

FOR SALE

# CAMP CAHINNIO

## 460 CAHINNIO RD | BOONEVILLE, AR



# PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale Camp Cahinnio, a 383.45± acre recreational retreat in Booneville, offered at \$1,200,000.

Nestled in the woodlands of West Central Arkansas, the property features a private 23± acre stocked lake (Lake Takima), swimming pool with multiple shower houses/storm shelters, air-conditioned dining hall with full kitchen, two warehouses, four living units, multiple cabins, bath houses, and extensive trail systems. Multiple functioning water wells service the improvements.

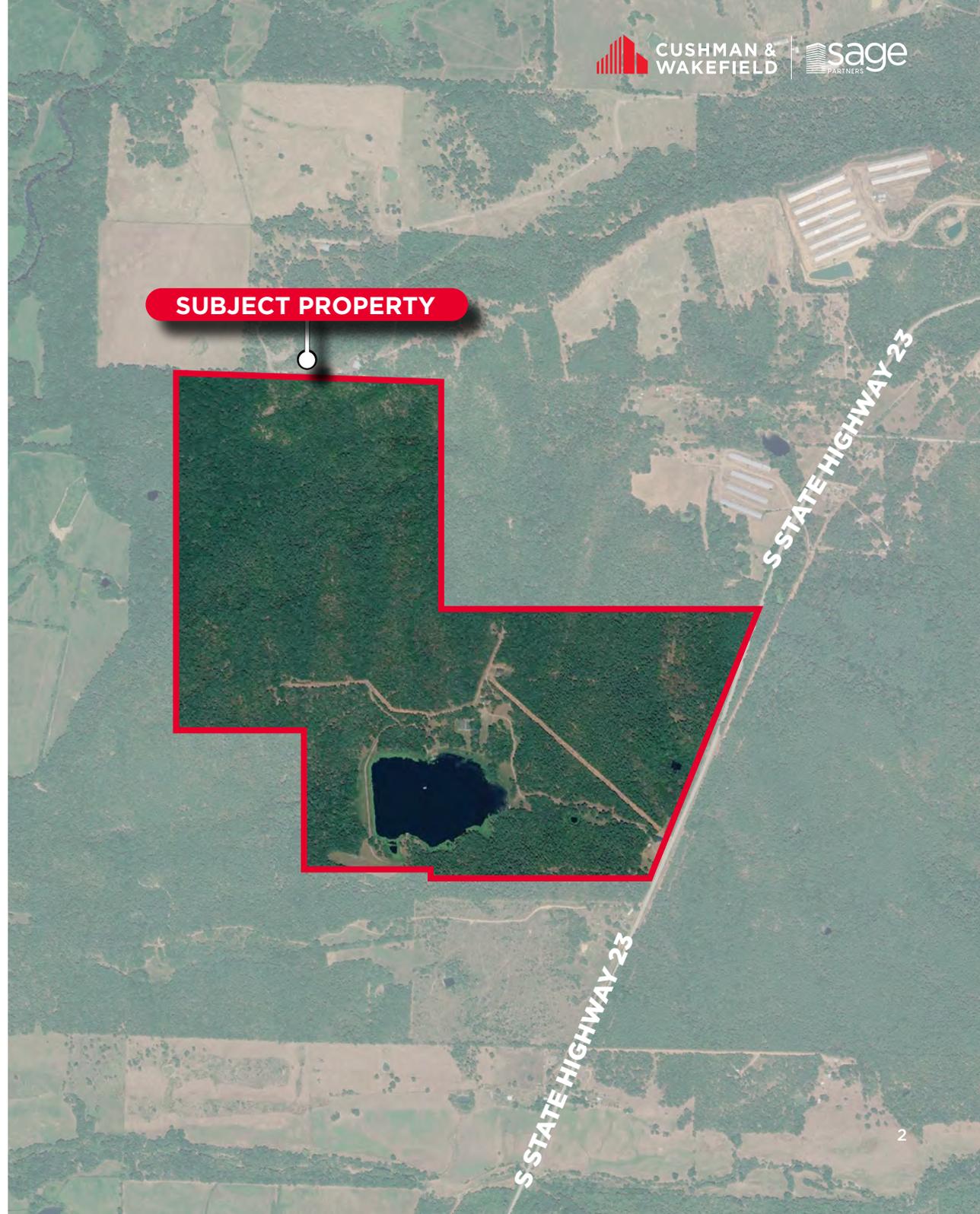
With nearly 400 acres of natural beauty and a rich history dating back to early homestead and Caddo tribal grounds, Camp Cahinnio presents a rare opportunity for a retreat facility, youth camp, corporate getaway, or private recreational ownership.

