



**H.9(b)**

Sarah Huckabee Sanders

Governor

Shea Lewis

Secretary

August 25, 2025

Marty Garrity, Director

Bureau of Legislative Research

Executive Secretary, Arkansas Legislative Council

Arkansas State Capitol, Room 315

Little Rock, AR 72201

Re: State Park Property Acquisition

Dear Ms. Garrity:

The Arkansas Department of Parks, Heritage, and Tourism, State Parks Division (ASP) seeks to acquire a property to advance the goals of the park system and to provide additional recreational and conservation opportunities at Mount Nebo State Park. The following is a brief description of the proposed acquisition. Additional details are provided in the attached documents. Grant funding and/or existing budget allocations will be utilized to acquire this priority property.

- **Mount Nebo State Park:** ASP proposes to acquire forty (40) acres (more or less) of land from Terry and Cathy Hansell. The property is located adjacent to the park's eastern boundary, consists of rugged and steep natural terrain, and has been identified as favorable for future downhill mountain bike trail development. A recent appraisal valued the property at \$75,000.00.

In accordance with A.C.A. § 22-4-106, I am respectfully requesting the Arkansas Legislative Council's favorable advice to complete this property acquisition. This request has been reviewed and approved by the State Parks, Recreation, and Travel Commission, Governor Sanders, and the Arkansas Department of Finance and Administration. If you or your staff have any questions or need further information, please contact me at [Shea.Lewis@arkansas.gov](mailto:Shea.Lewis@arkansas.gov) or by phone at 501-324-9162. Thank you for your consideration.

Office of the Secretary

1100 North Street • Little Rock, AR 72201 • 501-324-9162

[Adpht.Arkansas.gov](http://Adpht.Arkansas.gov)

further information, please contact me at [Shea.Lewis@arkansas.gov](mailto:Shea.Lewis@arkansas.gov) or by phone at 501-324-9162. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shea Lewis', with a stylized, cursive script.

Shea Lewis, Secretary

SL/mm

Enclosures:

1. Mount Nebo State Park Hansell Acquisition-Purpose & Summary
2. Mount Nebo State Park Hansell Acquisition-Map

## **Mount Nebo State Park – Proposed Acquisition Purpose & Summary**

### **Property Description:**

The property is described as part of the *Southeast ¼ of the Southeast ¼ of Section 29, Township 7 North, Range 21 West, in Yell County, Arkansas.*

### **Purpose:**

The property has the rugged and steep natural terrain to support future outdoor recreational opportunities of downhill mountain bike trail and/or shared use hiking trail development. Expansion of the current Monument Trail system at the park is possible at this property.

### **Estimated cost:**

A recent appraisal report was conducted by Ferstl Valuation Services in November 2024 which valued the tract of land at \$75,000.00. Funding for the acquisition will come from the Division's allocation from Amendment 75 (A-75).

