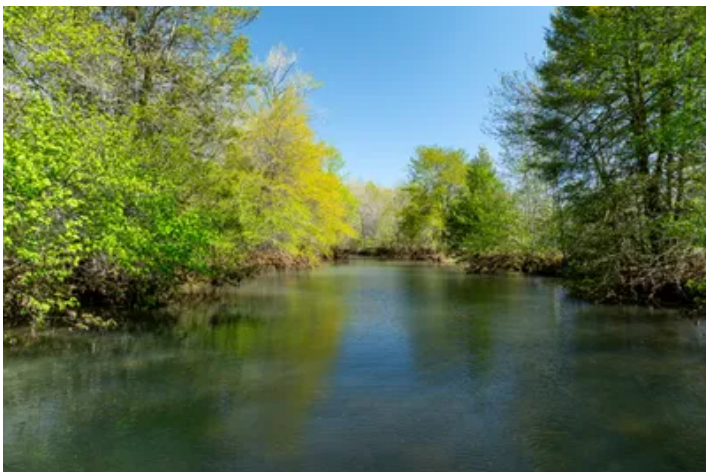


245 +/- Hunting Land, Pasture and Timber Land,
Independence County, Arkansas
Harwood Rd
Oil Trough, AR 72564

\$849,900
245± Acres
Independence County



245 +/- Hunting Land, Pasture and Timber Land, Independence County, Arkansas
Oil Trough, AR / Independence County

SUMMARY

Address

Harwood Rd

City, State Zip

Oil Trough, AR 72564

County

Independence County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.564761 / -91.523139

Acreage

245

Price

\$849,900

Property Website

<https://www.mossyoakproperties.com/property/245-hunting-land-pasture-and-timber-land-independence-county-arkansas-independence-arkansas/79428/>



245 +/- Hunting Land, Pasture and Timber Land, Independence County, Arkansas Oil Trough, AR / Independence County

PROPERTY DESCRIPTION

Where Adventure Meets Opportunity – A Secluded Hunting & Farm Paradise Near Thida, Arkansas

Just off Thida Road lies a hidden gem—a place where your only neighbors are the deer, turkey, and the occasional bear making their way down the creek. This isn't just land; it's a getaway, a hunting haven, a future farm, and a chance to live life a little more off the grid.

As you pull in on the easement road, you're greeted by **approximately 85 acres of lush, open pasture**, perfect for cattle, hay, or large food plots. Beyond that, **mature woods** stretch out—ideal for hunting or simply enjoying the peace of the pines and hardwoods.

A **beautiful creek winds through the property**, providing water for wildlife, and featuring a **large swimming hole** for cooling off in the warmer months. Wildlife is abundant, and yes—**bear do travel this creek**, making it an exceptional property for serious hunters.

There's already an **established campsite**, with buildings in place and **electric run to them** (powered by generators). This makes a great **deer camp setup**, or a starting point to **build your off-grid cabin** and create the perfect weekend retreat—or permanent hideaway.

With **total privacy**, you'll feel miles away from everything, yet you're only:

- **20 minutes from Bradford and Pleasant Plains**
- **30 minutes to Batesville and Newport**

If you're looking for land that offers **pasture, woods, water, hunting, and seclusion**, this property delivers. Whether you're dreaming of running a small farm, establishing a private hunting retreat, or just owning a piece of Arkansas to escape to, this one has the potential to be *exactly* what you've been searching for.

Call Pamela Welch, [870-897-0700](tel:870-897-0700) to schedule a private tour. Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . Equal housing opportunity.

245 +/- Hunting Land, Pasture and Timber Land, Independence County, Arkansas
Oil Trough, AR / Independence County



**245 +/- Hunting Land, Pasture and Timber Land, Independence County, Arkansas
Oil Trough, AR / Independence County**

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

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



wesellarkansas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Selling Arkansas

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