

120+/- Acre Arkansas Ranch | Creek • Horse Barn •
Hunting • Mountain Views | Yell County, Arkansas
15350 Bailey Branch Road
Danville, AR 72833

\$674,500
120± Acres
Yell County



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Danville, AR / Yell County

SUMMARY

Address

15350 Bailey Branch Road

City, State Zip

Danville, AR 72833

County

Yell County

Type

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

Latitude / Longitude

35.055043 / -93.480493

Taxes (Annually)

\$665.51

Acreage

120

Price

\$674,500

Property Website

<https://www.mossyoakproperties.com/property/120-acre-arkansas-ranch-creek-horse-barn-hunting-mountain-views-yell-county-arkansas-yell-arkansas/114264/>



PROPERTY DESCRIPTION

120 +/- Acre Arkansas Ranch | Creek, Mountain Views, Horse Barn, Shop, Hunting & Exceptional Infrastructure | Yell County

Some properties give you land. This one gives you a head start on the life you've been dreaming about.

Welcome to **15350 Bailey Branch Road in Danville, Arkansas**, where approximately **120 +/- acres** of rolling pasture, woods, a beautiful creek, incredible mountain views, abundant wildlife, and an impressive amount of existing infrastructure come together to create a property with tremendous possibilities.

Whether your dream is a **working cattle ranch, horse property, hunting retreat, recreational getaway, family compound, or the site of your forever home**, this Yell County property gives you the land, improvements, utilities, and flexibility to make it happen.

And perhaps one of the biggest advantages? **You don't have to start from scratch.**

There is already an established area on the property where a camper is currently being used as living accommodations. **The camper does not convey**, but the established site and existing utilities give the next owner a tremendous head start. There is a **drilled well, a hand-dug well, and municipal water available**, providing multiple options for water and an added level of flexibility and reliability that can be difficult to find on rural acreage.

The property also offers **multiple septic systems**, including one at the previous homesite, one serving the RV hookup area, and another serving the shop.

A Shop With Even More Potential

The **40' x 40' shop** is more than a place to store equipment. It already has **electricity, a bathroom, washer and dryer hookups, septic, and a propane hookup for a backup generator.**

With those improvements already in place, the building could potentially be converted or finished into **additional living quarters, a guest space, hunting camp, or temporary accommodations while you build**, subject to any applicable requirements.

For the equestrian or livestock owner, there is also a **35' x 35' horse barn with five stalls and a tack room**, along with an **80' x 30' equipment shed.**

Fencing You Need to See to Appreciate

One of the standout features of this farm is the fencing.

The property is **completely fenced**, with impressive, well-maintained fencing that includes substantial **welded pipe fencing**. This isn't an afterthought - it is an improvement that adds real value for anyone wanting to bring cattle, horses, or other livestock onto the property.

The maintained access throughout the farm makes it even more usable. There is a **complete lane around the wooded portion**, trails through the timber, and access that allows you to see just how well the property and fencing have been maintained.

Be sure to watch our ATV ride-along video. We take you around the farm, through the wooded areas, along the trails, and beside the fencing so you can experience much more of this property before ever setting foot on it.

Pasture, Woods, Creek & Wildlife

The farm offers an excellent combination of **open ground and wooded acreage**, giving it appeal for both agricultural and recreational buyers.

A beautiful creek winds through the western portion of the property, adding character, another natural water source, and excellent wildlife habitat.

For the hunter, this farm deserves attention. **Whitetail deer and turkey are abundant**, and the combination of pasture, woods, water, trails, and cover creates an environment wildlife naturally uses.

For the rancher or horse owner, the existing pasture, fencing, barns, water sources, and equipment storage provide much of the infrastructure needed to begin using the property immediately.

And Then There Are the Views...

The mountain views are something photographs can only begin to capture.

From different areas of the property, you'll look out toward the surrounding Arkansas mountains and countryside - the kind of setting that makes you stop and imagine where you would put the porch on your future home.

With **gravel road frontage along two entire sides of the property**, there is also excellent accessibility and additional flexibility when considering future use of the acreage.

