

OFFERED FOR SALE

SULLIVAN CREEK RANCH

Outstanding hunting and recreational property in secluded North Arkansas
 1,900.94 +/- Contiguous Acres
 North Independence County, Arkansas



AGRICULTURAL 🕅 RECREATIONAL PROPERTIES



Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

PROPERTY DESCRIPTION

Sullivan Creek Ranch represents 1,900.94 +/- contiguous acres in the scenic and secluded North Arkansas highlands. This extensive, handsome property of rolling hills and plateaus was previously known as the "Fox Pen" due to its unique history of being an annual meeting place for sportsmen around the region to run their fox hounds.

The land is a private all-season hunting, fishing, and outdoor recreation retreat for entertaining family and friends, offering excellent wild turkey and whitetail deer hunting. The region consistently ranks at the top in terms of turkey harvest numbers in Arkansas. The land also delivers an impressive deer herd, with many trophy bucks taken over the years. Coveys of bobwhite quail have also been identified on the landscape. Along with the excellent hunting opportunities, fishing for smallmouth bass is available on the beautiful Sullivan Creek.

The ground is predominantly mature hardwood timber with mixed-age pines. Many established wildlife food plots, old fields, creeks, and ponds are dispersed throughout, offering a beneficial and diverse wildlife habitat. A utility right-of-way bisects the property, ideal for deer hunting and additional access to various areas. Sullivan Creek provides a consistent water flow through the land's east portion, and the multiple streamlets and ponds supply sufficient water resources for wildlife across the landscape. The property is easily accessed via county roads and has a reliable system of interior roads and trails furnishing access throughout.

A small portion of the property has an established hunting camp compound. The site has six primitive structures with utilities offering sleeping and cooking accommodations, a shop, game processing, and equipment parking. The area provides plenty of room for additional structural development.

Sullivan Creek Ranch is offered for sale for \$4,200,000.00 and presents an an exceptional opportunity to acquire a private, year-round hunting and outdoor recreational property for entertaining family and friends. The landscape is ideal for further developing the abundant wildlife resources and building a custom hunting lodge. For more information and to tour the property, contact Joel Whicker of Alluvial Land Company, LLC at 501-658-0658 or joel@alluvialland.com.



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Total Acreage

1,900.94 +/- Total Contiguous Acres

- 1,802.94 +/- acres in timberland
- 92.0 +/- acres in open land, old fields, and food plots
- 3.0 +/- acres in small ponds
- 3.0 +/- acres in camp/improvement site

Location

Independence County, Arkansas (North Arkansas) Coordinates: 35.93101° N, 91.64668° W Address: Red Bell Lane, Batesville, AR 72501

- Cushman, AR 11 miles
 Melbourne, AR 28 miles
- Cave City, AR 10 miles
 Batesville, AR 80 miles
- Little Rock, AR 107 miles
- Memphis, TN 136 miles

Access

Access is via county-maintained roads from Sandtown Road, then to Skyview Lane, and then to Red Bell Lane, which ends at the property. The land has an excellent road and trail system providing access throughout.

Landscape

The property is predominantely timberland comprised of hardwood and pine with various open lands dispersed throughout. Sullivan Creek runs through the east portion of the land and there small ponds scattered throughout. The topography consists of rollings hills and plateaus of varied in elevation typical of north Arkansas terrain. A utility right-of-way runs through the middle of property.

Camp House and Site

A small portion of the land serves as a hunting camp compound. This site has six primitive structures with utilities offering sleeping and cooking accommodations, a shop, game processing, and equipment parking. The area offers plenty of parking and room for additional development.

Outdoor Recreation

The property offers all-season recreation with outstanding outdoor opportunities. The land is in a region that delivers some of the best and most consistent wild turkey hunting in Arkansas. Excellent whitetail deer hunting is available, with many trophy bucks harvested over the years. Several established food plots, fields with interspersed trees, and natural open land deliver diverse wildlife habitat. Many small ponds and creeks are scattered throughout, providing abundant water sources for wildlife. Coveys of quail have also been identified on the landscape. Sullivan Creek provides a significant year-round water source and offers fishing for smallmouth bass. The land lends itself well to further developing the abundant wildlife resources, and there is an excellent location for creating a family homestead or rustic hunting lodge.

