

614 +/- Acre Turnkey Cattle Ranch for Sale in Arkansas |
Two Homes, 11 Ponds, Hunting & Grazing Land,
Bradford AR
1759 Jackson 304
Bradford, AR 72020

\$1,990,000
614± Acres
Jackson County



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Bradford, AR / Jackson County

SUMMARY

Address

1759 Jackson 304 null

City, State Zip

Bradford, AR 72020

County

Jackson County

Type

Residential Property, Farms, Ranches, Recreational Land, Hunting Land, Business Opportunity

Latitude / Longitude

35.503564 / -91.507755

Taxes (Annually)

\$4,172

Dwelling Square Feet

2,000

Bedrooms / Bathrooms

2 / 2

Acreage

614

Price

\$1,990,000

Property Website

<https://www.mossoakproperties.com/property/614-acre-turnkey-cattle-ranch-for-sale-in-arkansas-two-homes-11-ponds-hunting-grazing-land-bradford-ar/jackson/arkansas/106391/>



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PROPERTY DESCRIPTION

614 +/- Acre Working Cattle Ranch in Jackson County, Arkansas | Two Homes, Extensive Infrastructure & Turnkey Cattle Operation

Welcome to one of the finest working cattle ranches to come available in Jackson County, Arkansas. Spanning approximately **614 acres**, this highly improved and meticulously maintained ranch is a true cattleman's dream, designed for efficiency, productivity, and long-term success.

Currently supporting approximately 130 head of cattle, the ranch has the infrastructure and grazing capacity to easily accommodate **200+ head of cattle**. The property features **11 ponds**, carefully maintained through regular fertilization and weed management, along with automatic **500-gallon watering systems** throughout most pastures supplied by county water. The ranch is fenced and cross-fenced for rotational grazing, with approximately **44 acres and 18 acres planted in winter grass** and roughly **80 acres recently replanted in Bermuda grass**, providing exceptional forage production.

The working facilities are already in place, including quality fencing, gates, working pens, and a head chute-all of which convey with the property. Simply bring your cattle and go to work.

Piney Creek winds through portions of the ranch, providing additional water resources and scenic beauty. The property also includes a two-stall horse barn with a six-ton feed bin, multiple barns and outbuildings, and an older cabin that has been part of the ranch for many years.

The ranch features two homes, offering comfort, function, and flexibility for ranch living. The newer residence was completed in 2024 and is a fully concrete home with a brick exterior and metal roof, built with longevity and low maintenance in mind. The home offers approximately 2,000 square feet under roof with 2 bedrooms and 2 bathrooms and is equipped with a Generac generator. All appliances convey, with the exception of the stove, which was installed in 2025; the remaining appliances were installed in 2024.

The second custom-built ranch home features 3 bedrooms, 3 bathrooms, with approximately 3,000 sq ft under roof having concrete floors, soaring ceilings, a safe room, formal dining room, large kitchen with island, walk-in pantry, spacious living area, mudroom with sink, and exceptional craftsmanship throughout. Recent updates include a new HVAC system installed in 2023, hot water heaters replaced in 2023 and 2024, and a new dishwasher installed in 2026. A matching shop building includes a bathroom and wash-up area. Floor plans for both residences are available in the attached documents.

Located at the end of a dead-end road, this ranch offers outstanding privacy while remaining a productive agricultural operation. A gas well is located on the property. Sellers do not own the mineral rights. The gas company maintains the access road and has minimal traffic, typically visiting every four to six weeks.

Properties of this size, quality, and carrying capacity rarely become available. Whether you're expanding an existing operation, establishing a legacy ranch, or searching for a premier Arkansas cattle property, this ranch offers the infrastructure, water, homes, and grazing capacity to support generations to come.

You can click link to ride along with us and see property from the ATV: <https://youtu.be/JCtTNzdmmaA?si=RfWI0yyd38DSePWt>.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

Call or text **Listing Agent, Pamela Welch** at [870-897-0700](tel:870-897-0700) for a tour or more information.

Equal Housing Opportunity. www.WeSellArkansas.com.

More Than a Cattle Ranch

While this property is undoubtedly a premier turnkey cattle operation, it offers far more than livestock production. For the outdoorsman, this ranch presents outstanding recreational opportunities with abundant wildlife throughout the property. Large



whitetail deer, mature Eastern wild turkey, and other native game frequently travel the ranch, creating excellent hunting opportunities right outside your back door.