Property Highlights

- 120 +/- acres
- Beautiful mountain views
- Creek running through the property
- Mostly open pasture with wooded acreage
- Excellent whitetail deer and turkey habitat
- Completely fenced
- Exceptional welded pipe and quality livestock fencing
- Maintained lane around the wooded acreage
- Trails throughout portions of the woods
- Gravel road frontage along two sides
- Existing homesite
- Established RV/camper site with utilities
- Drilled well
- Hand-dug well
- Municipal water available
- Multiple septic systems
- Entergy electric
- 35' x 35' horse barn with five stalls and tack room
- 40' x 40' shop with bathroom, electric, washer/dryer hookups, septic, and propane hookup for a backup generator
- 80' x 30' equipment shed
- Outside city limits
- Excellent potential for cattle, horses, hunting, recreation, or a future homesite

Location Meets Lifestyle

Located outside the city limits near **Danville, Arkansas**, this property provides the privacy and freedom of country living while putting you within reach of some of the Natural State's most beautiful destinations.

Spend your free time exploring **Mount Magazine**, visiting **Petit Jean**, floating area rivers, riding horses, exploring the farm by ATV, hunting your own ground, or simply sitting outside watching the sun disappear behind the mountains.

This isn't simply 120 acres for sale. It's 120 +/- acres with the infrastructure already in place to start turning a vision into reality

Build the home. Bring the horses. Run the cattle. Hunt the woods. Set up your recreational retreat. Finish out the shop for additional space. Or simply enjoy owning a beautiful piece of Arkansas with room to breathe.

Properties combining **usable acreage, exceptional fencing, multiple water sources, existing septic systems, livestock facilities, a creek, hunting, road frontage, utilities, outbuildings, and mountain views** are difficult to duplicate.

Come see what makes this Yell County farm special - and don't just look at the photos. Take the virtual ride around the property with us, then schedule a private showing and experience it for yourself.

Mossy Oak Properties Selling Arkansas

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.

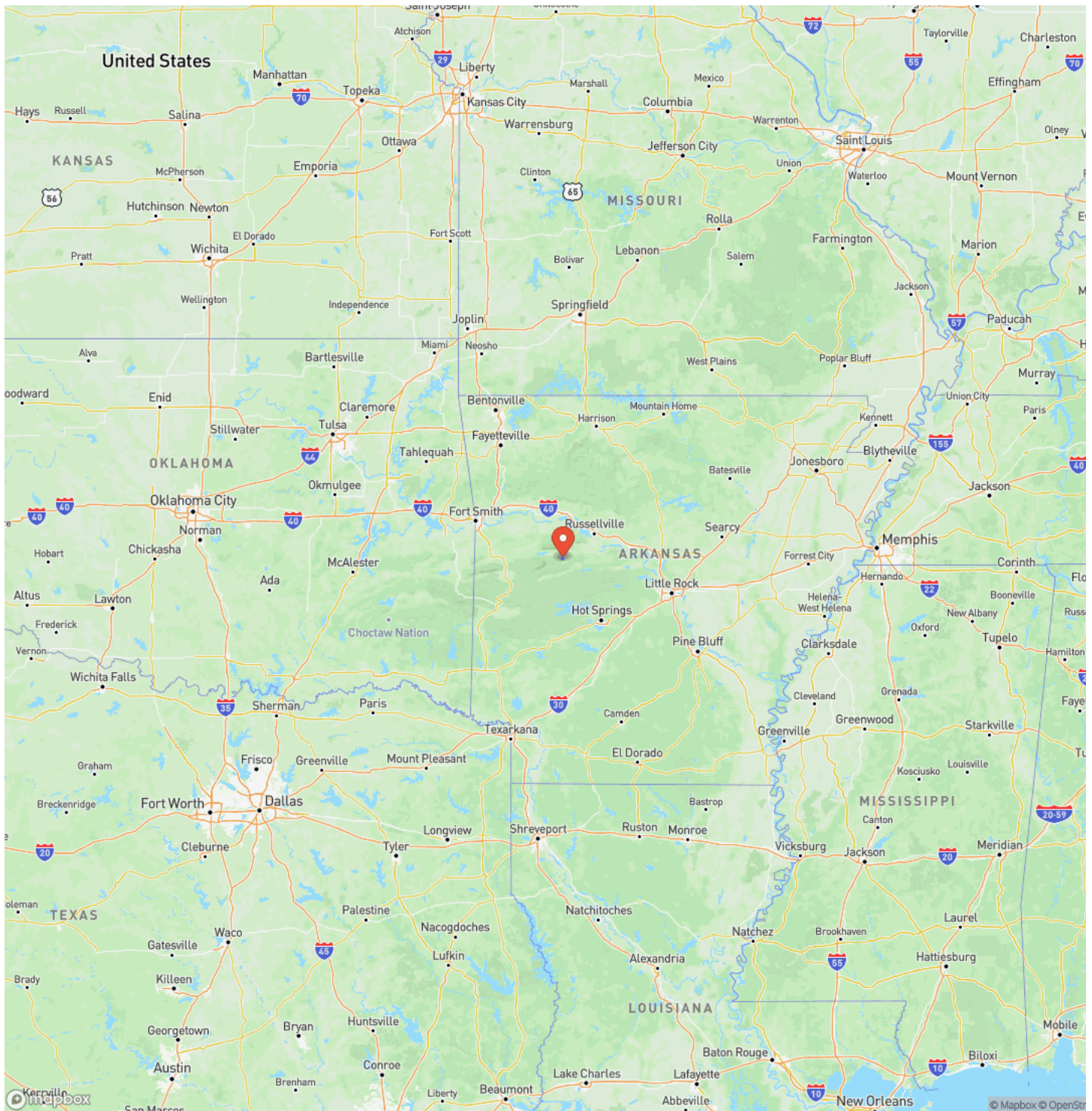
At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference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

