



OFFERED FOR SALE

SULLIVAN CREEK RANCH

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

ALLUVIAL
LAND COMPANY

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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PROPERTY SUMMARY

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
- Little Rock, AR 107 miles
- Cave City, AR 10 miles
- Batesville, AR 80 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 predominately 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.

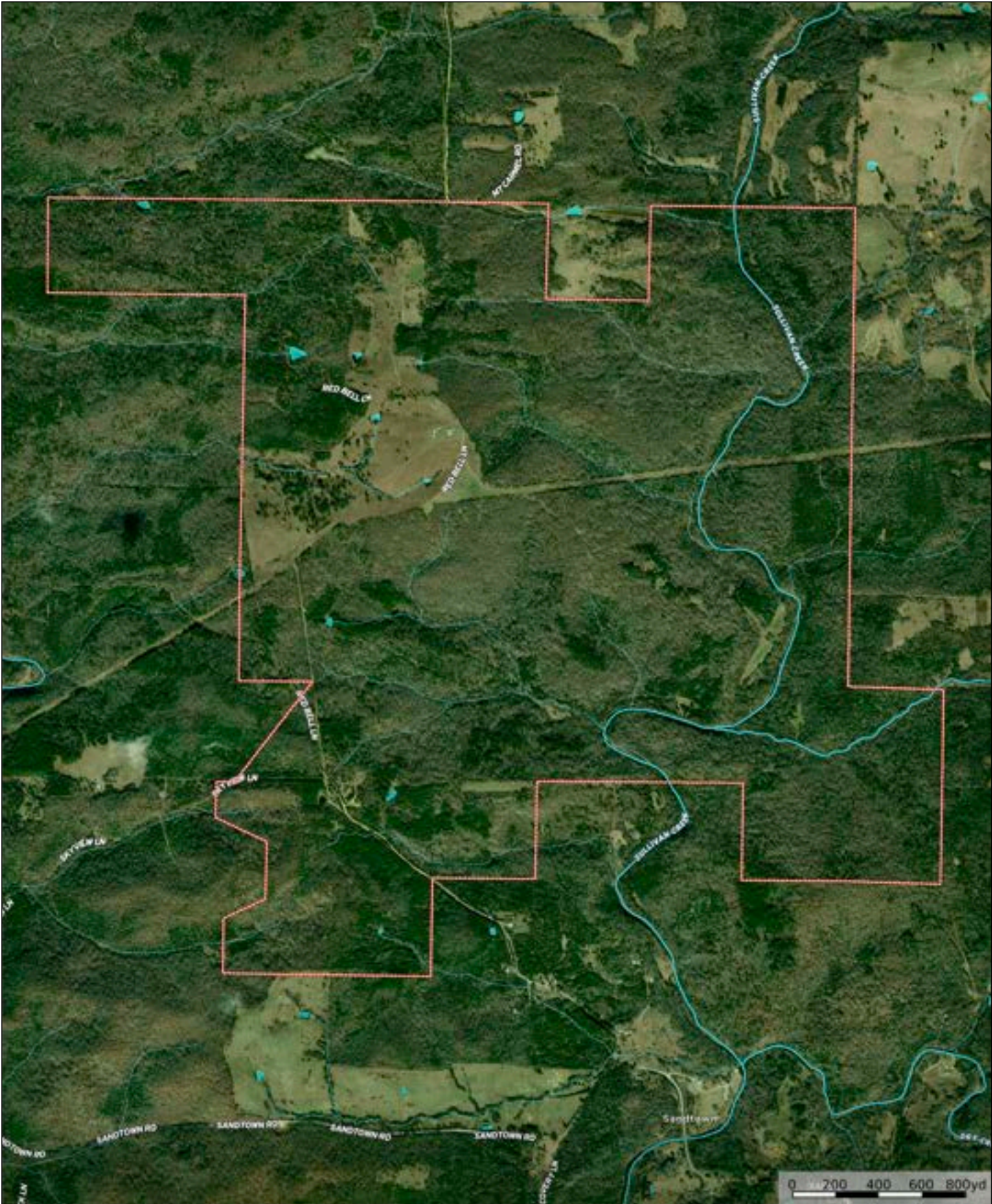
Property Taxes

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

