

934 +/- Acre Working Cattle Ranch in the Arkansas
Ozarks, Henderson, AR, 72544
Cr 232
Henderson, AR 72544

\$2,802,000
934± Acres
Baxter County



**934 +/- Acre Working Cattle Ranch in the Arkansas Ozarks, Henderson, AR, 72544
Henderson, AR / Baxter County**

SUMMARY

Address

Cr 232

City, State Zip

Henderson, AR 72544

County

Baxter County

Type

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

Latitude / Longitude

36.380622 / -92.227656

Taxes (Annually)

\$1,200

Acreage

934

Price

\$2,802,000

Property Website

<https://www.mossyoakproperties.com/property/934-acre-working-cattle-ranch-in-the-arkansas-ozarks-henderson-ar-72544/baxter/arkansas/100395/>



934 +/- Acre Working Cattle Ranch in the Arkansas Ozarks, Henderson, AR, 72544 Henderson, AR / Baxter County

PROPERTY DESCRIPTION

Introducing a **934 +/- acre premier cattle ranch in Baxter County, Arkansas**-a rare offering of this scale, quality, and usability. This **fully operational, income-producing ranch** is designed for efficiency, productivity, and long-term value.

The property is **thoughtfully fenced and cross-fenced**, allowing for strategic rotational grazing and optimal herd management. With **multiple ponds and a live creek system**, water is abundant and well-distributed across the ranch-an essential feature for sustaining a healthy cattle operation.

Comprised of **contiguous acreage**, this ranch offers nearly 1,000 acres of usable ground-an increasingly hard-to-find asset in today's market. The land features **productive pasture, excellent layout, and accessibility via gravel road frontage**, all while maintaining the privacy and seclusion buyers seek.

Beyond its agricultural strength, this ranch is equally impressive from a recreational standpoint. The property supports **thriving populations of whitetail deer and eastern wild turkey**, making it a true dual-purpose investment. Its proximity to **Norfolk Lake and the White River** adds another layer of value, offering world-class fishing and outdoor recreation just minutes away.

With **annual taxes of approximately \$1,200**, this property stands out as a highly efficient investment with minimal holding costs relative to its size and capability.

Whether you are looking to **expand an existing cattle operation, establish a legacy ranch, or secure a premier land investment**, this property represents a unique opportunity in the Arkansas Ozarks.

Offered by Mossy Oak Properties Selling Arkansas

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Pamela Welch, Principal Broker & Land Specialist: [870-897-0700](tel:870-897-0700)

Equal Housing Opportunity. www.WeSellArkansas.com.

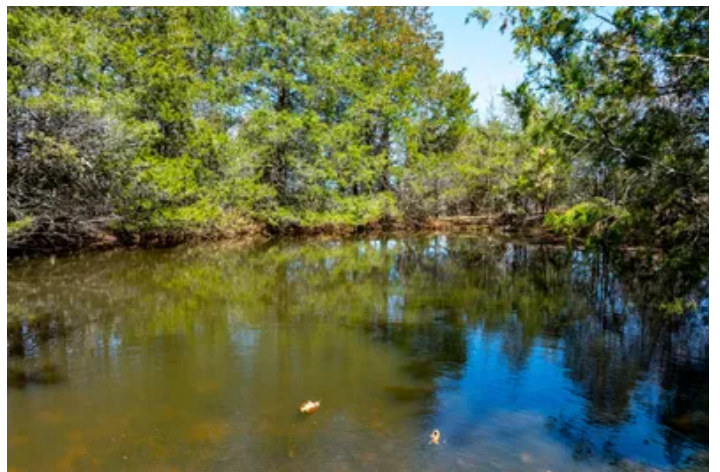
At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference 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.

