transfer to the new owner.





Outdoor Adventures & Nearby Attractions:

Guests enjoy **fishing, kayaking, hiking, and bicycling** right from the property, along with easy access to:

- **Petit Jean State Park** – The #1 visited State Park in Arkansas with over 800,000 annual visitors offering Hiking trails, Lake Bailey, kayak rentals, and a seasonal swimming pool
- **Mather Lodge Restaurant** – Scenic dining with stunning views
- **Local favorites** – The Petit Jean Gravesite Overlook, Farmers Market, Barnyard Friends Petting Zoo, Museum of Automobiles
- **Morrilton, AR attractions** – Lake Dardanelle, Point Remove Brewery, Playland Bowling & Skating Rink, Antiques & Flea Markets, Arkansas Wine Trail

Additionally, Lost Cabins is located near annual events such as the **Hot Air Balloon Festival, Automobile Show & Swap Meet, and Paragliding Fly-Ins**, attracting visitors year-round.

Don't miss the chance to own this **one-of-a-kind cabin retreat** in the heart of Arkansas' natural beauty.

Please contact the listing agent for more information on this property or to schedule a private showing. (**Financial verification may be required**)

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials

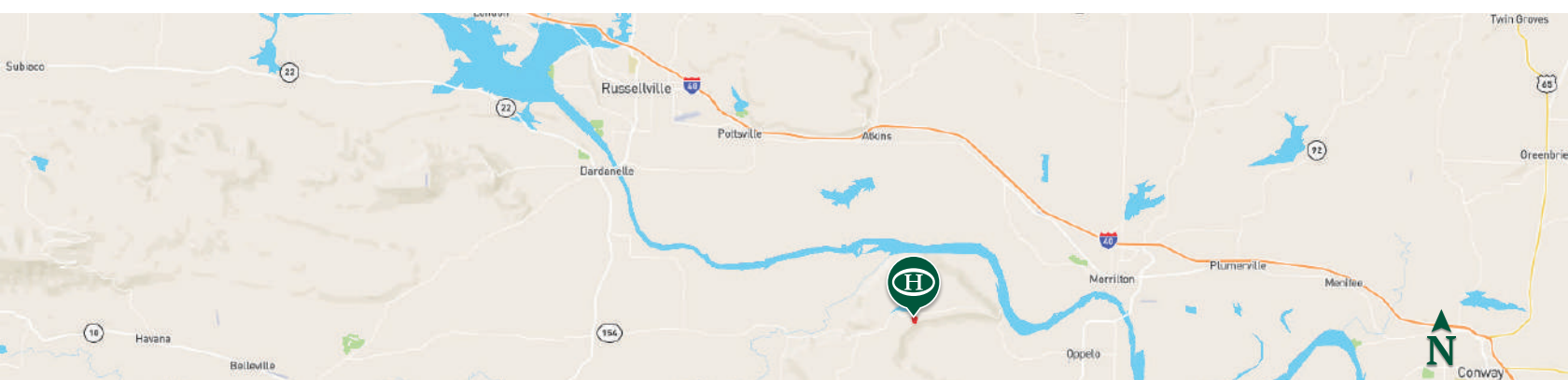




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.




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FARM, RANCH & RECREATIONAL REAL ESTATE



Allen Treadwell

 Salesperson, Licensed in AR, KS, MO & OK

 Allen@HaydenOutdoors.com

 479.903.4109

Jeff Lovan

Licensed in MO, AR, IA & KS 

JeffLovan@HaydenOutdoors.com 

417.252.1463 