The combination of open pasture, wooded draws, multiple ponds, Piney Creek, and carefully managed habitat provides the ideal environment for both wildlife and livestock. Whether you're watching a herd of cattle graze, chasing gobbling longbeards in the spring, or hunting trophy whitetails in the fall, this property truly offers year-round enjoyment.

Fishing enthusiasts will appreciate the numerous ponds scattered throughout the ranch, including a large pond located near the newer home that serves as both a beautiful centerpiece and a great place to spend an afternoon casting a line.

With county water, extensive infrastructure, two homes, barns, working facilities, excellent fencing, abundant water sources, hunting opportunities, and room to grow, this is more than just a ranch-it's a complete Arkansas lifestyle property. Whether your vision is building a legacy cattle operation, creating a family retreat, developing a hunting destination, or simply enjoying the privacy and beauty of rural Arkansas, this property offers the rare opportunity to have it all in one place.

What makes us different:

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.

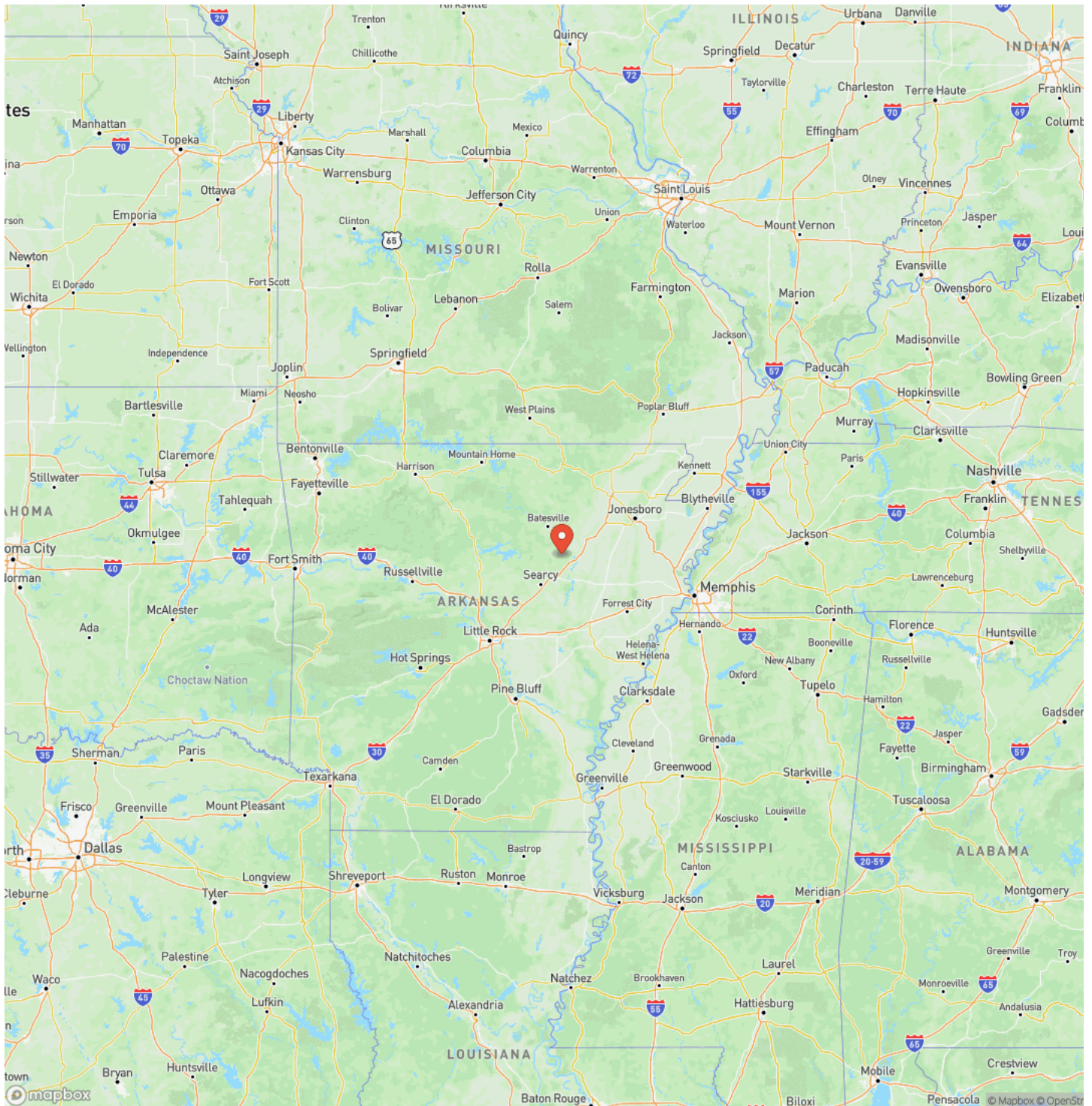
No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather 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.

