

SULLIVAN CREEK RANCH - 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



Contact:

JOEL WHICKER

Principal

M: 501-658-0658

E: joel@alluvialland.com

WWW.ALLUVIALLAND.COM