

**180+/- Acres, Pasture, Ponds, Creek, Independence
County, Sulphur Rock, Arkansas**
E Wright St
Sulphur Rock, AR 72579

\$629,900
180± Acres
Independence County



MORE INFO ONLINE:

wesellarkansas.com

180+/- Acres, Pasture, Ponds, Creek, Independence County, Sulphur Rock, Arkansas
Sulphur Rock, AR / Independence County

SUMMARY

Address

E Wright St

City, State Zip

Sulphur Rock, AR 72579

County

Independence County

Type

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

Latitude / Longitude

35.751568 / -91.491483

Acreage

180

Price

\$629,900

Property Website

<https://www.mossyoakproperties.com/property/180-acres-pasture-ponds-creek-independence-county-sulphur-rock-arkansas-independence-arkansas/61512/>



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PROPERTY DESCRIPTION

Prime 180 +/- Acre Pastureland in Independence County, Arkansas - Cattleman's Dream Property & A Hunter's Paradise

Nestled in the picturesque Ozarks, just minutes from Batesville, this remarkable property offers the perfect blend of natural beauty, agricultural potential, and exceptional hunting opportunities. With expansive pastureland, abundant wildlife, and serene surroundings, this land provides a rare opportunity for those seeking a tranquil rural escape or a productive agricultural investment.

The property features lush pastures ideal for livestock, natural water resources that enhance both the beauty and functionality of the land, and scenic views that make it a prime spot for building a dream home or retreat. The rolling hills and tree lines not only create a stunning landscape but also offer shade and shelter for animals.

For hunting enthusiasts, the property is a true paradise, teeming with wildlife including deer and turkey. Its prime location, just a short drive from Batesville, ensures easy access while offering the peace and quiet of rural living.

This property stands out for its unique combination of beauty, practicality, and convenience, making it a rare find in the heart of the Ozarks. Whether you're looking to farm, hunt, or create a private homestead, this land offers endless possibilities.

Property Features:

- **Expansive Pastureland:** The 180 +/- acres are predominantly lush, rolling pastures, fully fenced and cross-fenced, making it ideal for livestock. The quality of the pasture is exceptional, providing abundant grazing opportunities and ensuring that your livestock will thrive.
- **Water Resources:** The property is well-watered, with several ponds scattered across the land and a picturesque 2-mile creek that winds through the property. These natural water sources not only enhance the beauty of the land but also provide essential hydration for livestock.
- **Shade and Shelter:** A tree line runs through the property, offering much-needed shade for animals and adding to the aesthetic appeal of the landscape. This feature ensures that your livestock has a comfortable environment throughout the seasons.
- **Scenic Views:** The property's gentle rolling hills present numerous beautiful spots that could serve as ideal locations for a home or additional structures. These elevated areas offer breathtaking views of the surrounding countryside, making them perfect for anyone looking to build their dream home or create a serene retreat.
- **Incredible Hunting:** If you're a hunter, this property is nothing short of a paradise. The deer hunting here is amazing, with thick draws that attract a large population of wildlife. On our first visit to the property, we jumped several buck deer, which you can see in the photos, as well as a group of about eight turkeys. The land is loaded with wildlife, making the hunting opportunities truly exceptional.
- **Accessibility:** Located right off a paved road (Hill St.), east of Highway 169 in Sulphur Rock, the property is easily accessible year-round. Its proximity to Batesville, just a short 10-minute drive away, combines the tranquility of rural living with the convenience of nearby amenities.

Why This Property Stands Out:

Land of this quality and size, so close to Batesville, is a rare opportunity. The combination of lush pastures, reliable water sources, incredible hunting, and convenient access makes it an ideal investment for agricultural purposes or as a stunning setting for a rural homestead. The property's beauty, functionality, and abundant wildlife ensure it won't be on the market for long.

Contact Information:



This exceptional property is proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . To learn more or to schedule a viewing, please contact the listing agent, Pamela Welch, also your Local Land Specialist, at [870-897-0700](tel:870-897-0700) . You can call or text anytime. For additional details, visit www.WeSellArkansas.com. Equal housing opportunity. Let us help you make your dream come true!!



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Sulphur Rock, AR / Independence County



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LISTING REPRESENTATIVE

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NOTES

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Mossy Oak Properties Selling Arkansas

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