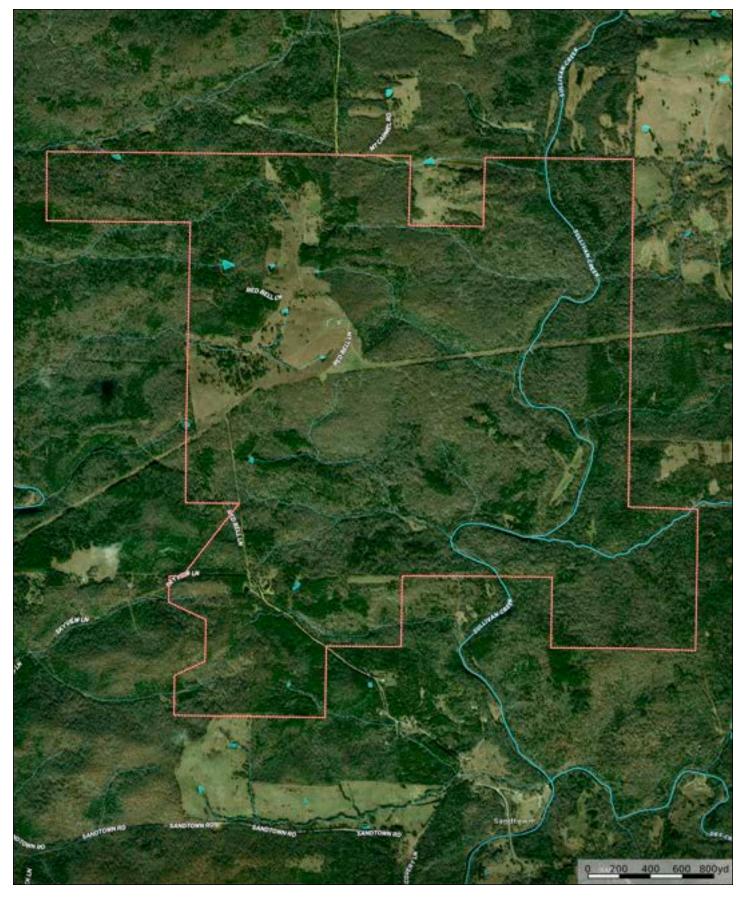
Property Taxes

\$2,919.39 (source: Independence County Assessor)