**ADDRESS** 460 Cahinnio Rd, Booneville, AR

**OFFERING PRICE** \$1,200,000 (\$3,113.24/AC)

**ACREAGE** 383.45 ±

- FEATURES**
- Private 23± AC Lake
  - Swimming pool
  - Air condition dining hall with fully functioning kitchen
  - 4 living units
  - Multiple bath houses
  - Two warehouses
  - Multiple trails
  - Multiple functioning water wells

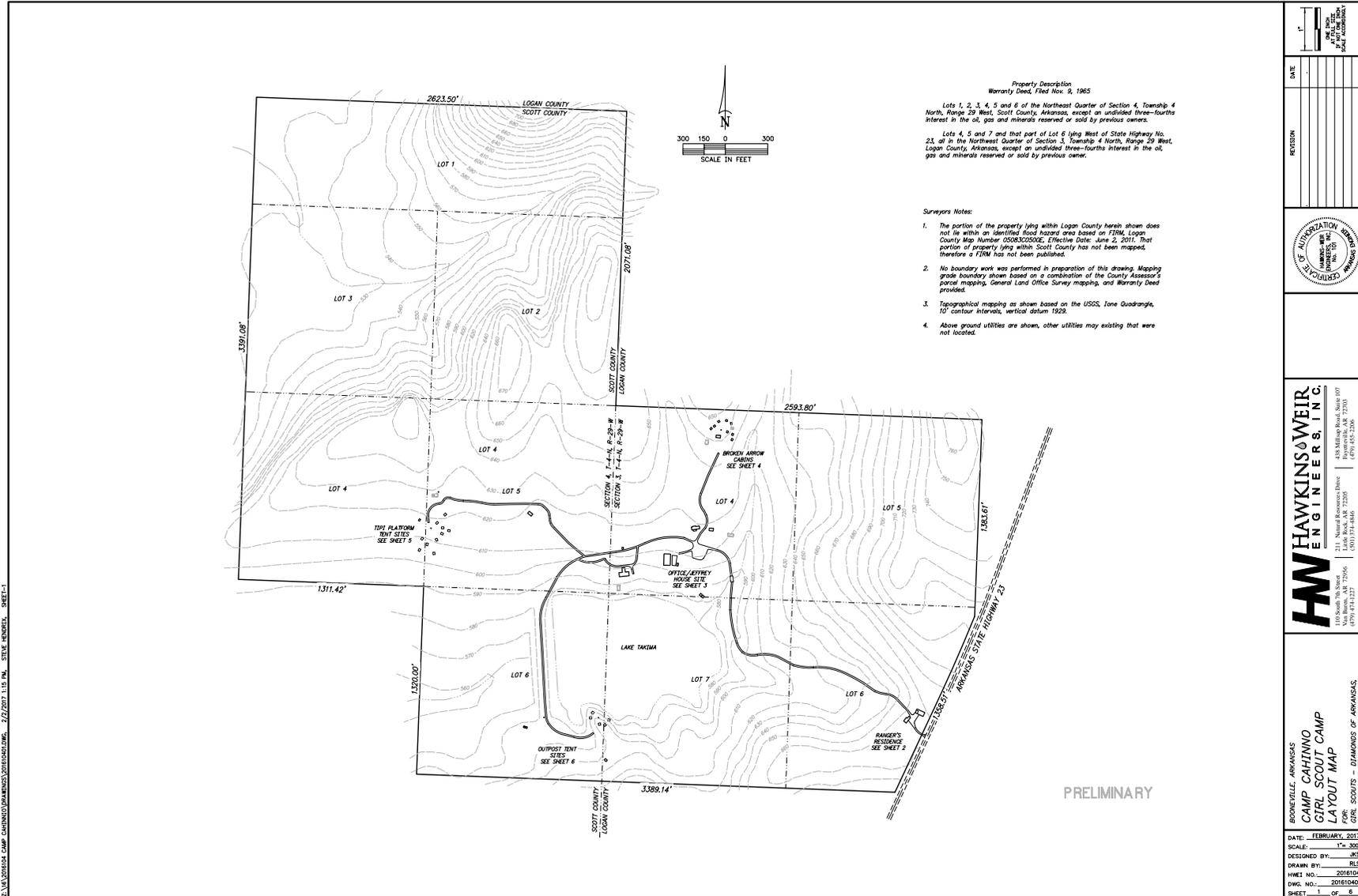


# INVESTMENT HIGHLIGHTS

- **Significant Land Offering** – 383.45± acres of contiguous wooded land in West Central Arkansas, offering scale and long-term flexibility for recreational or retreat use.
- **Established Camp Infrastructure** – Improved with a private 23± acre stocked lake (Lake Takima), swimming pool with shower house/storm shelter, air-conditioned dining hall with full kitchen, two warehouses, four living units, multiple cabins, bath houses, and extensive trail systems — providing immediate operational capability.
- **Multiple Revenue or Use Opportunities** – Ideal for youth camps, church retreats, corporate retreats, outdoor education programs, event venues, or private recreational ownership.
- **Natural Amenities & Utilities in Place** – Bass-stocked lake, multiple functioning water wells, established lodging, and support facilities already in service.
- **Rich History & Unique Setting** – Former homestead and historic hunting grounds of the Caddo tribe, offering a peaceful, legacy property atmosphere that enhances its retreat appeal.
- **Accessible Yet Private Location** – Secluded wooded setting near Booneville, providing privacy while remaining accessible within the Fort Smith–Western Arkansas region.



# PROPERTY SURVEY



*Property Description*  
 Warranty Deed, Dated Nov. 9, 1965

Lots 1, 2, 3, 4, 5 and 6 of the Northeast Quarter of Section 4, Township 4 North, Range 29 West, Scott County, Arkansas, except an undivided three-fourths interest in the oil, gas and minerals reserved or sold by previous owners.

