

200 +/- Acres, Water-Rich Hunting Land | Deer, Turkey,
Bear | Springs & Pond | Independence County
Overlook Dr
Bradford, AR 72020

\$499,000
200± Acres
Independence County



**200 +/- Acres, Water-Rich Hunting Land | Deer, Turkey, Bear | Springs & Pond | Independence County
Bradford, AR / Independence County**

SUMMARY

Address

Overlook Dr

City, State Zip

Bradford, AR 72020

County

Independence County

Type

Hunting Land, Undeveloped Land, Timberland, Recreational Land

Latitude / Longitude

35.547493 / -91.480993

Acreage

200

Price

\$499,000

Property Website

<https://www.mossoakproperties.com/property/200-acres-water-rich-hunting-land-deer-turkey-bear-springs-pond-independence-county-independence-arkansas/104311/>



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PROPERTY DESCRIPTION

Premier Hunting Land in Independence County, Arkansas | Springs, Creek, Pond & Mature Timber

If you've been searching for a **true Arkansas hunting property**, this one checks every box. Located in **Independence County**, this incredible tract offers the kind of **habitat, water sources, and seclusion** that serious hunters look for-but rarely find.

This property is loaded with **wildlife**, including **whitetail deer, turkey, black bear, quail, rabbit, and squirrel**, making it a year-round hunting destination. What truly sets this property apart is the **abundance of natural water**-featuring **multiple natural springs flowing throughout the land**, feeding into **spring creeks**, along with an additional **pond**. Properties with this level of water are extremely rare and create the perfect environment for sustaining wildlife.

The land is heavily wooded, providing excellent bedding, cover, and natural food sources. There are **established trails throughout the property**, allowing you to navigate by ATV or side-by-side, though some areas could benefit from light clearing and maintenance.

Access is via a **legal easement**, offering privacy and seclusion-ideal for hunters wanting to manage their land without heavy outside traffic or pressure during hunting season.

Whether you're looking to create a **private hunting retreat, recreational getaway, or long-term land investment**, this property delivers. The combination of **diverse wildlife, year-round water, wooded, and seclusion** makes this a standout tract in North Arkansas.

Be sure to check out the photos of the springs and stay tuned for our **"ride along" video**, where you can experience the property from the seat of a side-by-side.

Hard-to-find. Wildlife-rich. Water-loaded. This is the kind of hunting land serious buyers wait for.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123).

Listing Agent, Pamela Welch, [870-897-0700](tel:870-897-0700).

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.

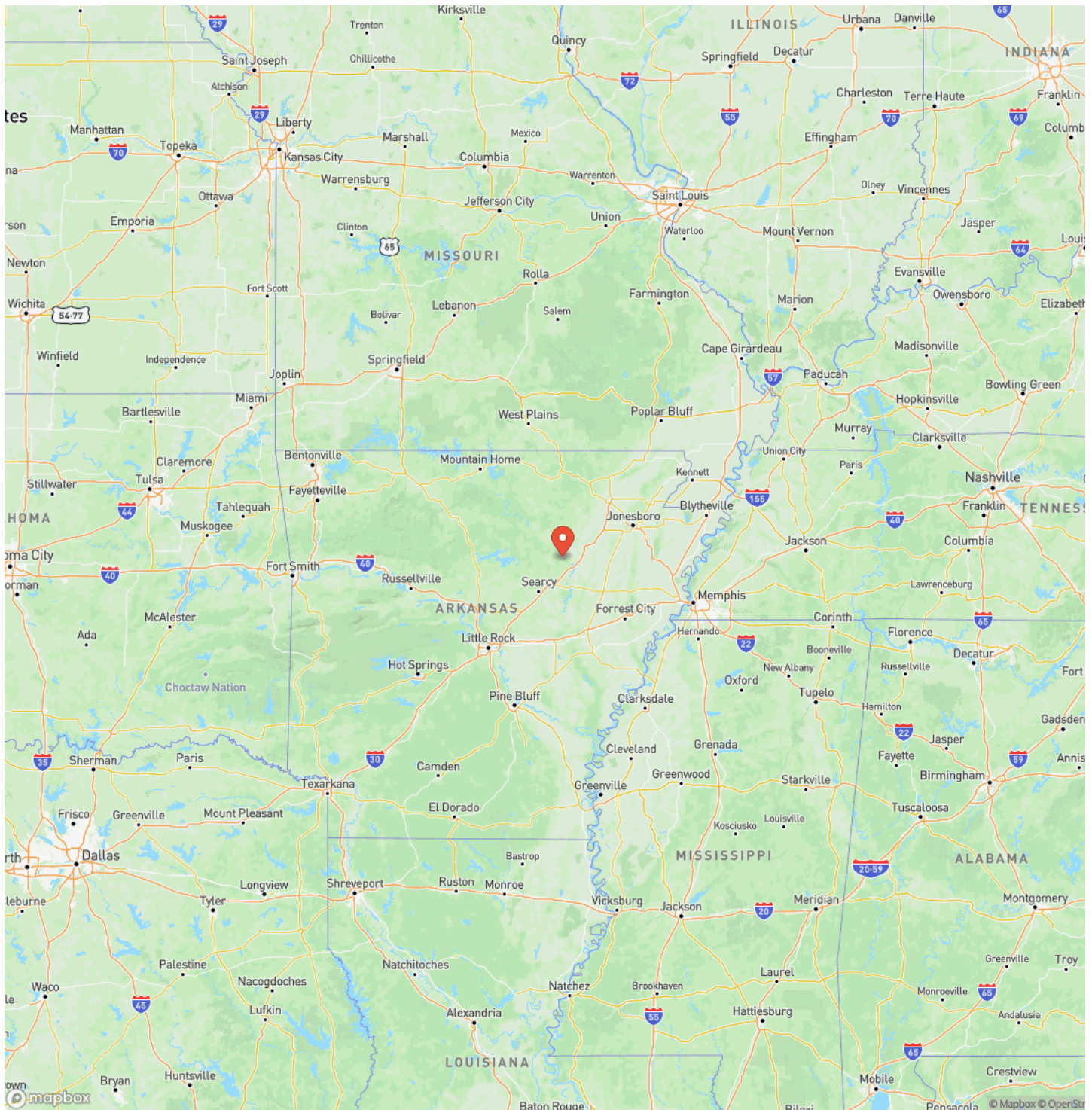
No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather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