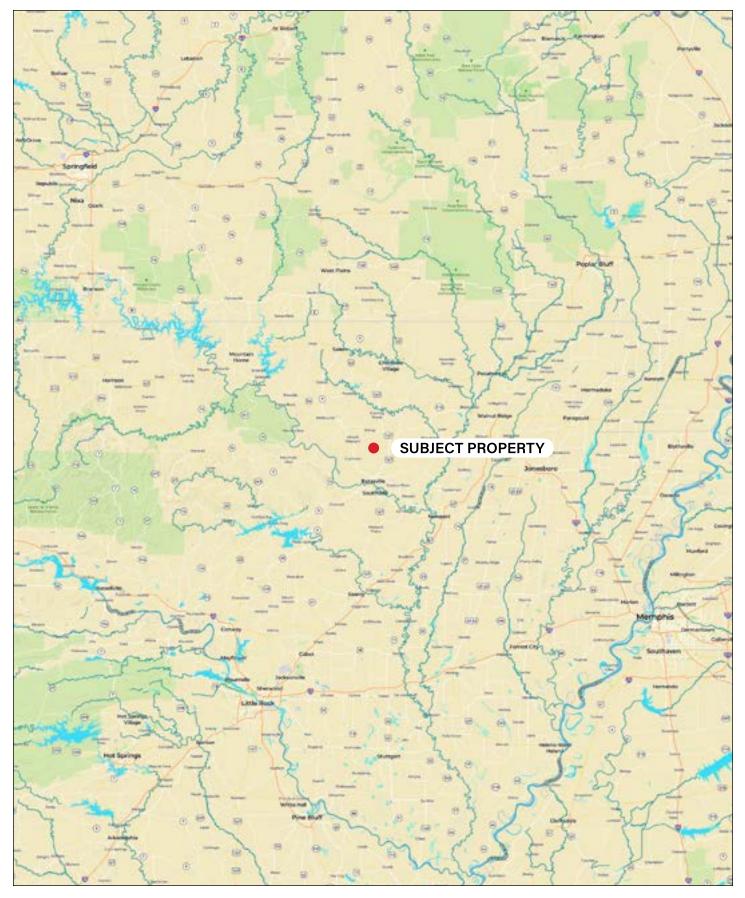
Offering Price

\$4,200,000.00

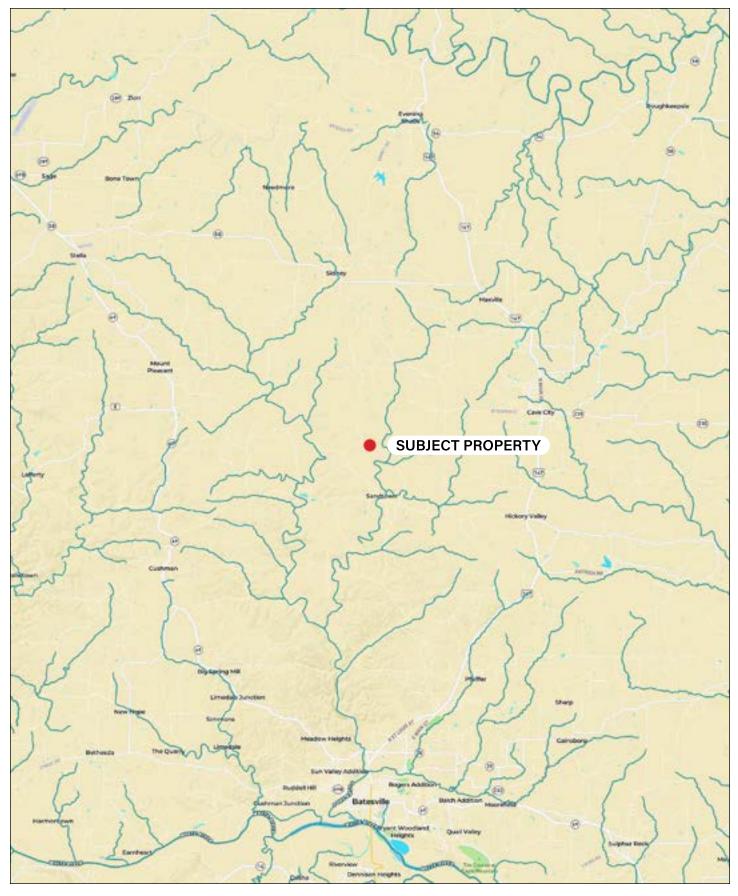
PROPERTY MAP



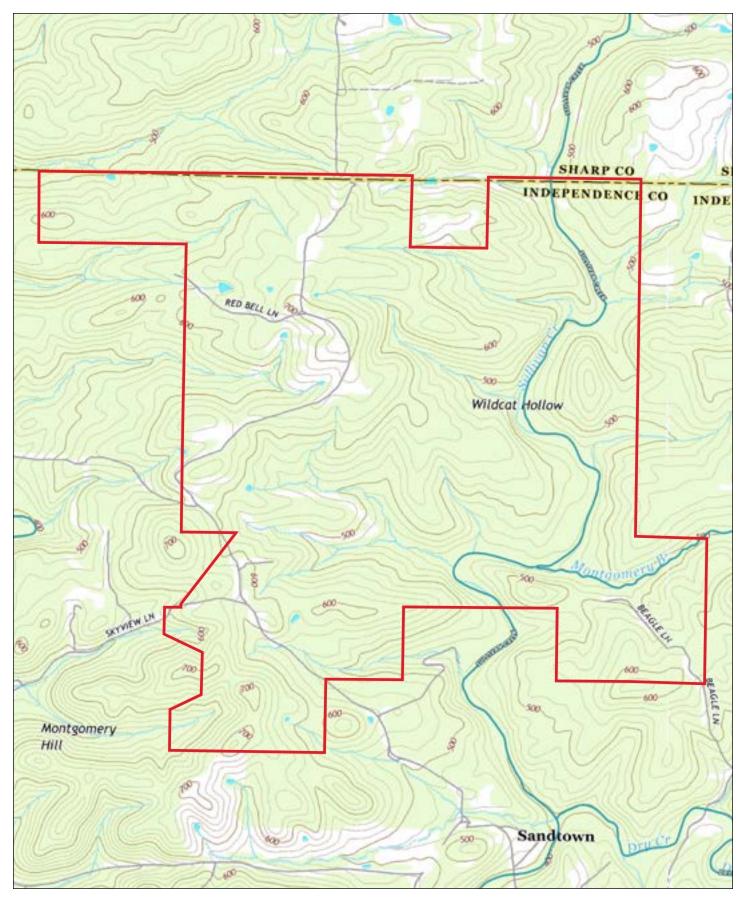
REGIONAL LOCATION



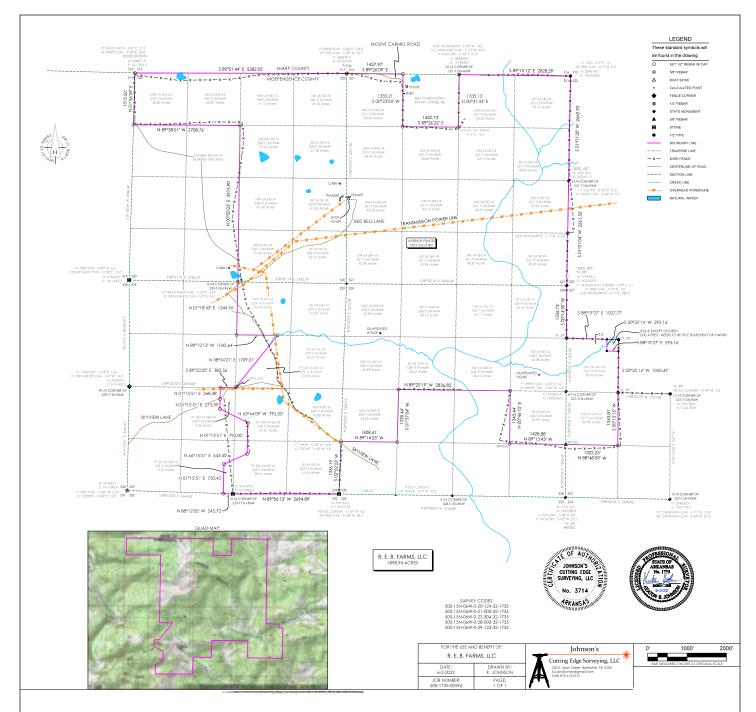
AREA LOCATION



PROPERTY TOPOGRAPHY



PROPERTY SURVEY



LEGAL DESCRIPTION A 1989 94 ACXE TO FLAND BEING THE N1/2 OF THE NW1/4 AND BEING THE E1/2 OF SECTION 20; BBING THE STUZ, BEING THE NET, A BING THE W1/2 OF THE NW1/4 AND BEING THE STUZ OF THE NW1/4 OF SECTION 21; THE STUZ, BEING THE NET, A BING THE W1/2 OF THE NW1/4 A BING THE STUZ OF THE NW1/4 OF SECTION 21; THE NET AND THE NET AND THE NET, A BING THE W1/2 OF THE STUZ OF THE STUZ OF THE NW1/2 OF SECTION 21; THE NET AND THE STUZ ABING THE W1/2 OF THE STUZ ABING THE STUZ AGE NET STUZ ADD SECTION 29; ALL IN TOWNERH IS NORTH, RANGE & WEST, INDERNORMEC CONTR. THE NET AND THE NET ALL BEING THE STUZ ABING THE STUZ OF