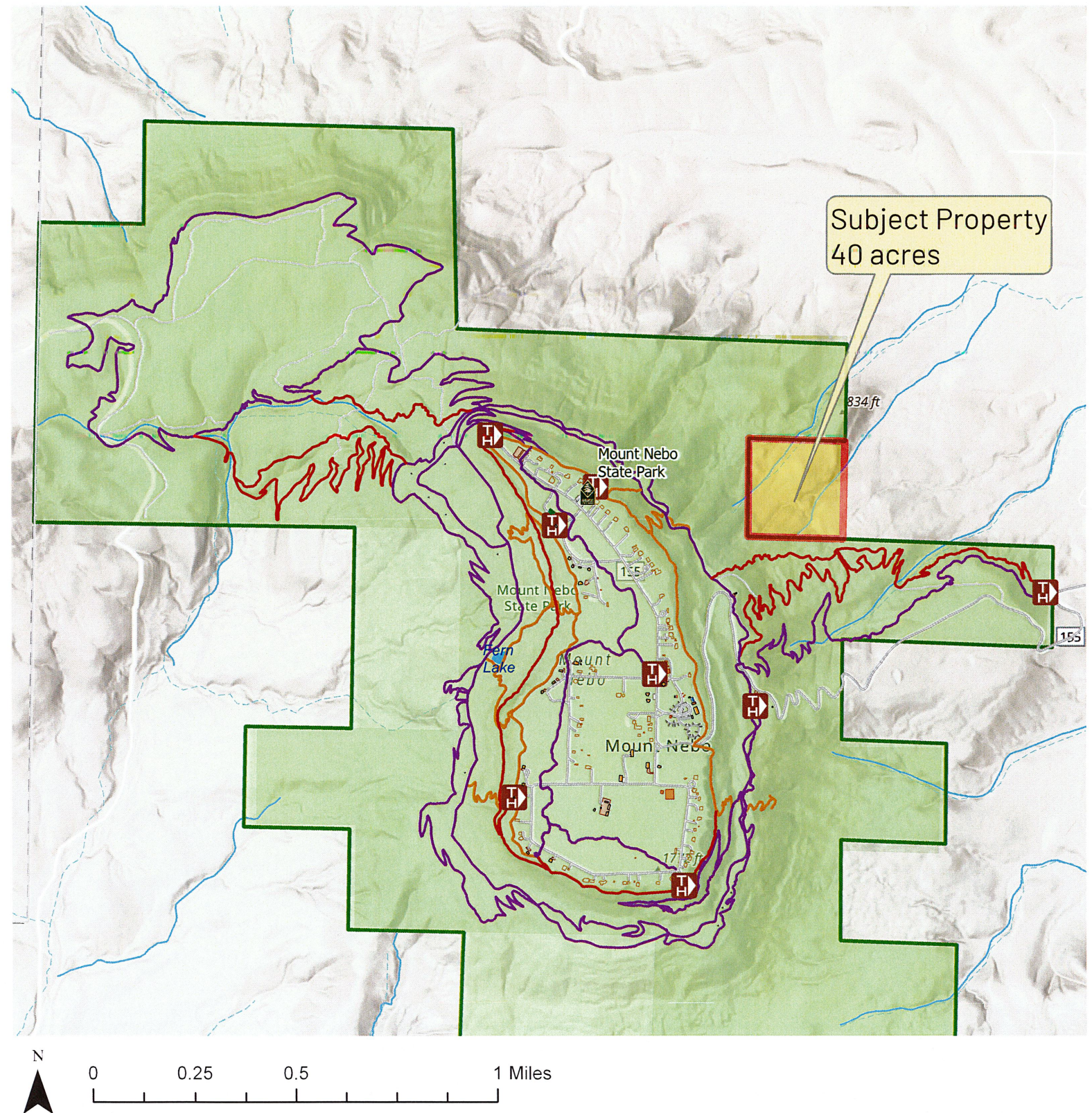
### **Location Map:**

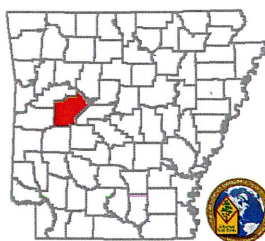
See attachment.



# Mount Nebo State Park

## Potential Property Acquisition



|                                              |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |  |  |
|----------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--|
| Location:<br>Mount Nebo State Park           |                                                                                 | <b>Notice of Intent:</b><br><br>This map was created by the Arkansas State Parks GIS Section to visualize general location(s) of subject property in relation to property owned, leased, or otherwise managed by the Arkansas Department of Parks, Heritage, & Tourism. Unauthorized use of this map is prohibited.<br><br>Arkansas State Parks<br>1100 North Street- Little Rock, AR 72201<br>ArkansasStateParks.com |  |  |  |
| City:<br>Dardanelle                          | Description:<br>Potential property acquisition map for A.C.A. 22-4-106 approval |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |  |  |
| County:<br>Yell                              |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |  |  |
| Date of map production:<br>2/20/2025 6:12 PM |                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                       |  |  |

**From:** [Jeff King](#)  
**To:** [Melinda Miller \(ADPT\)](#); [Darin Mitchell](#)  
**Subject:** FW: Property Acquisition Request - Mount Nebo State Park  
**Date:** Thursday, August 14, 2025 11:08:07 AM  
**Attachments:** [image003.png](#)

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**From:** Jim Hudson <[Jim.Hudson@dfa.arkansas.gov](mailto:Jim.Hudson@dfa.arkansas.gov)>  
**Sent:** Thursday, August 14, 2025 11:07 AM  
**To:** Sharon Allen <[Sharon.Allen@arkansas.gov](mailto:Sharon.Allen@arkansas.gov)>  
**Cc:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>; Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>  
**Subject:** RE: Property Acquisition Request - Mount Nebo State Park

You don't often get email from [jim.hudson@dfa.arkansas.gov](mailto:jim.hudson@dfa.arkansas.gov). [Learn why this is important](#)

I concur in the recommendation to purchase the property.