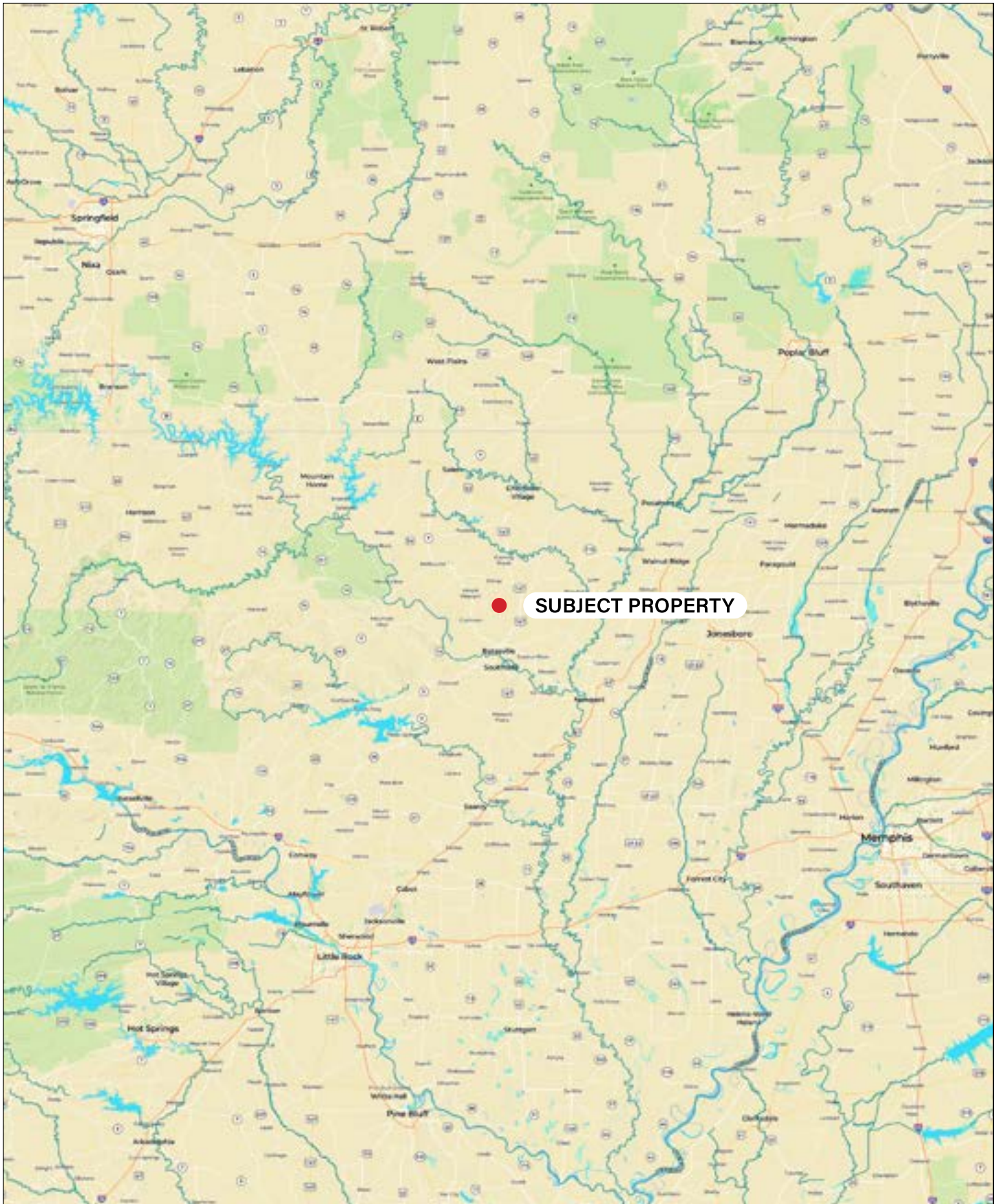
Offering Price

\$4,200,000.00

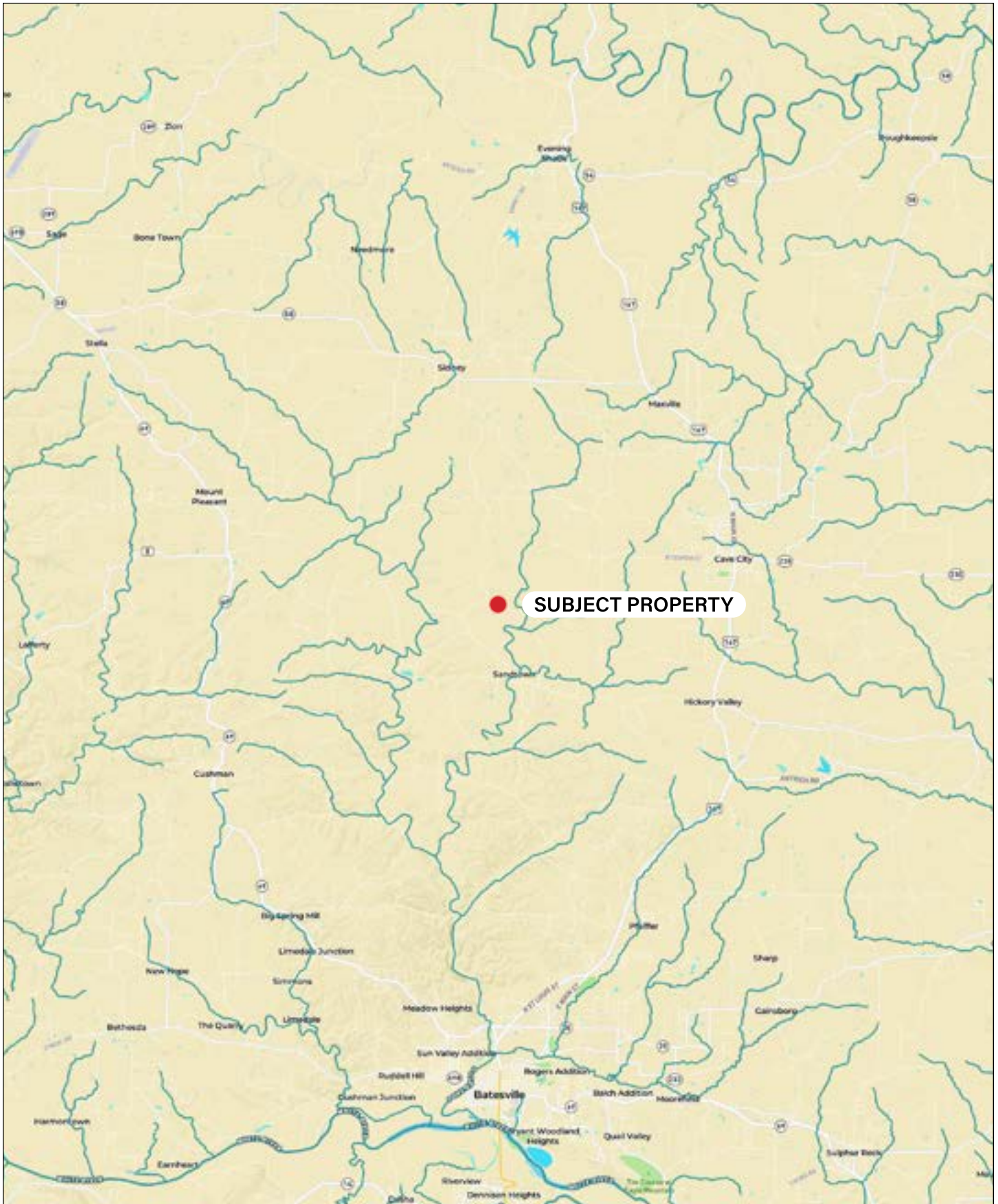
PROPERTY MAP



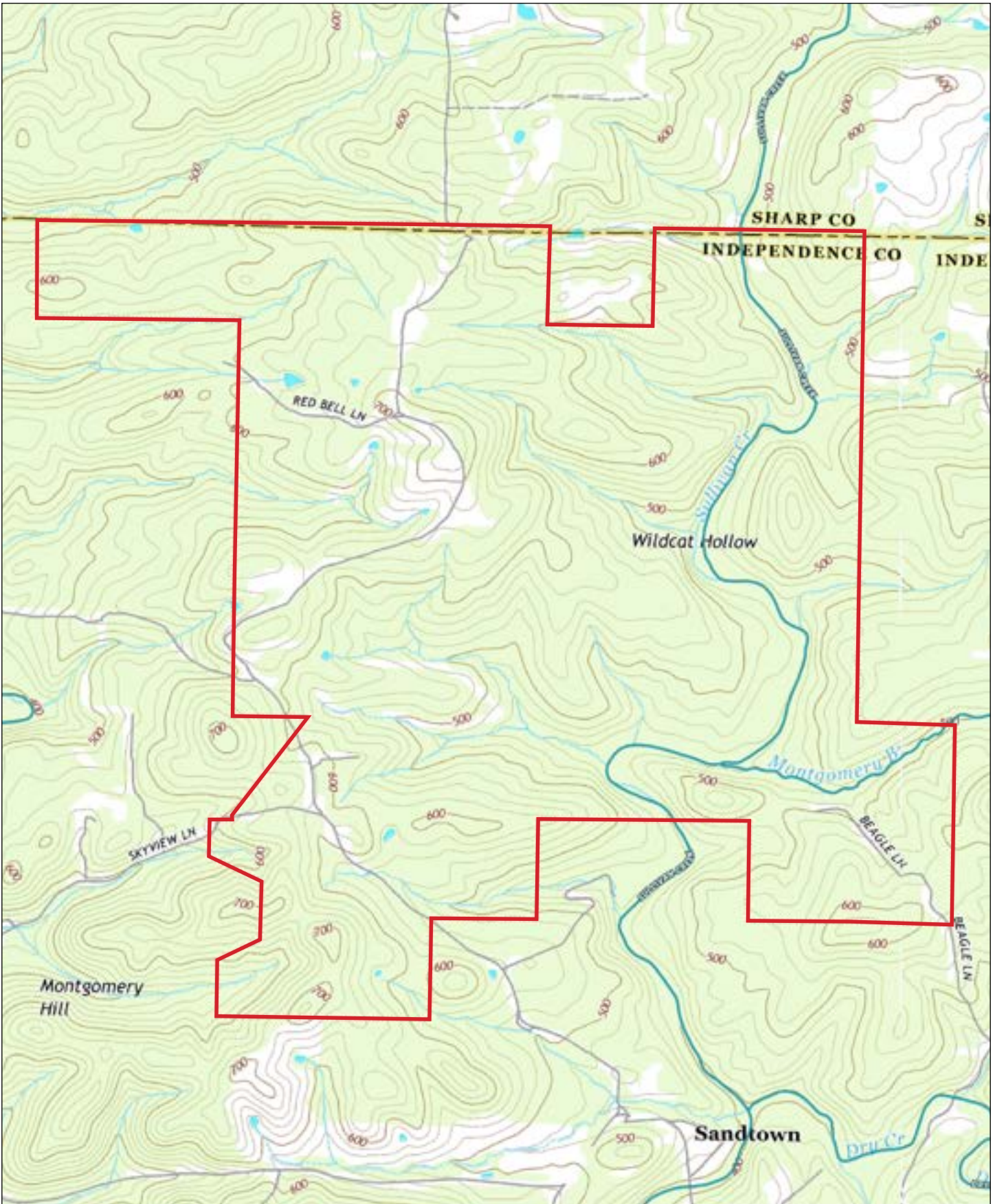
REGIONAL LOCATION