THE STUZ ABING THE STUZ ADD THE STUZ ABING THE STUZ ADD SECTION 21; THE NET AGE ADD THE ADD THE STUZ ADD THE STUZ ABING THE STUZ ADD THE STUZ ADD SECTION 21; THE STUZ ADD THE NOTTH THE OF SAID SECTION 21; STUZ STUZ ADD SECTION 21; THE STUZ ADD THE STUZ ADD THE STUZ ADD THE STUZ ADD SECTION 21; THE STUZ ADD THE STUZ ADD THE STUZ ADD THE STUZ ADD SECTION 21; THE STUZ ADD THE STUZ THE STUZ ADD THE STUZ ADD SECTION 21; THE STUZ ADD SECTION 25; STUZ ADD NW1/A THE NW1/A OF THE NW1/A OF STUD SECTION 21; THE STUZ ADD SECTION 25; STUZ ADD NW1/A THE STUZ ADD SECTION 21; THE STUZ ADD SECTION 25; STUZ ADD NW1/A THE STUZ ADD SECTION 21; THE STUZ ADD SECTION 25; STUZ ADD NW1/A THE STUZ ADD SECTION 21; THE STUZ ADD SECTION 25; STUZ ADD SECTION 25; THE STUZ ADD SECTION 25; STUZ ADD SECTION 21; STUT ADD SECTION 25; THE STUZ ADD SECTION 21; STUT ADD SECTION 21; STUT ADD SECTION 21; THE STUZ ADD SECTION 21; STUT