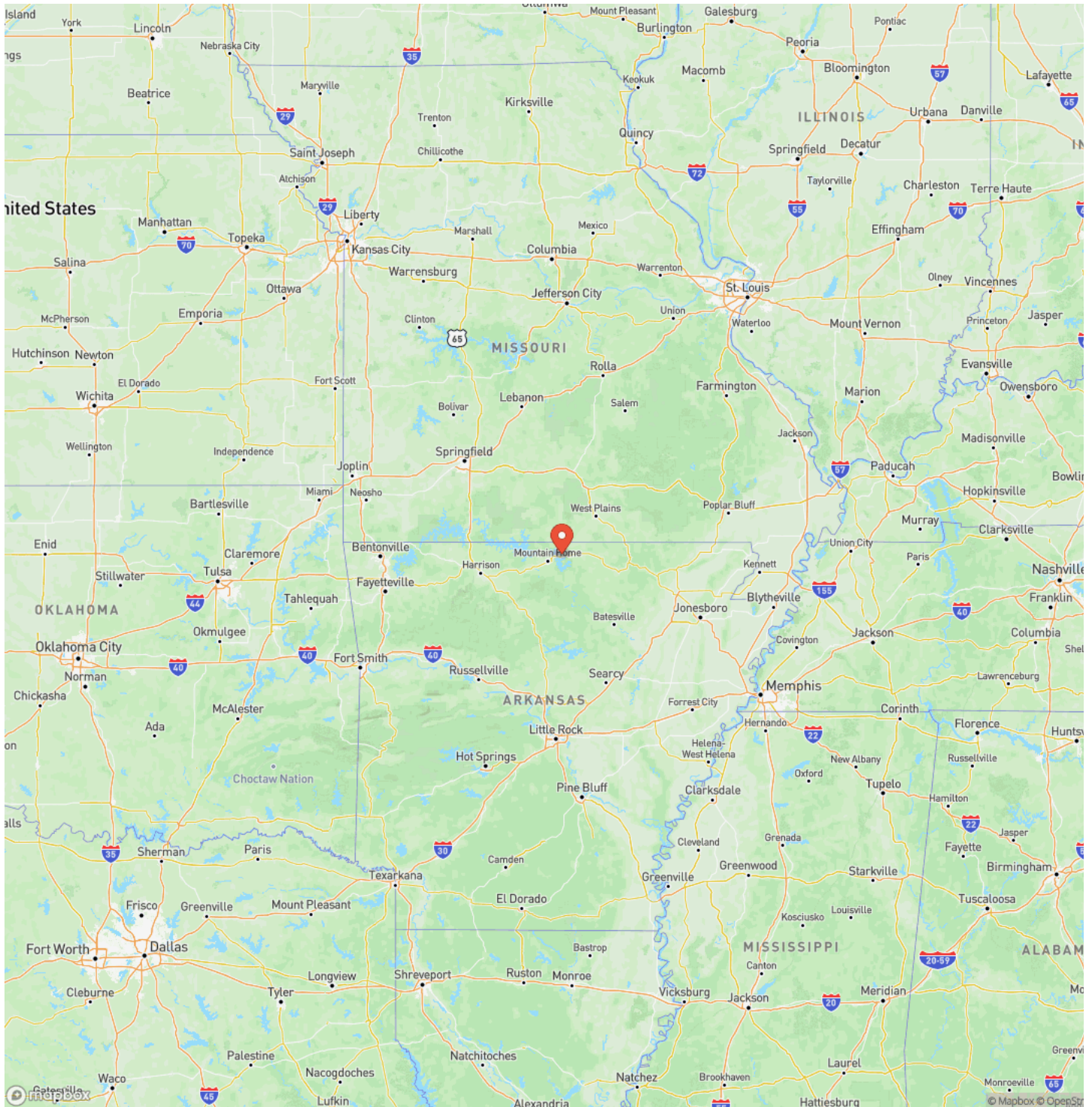


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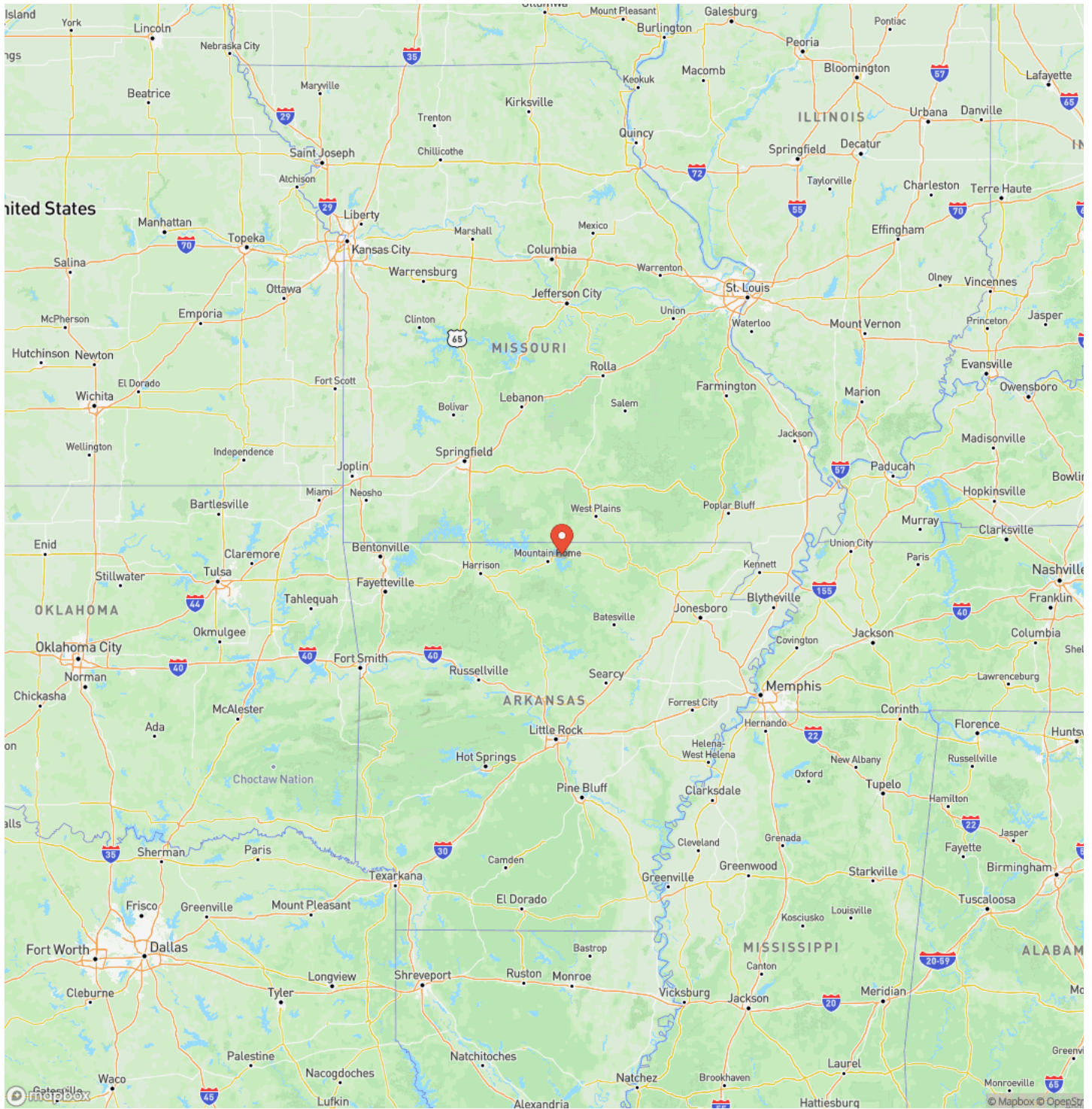
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Locator Map



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Locator Map



934 +/- Acre Working Cattle Ranch in the Arkansas Ozarks, Henderson, AR, 72544
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Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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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