AREA LOCATION



PROPERTY TOPOGRAPHY



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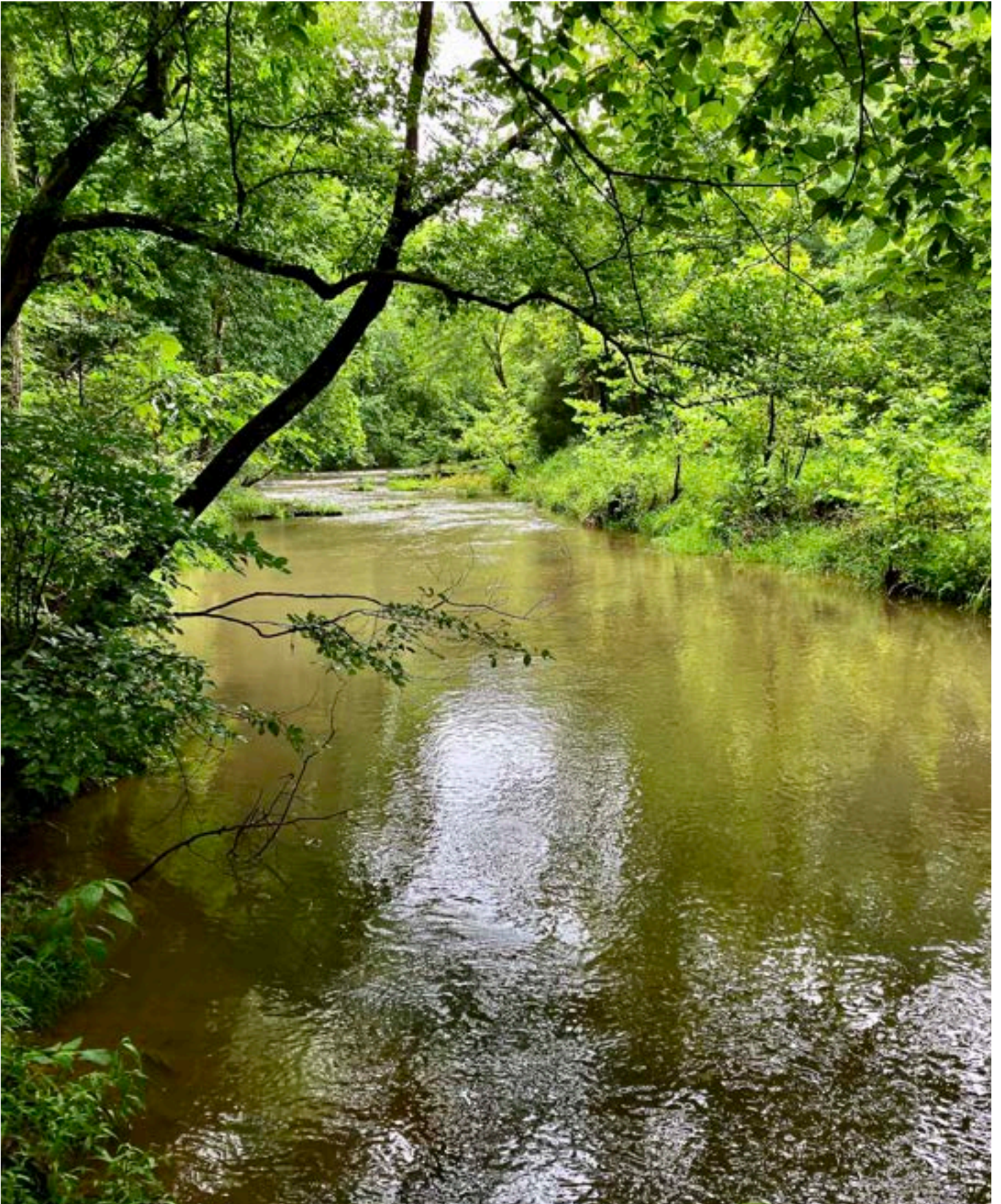
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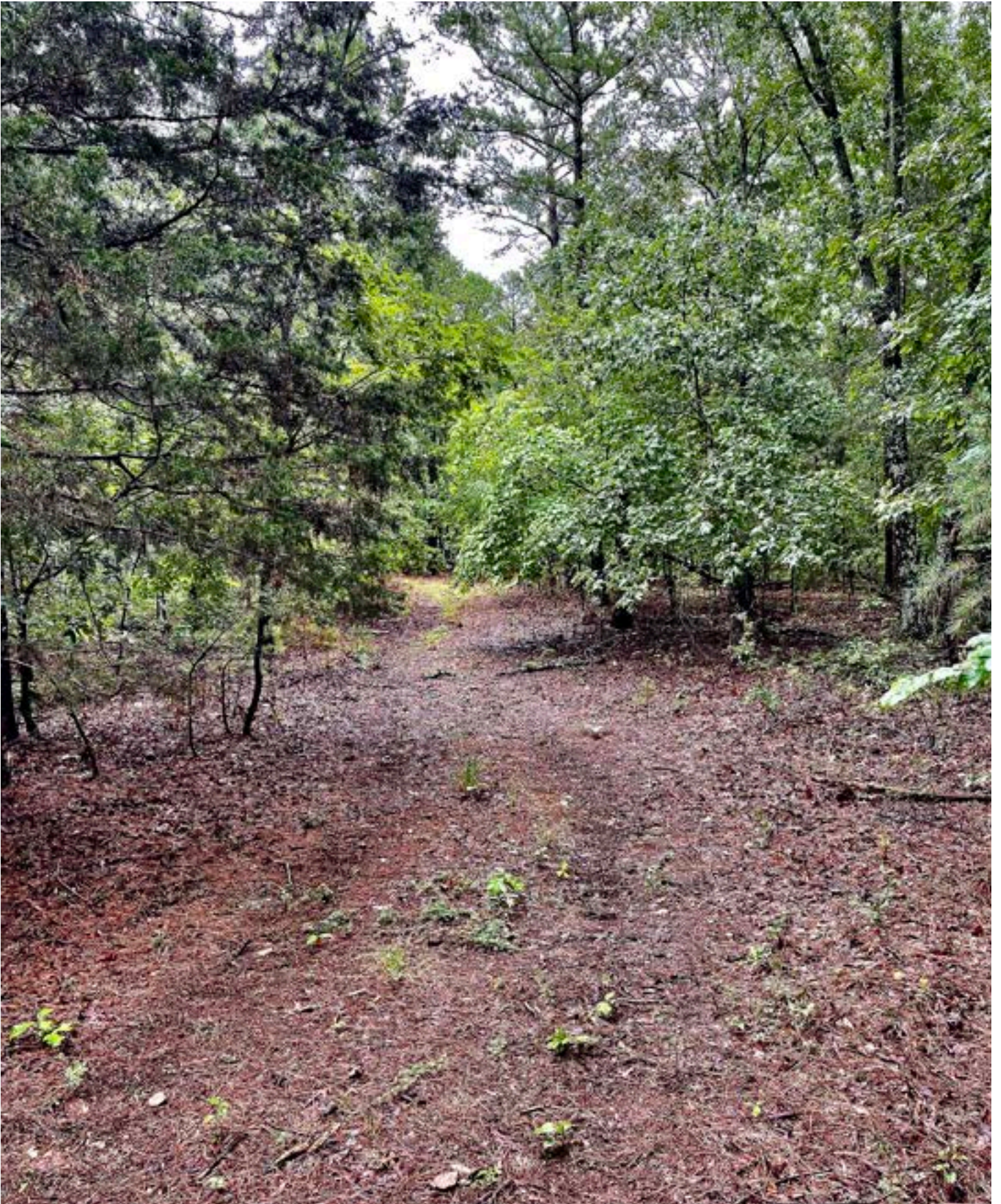
PROPERTY PHOTOS



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FIELD EXPERTS • CLIENT FOCUSED • RESULTS ORIENTED

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