ADD SECTION 21; STUT ADD SECTION 21; THE STUZ ADD SECTION 21; STUT ADD SECTION 21; STUT ADD SECTION 21; THE STUZ ADD SECTION 21; STUT ADD SECTION 21; STUT ADD SECTION 21; THE STUZ ADD SECTION 21; STUT ADD SECTION 21; STUT ADD SECTION 21; THE STUZ ADD SECTION 21; STUT ADD SECTION 21; STUT ADD SECTION 21

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SURVEYOR'S CERTIFICATE LEATION B. JOHNSON, ARKANSAS LICENSED PROFESSIONAL SURVEYOR, NO. 1735, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

CHINEM NOTES THE ARAYL BESCRIED TRACT IS SUBJECT TO ANY AND ALL RIGHTS OF WAY AND EASEMENTS THAT ARE OF RECORD AND WINCH ARE PHYSICALLY IN PLACE. ANY IMPROVEMENTS OR EASEMENTS SHOWN ARE THE RESULT OF A SUPPEY AND THAT COULD BE FLASHNARE' OSBEVETO IN THE GROUND, ALL DENNCES ARE HORIORAL OROUND DISTANCES. ANY COORDINATES SHOWN WERE DERIVED FROM OFS OBSERVATION VIA THE ARE. DO.T. CO.S.J. NETWORK