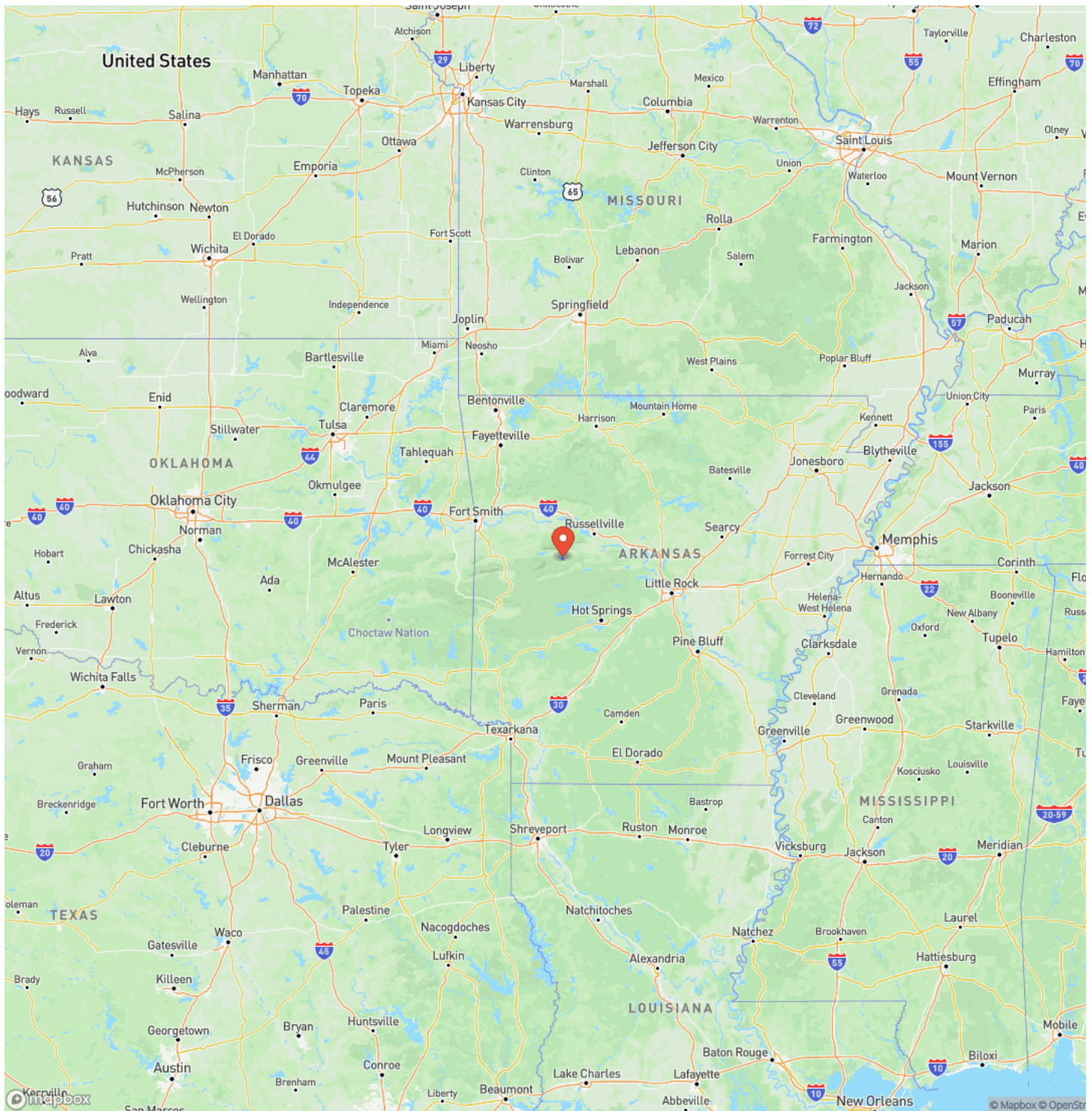
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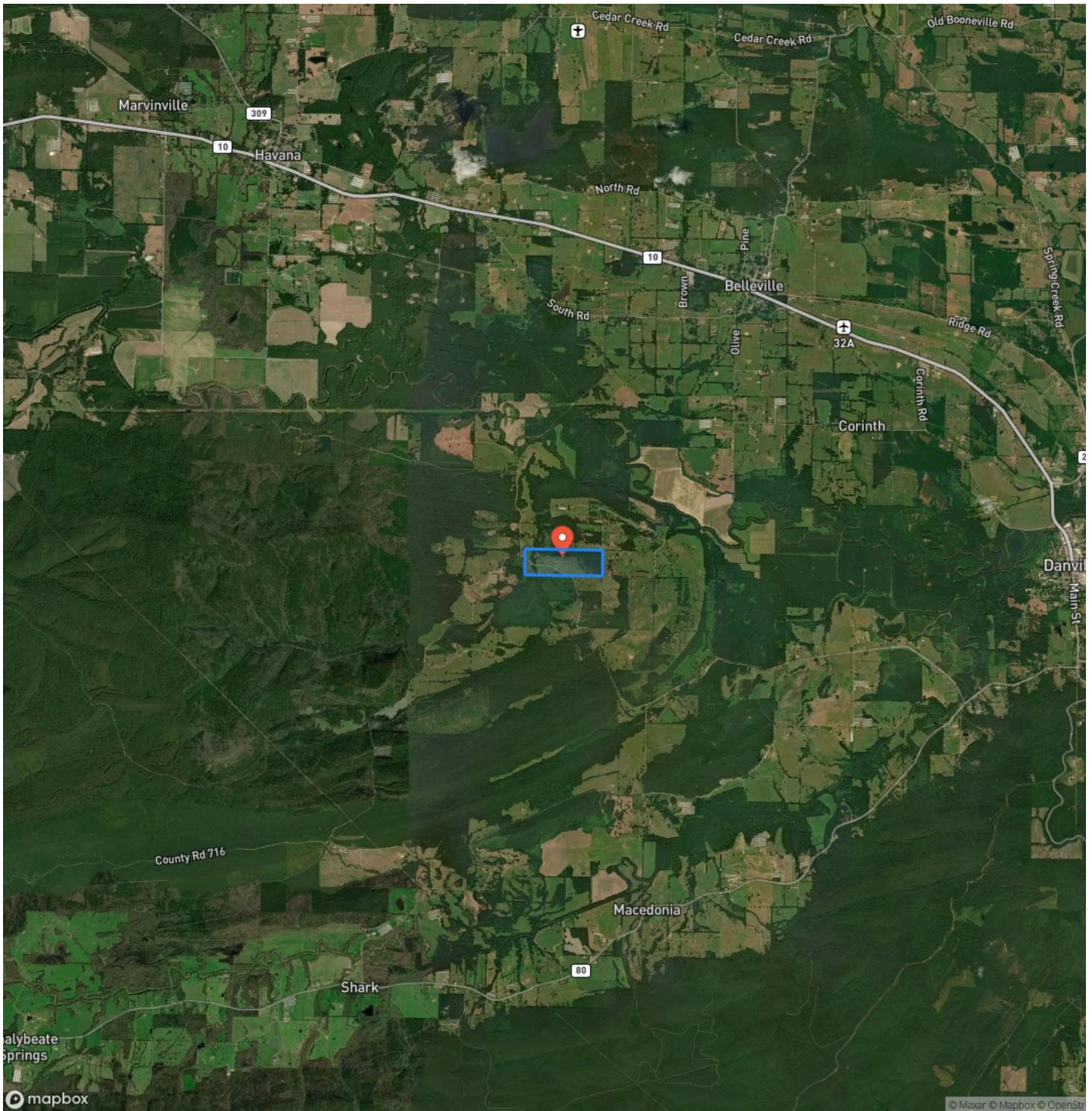
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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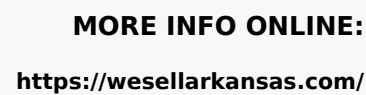
8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

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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.

Mossy Oak Properties Selling Arkansas

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<https://wesellarkansas.com/>

