

**1930 +/- Acres, Hunting Land, 3 Cabins, Equipment,
Turn-key, Lawrence County, Arkansas**
Lawrence 107
Ravenden, AR 72459

\$4,799,000
1,930± Acres
Lawrence County



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Ravenden, AR / Lawrence County**

SUMMARY

Address

Lawrence 107

City, State Zip

Ravenden, AR 72459

County

Lawrence County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

36.192569 / -91.254204

Taxes (Annually)

2772

Acreage

1,930

Price

\$4,799,000

Property Website

<https://www.mossyoakproperties.com/property/1930-acres-hunting-land-3-cabins-equipment-turn-key-lawrence-county-arkansas-lawrence-arkansas/43047/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Turn-key Hunting Operation, bring your hunting equipment ready to start enjoying your game-rich property!

Every hunter's dream is to own a large tract of land so they can manage their deer heard for maximum antler growth and their wild turkey population as well as their bobwhite quail, and one of the top spots for that is the game-rich region of the Ozarks in Northern Arkansas. The problem is large tracts of hunting land are hard to come by especially top-of-the-line hunting properties that you can use every acre. As the populations in the Eastern US in the early 1800s, especially the Appalachian Region of Tennessee, began to explode, early pioneers had to keep moving west to find land to carve out their living on. The soil-rich river basins of the Mississippi, White, and Black Rivers were excellent for growing everything but not for living. Most pioneers passed through this region because these wild rivers were beast during major floods with no flood control. There are stories of water from Memphis to Black Rock making a mini ocean. The pioneers soon learned they could follow the rivers that fed these 3 rivers up into the Ozarks. One of these Rivers was the Spring River. So thousands of pioneers poured into the spring river valley, settling on every 40 acres and bringing a tiny part of their past in hopes of a new life. So this is why finding a large tract of all timber land in the central Ozarks is extremely hard, but here at Mossy Oak Properties Selling Arkansas, we are proud to bring you your needle in the haystack!

We offer **1930 +/- Acres**, which are **all wooded** except for a few well-placed food plots and ponds. The property is located in the game-rich region of the central Ozarks in Northern Arkansas near Ravenden and Imboden and is only 1 mile from the Spring River. The property is one of the largest privately owned contiguous timber tracts in the Central Ozarks, with **7 ponds, several springs, deer stands & feeders, a perimeter fire lane, Cabins, and 35 miles of interior roads and trails, all behind locked gates**. This property has it all, a place for every hunter. From **spring-fed creek bottoms**, great for growing all kinds of Mossy Oak Food Plot Blends, to high **Mountain Ridge Tops** that you think you can touch the sky to deep dark hollows that are full of all types of mushrooms that show up during the late winter and early spring and maybe a patch or two of ginseng. There is a little spot that is very special on this land, an old homestead site by an ancient spring; as you sit looking at it today with hundred-year-old trees growing out of its foundation, reaching to the sky, 80 ft or more, watching over the hand carved stone fireplace below. You have to think about how a pioneer nearly 200 years ago felt about this place. They probably thought they had found a little slice of heaven. There is something else interesting about this homesite; pioneers often bring something from their past or their journey to their new homesite. The old pioneer that settled in this place brought something that would be a legacy for hundreds of years. They planted 5 cypress trees that still stand watch over the place today.

This property is an **excellent investment opportunity**. There are about **1900 acres of standing timber, with about 1450 not harvested in nearly 100 years**. With the timber being so large and wide open, all owners of this property agreed to select cut to make bedding areas around each of their deer stands to create a cover for the deer to bed and provide cover for the nesting turkey and qual. It is proven that you can manage deer on small tracts of land as long as you and your neighbors are all on the same page. But with a large tract of timber, like 1930 acres, you do not have to depend on anyone else. Your wildlife are all born on your property and live all their lives on your property. With 35 miles of roads and trails, the whole family can enjoy ATV or horseback riding.

Last but not least, **3 very nice cabins** on the property can accommodate 10-15 people. Each cabin also has a **storage shed**, and 2 have a carport with outdoor space. There is a **walk-in cooler** for all your game after the hunt. There is also a **skinning rack** located beside the cooler. Across the driveway is the **well shed**, which runs water to all cabins. Down at the end, there is also a machine shed that houses a John Deere 5606, cabbed tractor, 4 wheel drive with attachments, and a Case 650K, cabbed bulldozer that will all stay with the property as a packaged deal, and there is a storage shed attached as well.

Every hunter on earth dreams of owning a property like this, and we are here to make your dream come true! Call us today because we would love to show this property to you! We are your certified Land Specialist and this is what we do daily! 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



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Ravenden, AR / Lawrence County



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LISTING REPRESENTATIVE

For more information contact:



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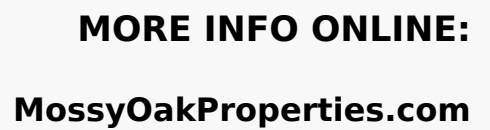
Cave City, AR 72521

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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