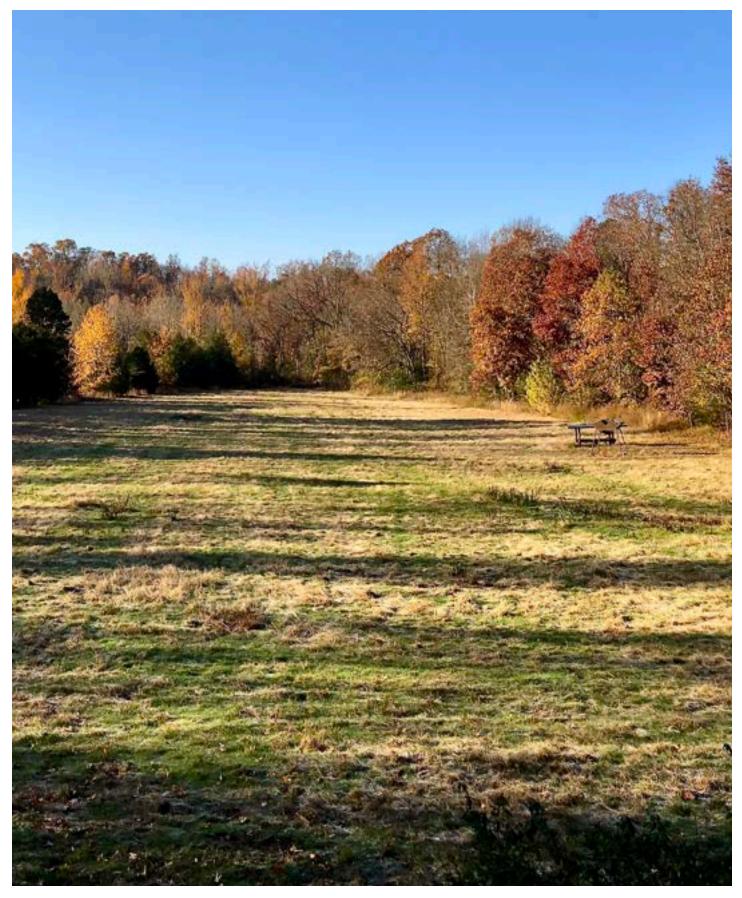


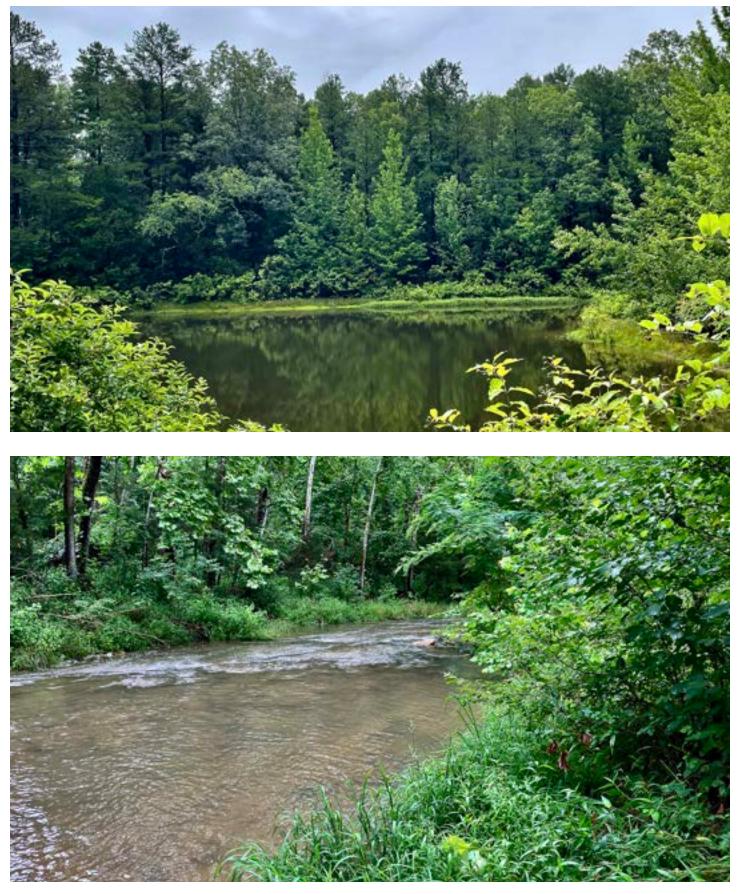


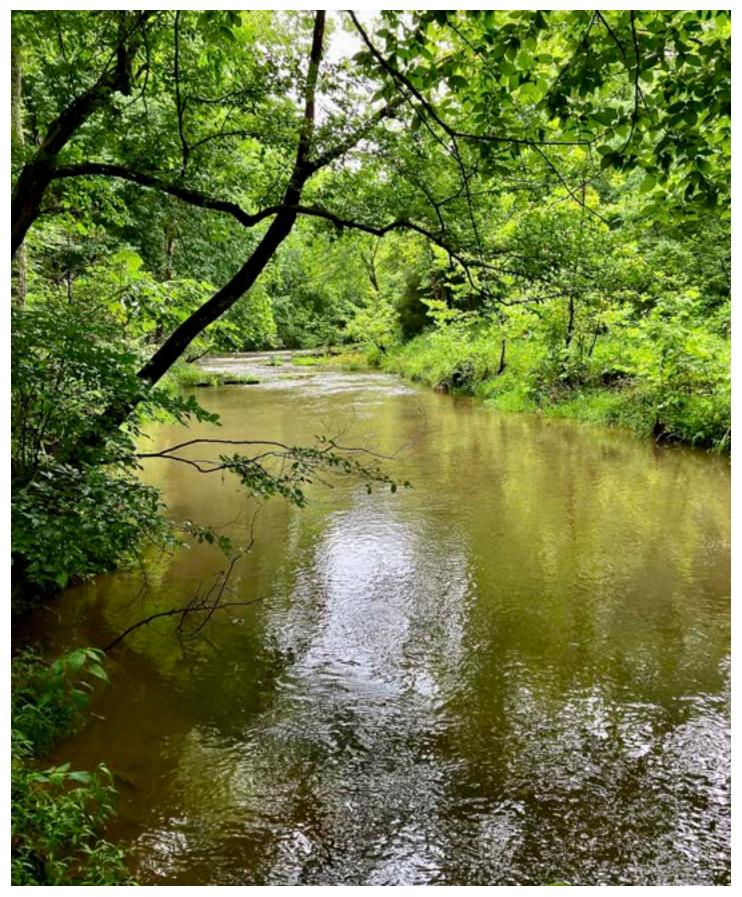


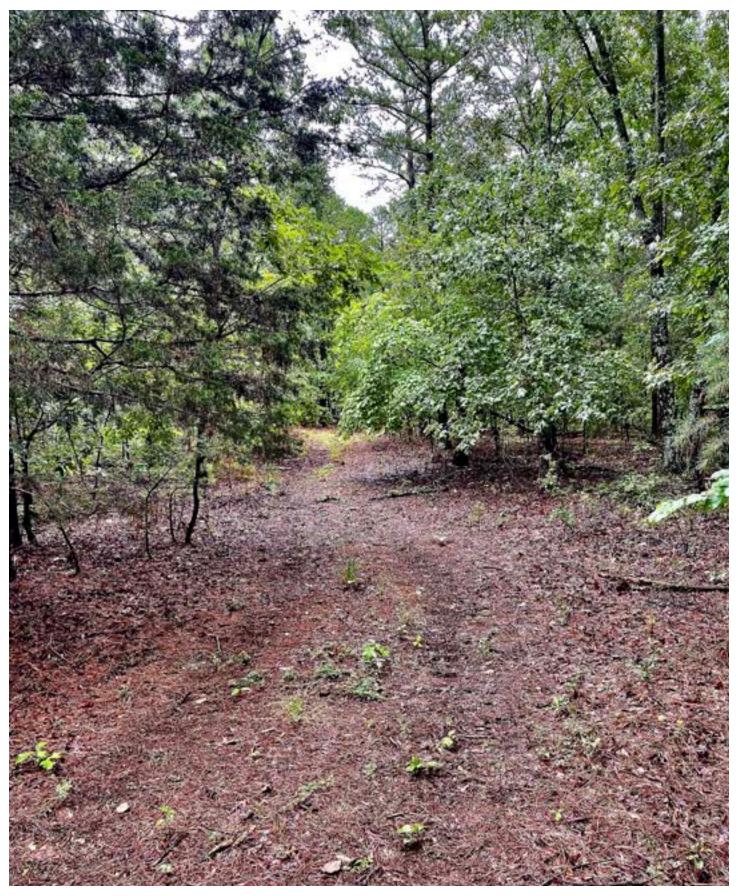




























AGRICULTURAL 💓 RECREATIONAL PROPERTIES

FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED



Alluvial Land Company, LLC • Offices in North Little Rock and England, Arkansas