**Jim Hudson**  
Arkansas Department of Finance and Administration  
Cabinet Secretary  
Office: 501-682-8064 Cell 501.352.8373  
[Jim.Hudson@dfa.arkansas.gov](mailto:Jim.Hudson@dfa.arkansas.gov)  
<https://mydmv.arkansas.gov/>

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**From:** Sharon Allen <[Sharon.Allen@arkansas.gov](mailto:Sharon.Allen@arkansas.gov)>  
**Sent:** Wednesday, August 13, 2025 5:16 PM  
**To:** Jim Hudson <[Jim.Hudson@dfa.arkansas.gov](mailto:Jim.Hudson@dfa.arkansas.gov)>  
**Cc:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>; Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>  
**Subject:** Property Acquisition Request - Mount Nebo State Park

This message originated **outside DFA**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

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Good afternoon,

I am attaching a letter requesting your advice in accordance with A.C.A. §22-4-106 to complete a property acquisition at Mount Nebo State Park. The State Parks, Recreation, and Travel Commission has already granted its initial approval, and favorable advice was received

from Governor Sanders on July 18, 2025. If you or your staff have any questions or need additional information, please contact Shea Lewis, Secretary, via email at [shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov) or by phone at 501-324-9162.

Thank you,

**Sharon Allen**

Administrative Specialist II to State Parks Deputy Director

Division of Arkansas State Parks  
1100 North Street  
Little Rock, AR 72201  
[Sharon.Allen@arkansas.gov](mailto:Sharon.Allen@arkansas.gov)  
p: 501.682.7743

[ArkansasStateParks.com](http://ArkansasStateParks.com)



**From:** [Jeff King](#)  
**To:** [Darin Mitchell](#); [Melinda Miller \(ADPT\)](#)  
**Subject:** FW: [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park  
**Date:** Wednesday, July 23, 2025 1:57:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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**From:** Jeff King <[Jeff.King@arkansas.gov](mailto:Jeff.King@arkansas.gov)>  
**Sent:** Tuesday, July 22, 2025 7:44 PM  
**To:** Josh Stewart <[Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)>; Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>  
**Cc:** Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>  
**Subject:** Re: [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Thank you Josh,

No need for a letter, your e-mail is all that is required.

-Jeff

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**From:** Josh Stewart <[Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)>  
**Sent:** Friday, July 18, 2025 4:01 PM  
**To:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>  
**Cc:** Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>; Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>  
**Subject:** RE: [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

I will defer to Jeff on that one, I haven't done one in the past but can get one written up if you'd like.



**Josh Stewart**

**Policy Advisor**

Office of Governor Sarah Huckabee Sanders

**O:** 513-907-3535

**E:** [Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)

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**From:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>  
**Sent:** Friday, July 18, 2025 3:55 PM  
**To:** Josh Stewart <[Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)>  
**Cc:** Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>; Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>  
**Subject:** RE: [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Awesome! Thank you! Do we normally get a letter or something official?

Thanks.

Shea

**SHEA LEWIS**

Secretary, Department of Parks, Heritage and Tourism  
Director, Division of Arkansas State Parks

Arkansas Department of Parks, Heritage and Tourism  
One Capitol Mall  
Little Rock, AR 72201  
[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)  
p: [501.324.9155](tel:501.324.9155) | c: [870.784.3083](tel:870.784.3083)

[ArkansasStateParks.com](http://ArkansasStateParks.com)



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**From:** Josh Stewart <[Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)>

**Sent:** Friday, July 18, 2025 3:50 PM

**To:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>

**Cc:** Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>

**Subject:** RE: [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Could have sworn we got back to you on this one!

This was approved to move forward.

Thanks,

Josh



**Josh Stewart**

**Policy Advisor**

Office of Governor Sarah Huckabee Sanders

**O:** [513-907-3535](tel:513-907-3535)

**E:** [Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)

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**From:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>

**Sent:** Friday, July 18, 2025 3:43 PM

**To:** Josh Stewart <[Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)>

**Cc:** Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>

**Subject:** FW: [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Hello Josh:

Just checking in to see if you have an update on this property acquisition at Mount Nebo State Park.

Thanks.

Shea

**SHEA LEWIS**

Secretary, Department of Parks, Heritage and Tourism  
Director, Division of Arkansas State Parks

Arkansas Department of Parks, Heritage and Tourism  
One Capitol Mall  
Little Rock, AR 72201  
[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)  
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[ArkansasStateParks.com](http://ArkansasStateParks.com)



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**From:** Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>

**Sent:** Wednesday, July 16, 2025 9:02 AM

**To:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>

**Cc:** Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>

**Subject:** FW: [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Shea, do you have any responses related to this request (below/attached) that was made back in May? If not, I'd recommend we request an update from Josh.

