120+/- Acre Arkansas Ranch | Creek • Horse Barn • Hunting • Mountain Views | Yell County, Arkansas
15350 Bailey Branch Road
Danville, AR 72833

$649,900
120± Acres
Yell County







MOSSY OAK PROPERTIES
Selling Arkansas
America's Land Specialist

MORE INFO ONLINE:

https://wesellarkansas.com/

SUMMARY

Address
15350 Bailey Branch Road

City, State Zip
Danville, AR 72833

County
Yell County

Type
Farms, Horse Property, Ranches, Hunting Land, Recreational Land

Latitude / Longitude
35.055043 / -93.480493

Taxes (Annually)
$665.51

Acreage
120

Price
$649,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

120 +/- Acre Turnkey Cattle & Horse Ranch | Exceptional Fencing, Beautiful Pastures, Barns, Creek & Mountain Views | Danville, Arkansas

BRING YOUR CATTLE. BRING YOUR HORSES. THE FARM IS READY FOR YOU!

If you've been searching for a beautiful Arkansas ranch where you can bring your livestock, settle in, and start enjoying the farm without spending years building fences, putting up barns, and establishing infrastructure, **you need to see these 120 +/- acres!**

Located at **15350 Bailey Branch Road near Danville, Arkansas, in Yell County**, this is one of those farms where you can immediately appreciate the time, money, and hard work that have gone into making it what it is today.

And I cannot emphasize enough how impressive the fencing and pasture ground are on this property!

JUST LOOK AT THE FENCING!

If you own cattle or horses, you already know that good fencing is one of the most important and expensive improvements on a farm.

This property is completely fenced, with exceptionally well-maintained fencing, including substantial welded pipe fencing.

And I'm not talking about fencing that you'll immediately need to start replacing or rebuilding.

I'm talking about the kind of fencing that makes you appreciate the work that has already been done.

Look closely at the photographs. Watch our ATV ride-along videos. Pay attention to those fence lines!

We take you around the property so you can see the quality of the fencing, the maintained access lanes, and just how much care has gone into this ranch.

For someone wanting to move cattle or horses onto a property, having this level of existing infrastructure is a tremendous advantage.

You aren't starting with raw land. You're starting with an established ranch!

BEAUTIFUL, USABLE PASTURE GROUND

And then there are the pastures!

The pasture ground on this farm is absolutely beautiful.

The combination of open, rolling pasture, maintained fencing, and wooded acreage gives this property the kind of setting that cattle and horse owners are looking for.

Imagine bringing your horses home, watching your cattle graze across the rolling hills, or riding through your own pastures with the Arkansas mountains in the distance.

This is a farm that deserves to be ridden and experienced, not just viewed from the road.

The property also has a maintained lane around the wooded portion and trails through the timber, making it convenient to explore the acreage, check fencing, and enjoy the land.

BARNS, SHOPS & EQUIPMENT STORAGE ALREADY HERE!

Another thing that makes this ranch stand out is the impressive collection of existing buildings.

35' x 35' Horse Barn

Featuring five stalls and a tack room, this barn is a wonderful asset for anyone bringing horses onto the property.

40' x 40' Shop

This is much more than an ordinary equipment building!

The shop already has electricity, a bathroom, washer and dryer hookups, septic, and a propane hookup for a backup generator.

It offers excellent potential for someone wanting temporary accommodations while building a home, subject to any necessary improvements and approvals.

80' x 30' Equipment Shed

Imagine having this much covered space for tractors, implements, trailers, hay equipment, and everything else that comes with owning and maintaining a ranch.

The buildings, fencing, and pasture improvements are already in place. Just think about what it would cost to establish all of this today!

READY FOR YOUR DREAM HOME - WITH UTILITIES ALREADY IN PLACE!

One of my favorite things about this property is that you can enjoy the ranch while planning your future home.

There is already an established homesite, along with an RV/camper area where the current sellers have been staying.

The camper does not convey, but the established site and utility infrastructure offer a great starting point for the next owner.

You have:

- A drilled well
- A hand-dug well
- Municipal water available
- Entergy electric service
- Multiple septic systems, including systems at the former homesite, RV area, and shop
- An existing shop with bathroom and laundry hookups

Think about how much of the groundwork has already been done!

Instead of purchasing 120 acres and beginning the long process of figuring out where to bring electricity, where to install water, and where to put septic, this property already has substantial infrastructure.

You could bring your camper and enjoy the property while building your dream home, or explore the possibility of finishing part of the shop for temporary living quarters, subject to applicable requirements.

And when that home is finished, imagine sitting on your porch overlooking your horses, cattle, rolling pastures, and those beautiful Ozark-area mountain views.

A CREEK, HUNTING & BEAUTIFUL ARKANSAS MOUNTAIN VIEWS

While this is an exceptional cattle and horse property, it offers so much more!

A beautiful creek runs through the western portion of the acreage, and the wooded areas provide habitat for whitetail deer and turkey.

The maintained trails allow you to explore the timber, enjoy ATV riding, and access different areas of the farm.

And the mountain views are something you really need to see in person.

Whether you're checking cattle, riding horses, hunting, or simply enjoying a quiet evening on your own land, this property offers the kind of country lifestyle so many people are searching for.

COME RIDE THIS RANCH WITH US!
I cannot encourage you enough to watch our ride-along videos and study the photographs of this property.

Look at the fencing.

Look at those beautiful pastures.

Look at the barns and equipment buildings.

Look at the maintained lanes and trails.

Look at the mountain views.

This is a farm where someone has already done so much of the hard work for you!

At **Mossy Oak Properties Selling Arkansas**, we believe you need to get out on the land to truly appreciate what you're purchasing.

We want to take you around the fence lines, through the pastures, past the barns, and into the wooded acreage so you can see for yourself what makes this ranch special.

Whether you're ready to bring cattle, move your horses home, build your forever home, or establish a family ranch to enjoy for generations, **these 120 +/- acres deserve a serious look!**

120 +/- Acres | Beautiful Pastures | Exceptional Fencing | Welded Pipe Fencing | 5-Stall Horse Barn | 40' x 40' Shop | 80' x 30' Equipment Shed | Existing Homesite | RV Hookups | Multiple Water Sources | Septic Systems | Creek | Hunting | Mountain Views | Road Frontage on Two Sides

15350 Bailey Branch Road | Danville, Arkansas | Yell County

Click link to ride along with us on the ATV and view property! Ride Along

Proudly Listed With Mossy Oak Properties Selling Arkansas

Office: **870-495-2123**

Listing Agent: Pamela Welch | 870-897-0700

Equal Housing Opportunity

Mossy Oak Properties Selling Arkansas

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Equal Housing Opportunity, www.WeSellArkansas.com.

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.








LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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