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

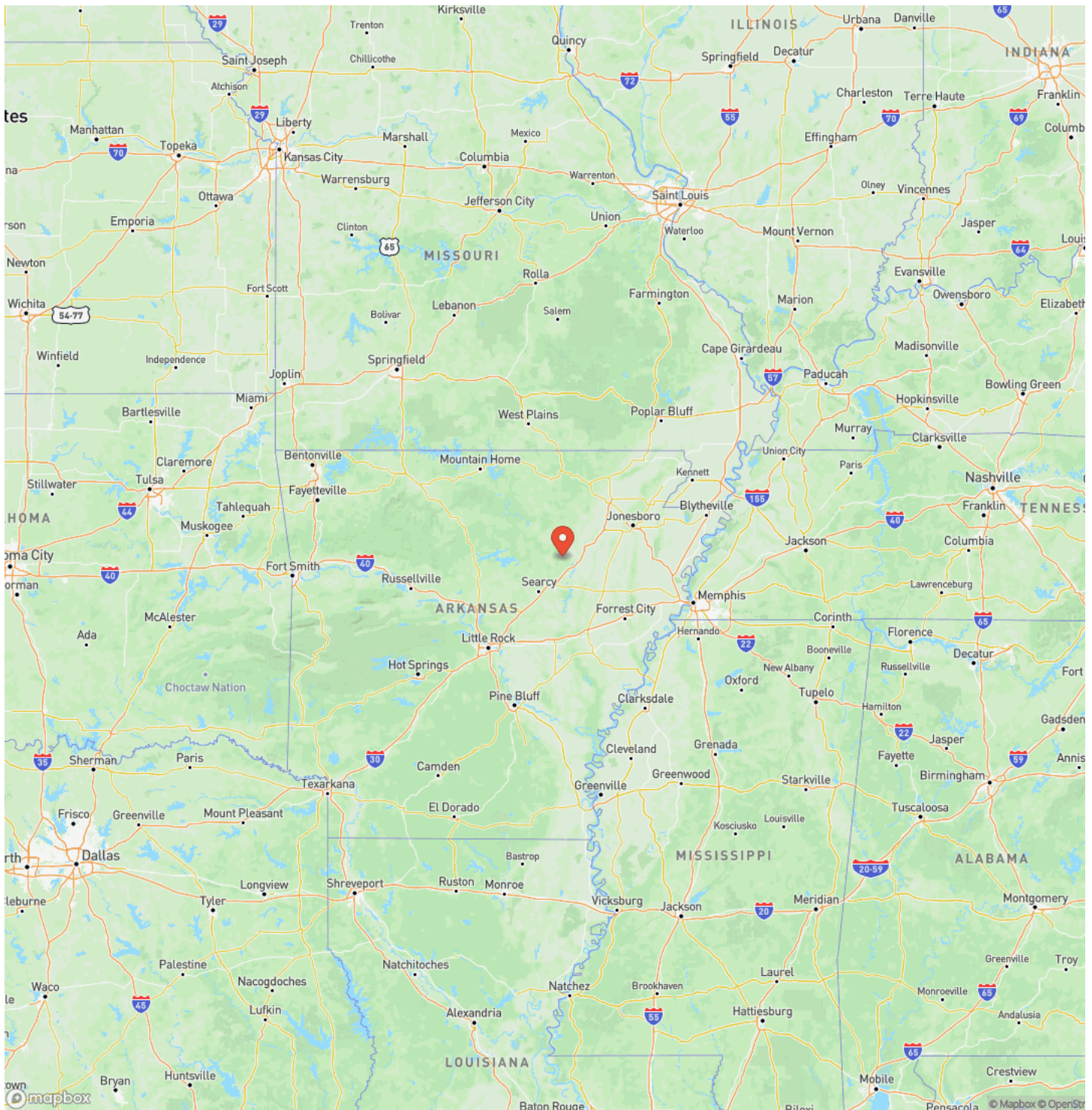
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Locator Map