Thanks---Jeff

**JEFF KING**

Deputy Director

Division of Arkansas State Parks  
One Capitol Mall, Suite 4B.210  
Little Rock, AR 72201  
[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)  
p: [501.682.7774](tel:501.682.7774) | c: [870.715.9889](tel:870.715.9889)

[ArkansasStateParks.com](http://ArkansasStateParks.com)



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**From:** Darin Mitchell <[darin.mitchell@arkansas.gov](mailto:darin.mitchell@arkansas.gov)>  
**Sent:** Wednesday, July 16, 2025 8:56 AM  
**To:** Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>  
**Cc:** Sharon Allen <[sharon.allen@arkansas.gov](mailto:sharon.allen@arkansas.gov)>; Melinda Miller (ADPT) <[melinda.d.miller@arkansas.gov](mailto:melinda.d.miller@arkansas.gov)>  
**Subject:** [FOLLOW-UP] RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Jeff,

We came to an agreement with the Hansells in December of 2024 and received initial SPRTC approval for this acquisition on February 25, 2025.

The Hansells were given an expected transaction timeframe of 10-12 months to complete the 22-4-106 process.

The 22-4-106 letter was received by the Governor's Office on May 22, 2025 (see email below).

Upon final SPRTC approval, we will then need a MOF, signed O&A, title company PO's, and Attorney General's opinion prior to closing. While we're only 5 months into the process, we will still need time for leadership and legal counsel reviews along the way.

We have already received a survey and appraisal for the property, but we cannot proceed with DFA, ALC, or final SPRTC approval without the Governor's favorable advice.

Please let me know if there is any time sensitivity associated with this priority land acquisition, and if so, what can I do to help facilitate progress?

Thanks

**DARIN MITCHELL, GISP**  
Manager, Information and Innovation

Division of Arkansas State Parks

1100 North Street  
Little Rock, AR 72201  
[darin.mitchell@arkansas.gov](mailto:darin.mitchell@arkansas.gov)  
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[ArkansasStateParks.com](http://ArkansasStateParks.com)



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**From:** Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>  
**Sent:** Thursday, May 22, 2025 10:32 AM  
**To:** Darin Mitchell <[darin.mitchell@arkansas.gov](mailto:darin.mitchell@arkansas.gov)>; Melinda Miller (ADPT) <[melinda.d.miller@arkansas.gov](mailto:melinda.d.miller@arkansas.gov)>  
**Cc:** Sharon Allen <[sharon.allen@arkansas.gov](mailto:sharon.allen@arkansas.gov)>  
**Subject:** FW: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

FYI/records

---

**From:** Josh Stewart <[Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)>  
**Sent:** Thursday, May 22, 2025 10:30 AM  
**To:** Sharon Allen <[sharon.allen@arkansas.gov](mailto:sharon.allen@arkansas.gov)>  
**Cc:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>; Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>; Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>; Marty Ryall <[marty.ryall@arkansas.gov](mailto:marty.ryall@arkansas.gov)>  
**Subject:** RE: ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Thank you for passing along. I will get this under review and report back on the Governor's disposition.

Thanks!  
Josh

---

**From:** Sharon Allen <[Sharon.Allen@arkansas.gov](mailto:Sharon.Allen@arkansas.gov)>  
**Sent:** Thursday, May 22, 2025 10:16 AM  
**To:** Josh Stewart <[Josh.Stewart@governor.arkansas.gov](mailto:Josh.Stewart@governor.arkansas.gov)>  
**Cc:** Shea Lewis <[shea.lewis@arkansas.gov](mailto:shea.lewis@arkansas.gov)>; Jeff King <[jeff.king@arkansas.gov](mailto:jeff.king@arkansas.gov)>; Suzanne Grobmyer <[Suzanne.Grobmyer@arkansas.gov](mailto:Suzanne.Grobmyer@arkansas.gov)>; Marty Ryall <[marty.ryall@arkansas.gov](mailto:marty.ryall@arkansas.gov)>  
**Subject:** ADPHT - A.C.A. § 22-4-106 letter for Hansell property acquisition at Mount Nebo State Park

Good morning,

Please see attached for A.C.A. § 22-4-106 letter for purchase of property at Mount Nebo State Park. The original, signed letter is being sent via courier to your attention.

Please let me know if you have any questions.

Thanks,

**Sharon Allen**

Administrative Specialist II to State Parks Deputy Director

Division of Arkansas State Parks

One Capitol Mall

Little Rock, AR 72201

[Sharon.Allen@arkansas.gov](mailto:Sharon.Allen@arkansas.gov)

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