524 +/- CONTIGUOUS ACRES | FLOWING SPRING | ATV TRAILS | A HUNTER'S BLANK CANVAS, Ravenden, Arkansas
262 Farewell Rd
Ravenden, AR 72459

$1,390,000
524± Acres
Randolph County







MOSSY OAK PROPERTIES
Selling Arkansas
America's Land Specialist

MORE INFO ONLINE:

https://wesellarkansas.com/

SUMMARY

Address
262 Farewell Rd

City, State Zip
Ravenden, AR 72459

County
Randolph County

Type
Hunting Land, Recreational Land, Residential Property

Latitude / Longitude
36.487048 / -91.352608

Taxes (Annually)
$1,113

Dwelling Square Feet
2,048

Bedrooms / Bathrooms
3 / 2

Acreage
524

Price
$1,390,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

524 +/- CONTIGUOUS ACRES - A HUNTER'S PARADISE WITH WATER, TRAILS & ENDLESS POSSIBILITIES

524 acres. One contiguous tract. A natural spring that was still flowing during an Arkansas drought. Miles of possibilities. And the opportunity to create something truly special.

There is a tremendous difference between purchasing several smaller tracts of land and owning **524 +/- acres all together in one contiguous piece**.

When I personally toured this property, I began to appreciate just how much potential these acres offer. This is not simply a place to put up a deer stand. This is a property where a buyer can begin developing an entire wildlife management plan, create a working farm, establish a family hunting retreat, or build something that can be enjoyed for generations.

A TRUE HUNTER'S PARADISE - 524 ACRES TO MAKE YOUR OWN

One of the most important things to understand about this property is that **the majority of the timber has been harvested**.

And while some buyers may be looking for standing mature timber, others will immediately recognize the opportunity that harvested timberland can provide.

This property offers a blank canvas for the buyer who wants to create and manage their own hunting paradise.

Think about what could be accomplished across 524 contiguous acres.

You could develop food plots in strategic locations, establish bedding and sanctuary areas, improve travel corridors, create additional openings, and manage different sections of the property for wildlife.

The harvested areas offer opportunities for regenerating vegetation and thick cover that can be especially attractive to whitetail deer. With thoughtful management, different portions of the property could be developed to encourage deer, wild turkey, quail, and other wildlife.

And with 524 contiguous acres, you have the space to think beyond individual hunting stands and begin managing the property as a whole.

You could leave certain areas undisturbed, establish food sources in others, and create multiple hunting locations so family members and guests can spread out rather than hunting on top of one another.

There is enough land here to develop a substantial wildlife habitat-management program, with the potential to encourage wildlife to spend more time on the property.

Of course, wildlife movement is never guaranteed, but acreage of this size offers management opportunities that smaller properties simply cannot provide.

A NATURAL SPRING - AND WHAT WE DISCOVERED IN OCTOBER

One of the most exciting discoveries during our tour was locating the property's **natural spring**.

And what made it particularly impressive was the timing.

We visited in October, during significant drought conditions here in Arkansas, and the spring still had water flowing through it!

For someone who understands land, wildlife, and livestock, that is an important feature.

Water is one of the most valuable natural resources a recreational or agricultural property can offer.

Seeing water actively flowing during a dry period was encouraging, especially when considering the potential for wildlife habitat and future land management.

The spring is something buyers should personally see while touring this property. Its long-term flow and capacity have not been independently established, but what we observed during our October visit was certainly noteworthy.

ESTABLISHED ATV TRAILS - COME EXPLORE THE LAND

Another feature I appreciated during our tour was the **existing ATV trail system**.

This property already has trails providing access into different areas of the acreage, allowing you to explore the terrain and begin understanding how the land connects.

Be sure to look at the trail map included in the property photographs.

That map helps illustrate the existing trail network and gives prospective buyers a better understanding of the property.

For hunters, these trails can be valuable for reaching hunting locations, checking trail cameras, carrying equipment, and retrieving harvested game.

For families, they create opportunities to ride, explore, and enjoy the property throughout the year.

And for someone interested in improving the land, the trails provide an existing starting point for future management work.

A SEPARATE 40 +/- ACRE AREA WITH AN EXISTING LIVESTOCK BARN

Another part of this property that deserves attention is the approximately **40-acre area where the existing barn is located**.

This area has water available at the barn and offers additional possibilities for someone interested in livestock or future development.

The sellers currently use the barn to raise hogs, but a new owner may want to explore adapting it for cattle or another agricultural purpose.

I also noticed an area near the barn that could be worth evaluating as a potential location for another home or manufactured home, subject to appropriate utility, septic, access, and permitting requirements.

And with this much acreage, buyers interested in agricultural operations may want to investigate whether portions of the property could accommodate additional facilities, including poultry houses, subject to feasibility, utility capacity, and applicable approvals.

This property does not have to remain strictly a hunting property.

There is an opportunity to consider a combination of recreational, agricultural, and residential uses.

THE 2025 FRANKLIN HOME - AN ADDED BONUS

Included with the property is a **2025 Franklin manufactured home offering approximately 2,048 square feet, 4 bedrooms, and 2 bathrooms**.

The home provides a comfortable place to stay while hunting, enjoying the property, or working toward your long-term plans.

It could serve as a full-time residence, hunting headquarters, or gathering place for family and friends.

But I want buyers to understand something important:

The real opportunity here is the 524 contiguous acres. The home is an added bonus.

The land is what makes this property special.

A PROPERTY WITH ROOM TO BUILD A LEGACY

Imagine having enough acreage to develop your own hunting areas, manage habitat, raise livestock, ride ATVs, establish food plots, and enjoy the outdoors without having to leave your property.

Imagine bringing your children and grandchildren here.

Teaching them to hunt. Teaching them to respect the land. Showing them how to plant food plots, care for livestock, and appreciate the wildlife around them.

Maybe you decide to create a dedicated hunting retreat.

Maybe you establish a cattle operation.

Maybe you build another home.

Or maybe you simply want the freedom of owning **524 +/- acres in one contiguous tract** and deciding over time exactly what you want it to become.

That is the opportunity this property offers.

It is not a finished, manicured hunting preserve.

It is an opportunity to create your own.

And for the buyer who has been searching for a large, contiguous tract of Arkansas land with water, trails, wildlife potential, existing agricultural improvements, and room to grow, this property deserves a serious look.

COME RIDE THE LAND WITH US

At **Mossy Oak Properties Selling Arkansas**, we believe you cannot truly understand 524 acres by standing at the gate.

We want to take you out on the property.

We want to show you the trails, the spring, the harvested timber areas, the existing barn, and the different opportunities this acreage presents.

Bring your boots, bring your family, and bring enough time to experience the land.

524 +/- Contiguous Acres | Flowing Natural Spring Observed in October | Established ATV Trails | Wildlife Habitat Potential | Harvested Timberland | Existing Livestock Barn | 2025 Franklin Home | Hunting & Agricultural Opportunities

Mossy Oak Properties Selling Arkansas

Office: **870-495-2123**

Listing Agent: **Pamela Welch - 870-897-0700**

www.WeSellArkansas.com

Equal Housing Opportunity








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

NOTES

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
8111 N St Louis St
Cave City, AR 72521
(870) 495-2123
https://wesellarkansas.com/