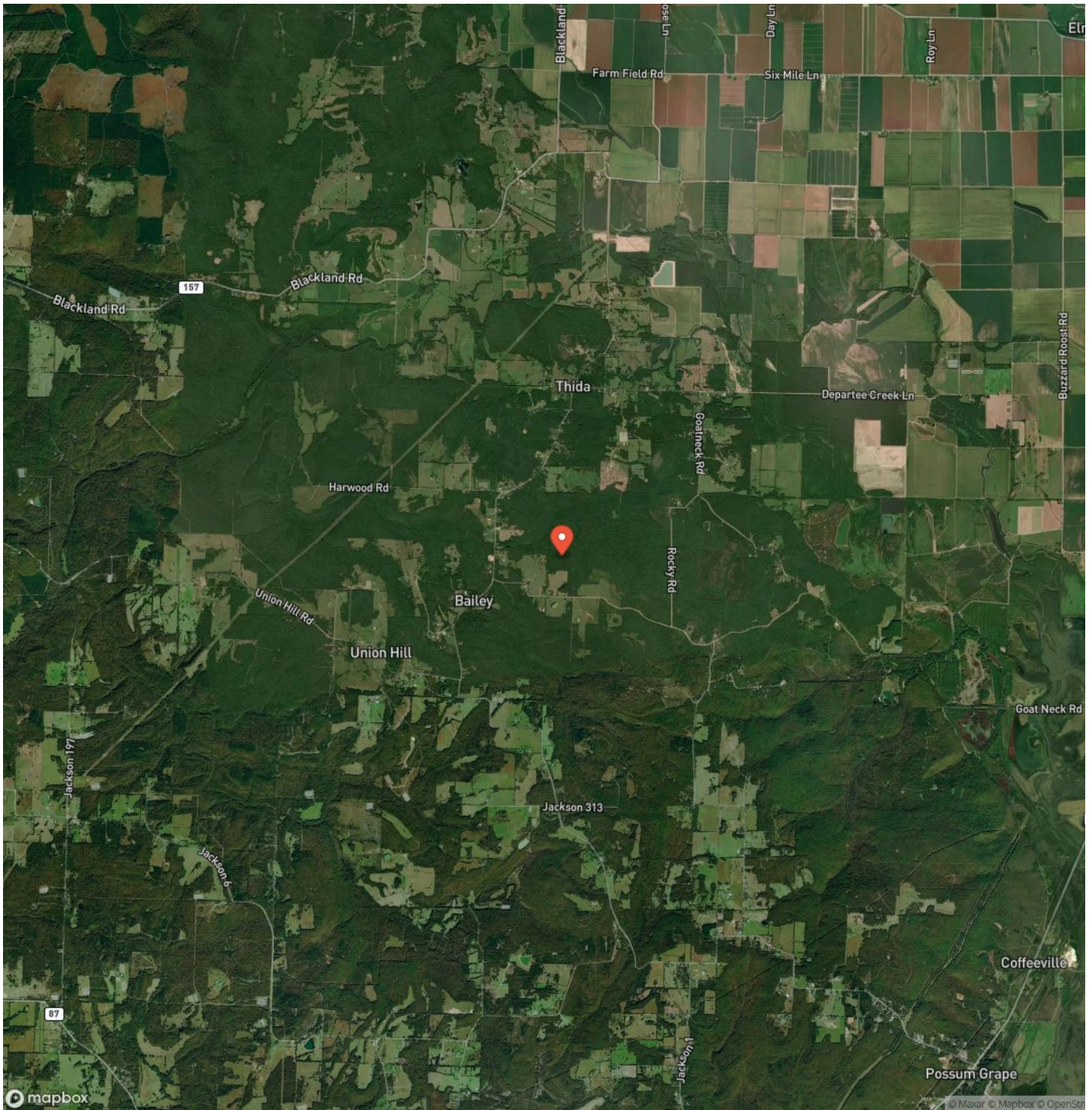


Locator Map



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Satellite Map



**200 +/- Acres, Water-Rich Hunting Land | Deer, Turkey, Bear | Springs & Pond | Independence County
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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

MORE INFO ONLINE:

<https://wesellarkansas.com/>

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<https://wesellarkansas.com/>

DISCLAIMERS

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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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Cave City, AR 72521

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