Lots 4, 5 and 7 and that part of Lot 6 lying West of State Highway No. 23, all in the Northwest Quarter of Section 5, Township 4 North, Range 29 West, Logan County, Arkansas, except an undivided three-fourths interest in the oil, gas and minerals reserved or sold by previous owner.

- Surveyors Notes:**
- The portion of the property lying within Logan County herein shown does not lie within an identified flood hazard area based on FIRM, Logan County Map Number 050830200E, Effective Date: June 2, 2011. That portion of property lying within Scott County has not been mapped, therefore a CFM has not been published.
  - No boundary work was performed in preparation of this drawing. Mapping grade boundary shown based on a combination of the County Assessor's parcel mapping, General Land Office Survey mapping, and Warranty Deed provided.
  - Topographical mapping as shown based on the USGS, Ione Quadrangle, 10' contour intervals, vertical datum 1929.
  - Above ground utilities are shown, other utilities may existing that were not located.

DATE	
REVISION	

**HAWKINS-WEIR ENGINEERS, INC.**

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 110 South 7th Street  
 Oklahoma City, Oklahoma 73106  
 (405) 524-4848  
 (405) 524-1237  
 www.hawkins-weir.com

DATE:	FEBRUARY, 2017
SCALE:	1" = 300'
DESIGNED BY:	JCS
DRAWN BY:	JCS
SHEET NO.:	2016104
DWG. NO.:	201610401
SHEET	1 OF 6

CAMP CAHINNO GIRL SCOUT CAMP LAYOUT MAP, 2/2/2017, 1:30 PM, SITE MODEL, SHEET-1

# CAMP CAHINNIO MAP

1. Site Director's House
  2. Art Barn
  3. Health Center
  4. Camp Director's Office
  5. Jeffery House
  6. Pool/Shower House
  7. Canoe Barn
  8. Dining Hall
  9. BA Unit Shower House
  10. BA Unit Pavilion
  11. Tipi Unit Shower House
  12. Tipi Unit Pavilion
  13. Archery Range
  14. Outpost Unit Latrine
  15. Tipi Unit Latrine
  16. Tree House Unit
-  Camp Roads
  -  Ponds
  -  Fire Ring
  -  Flag Pole





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### FOR MORE INFORMATION, PLEASE CONTACT:

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