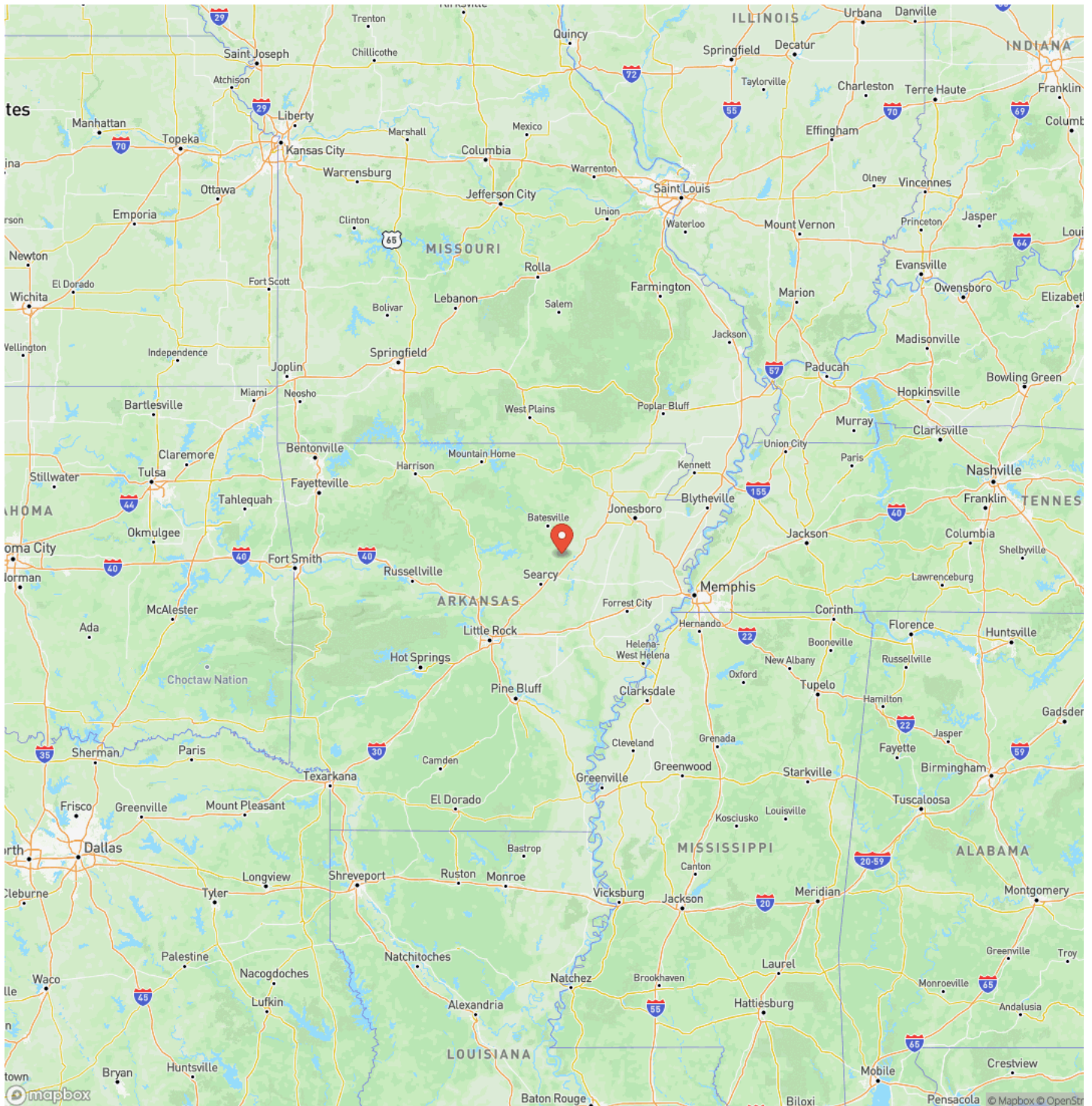
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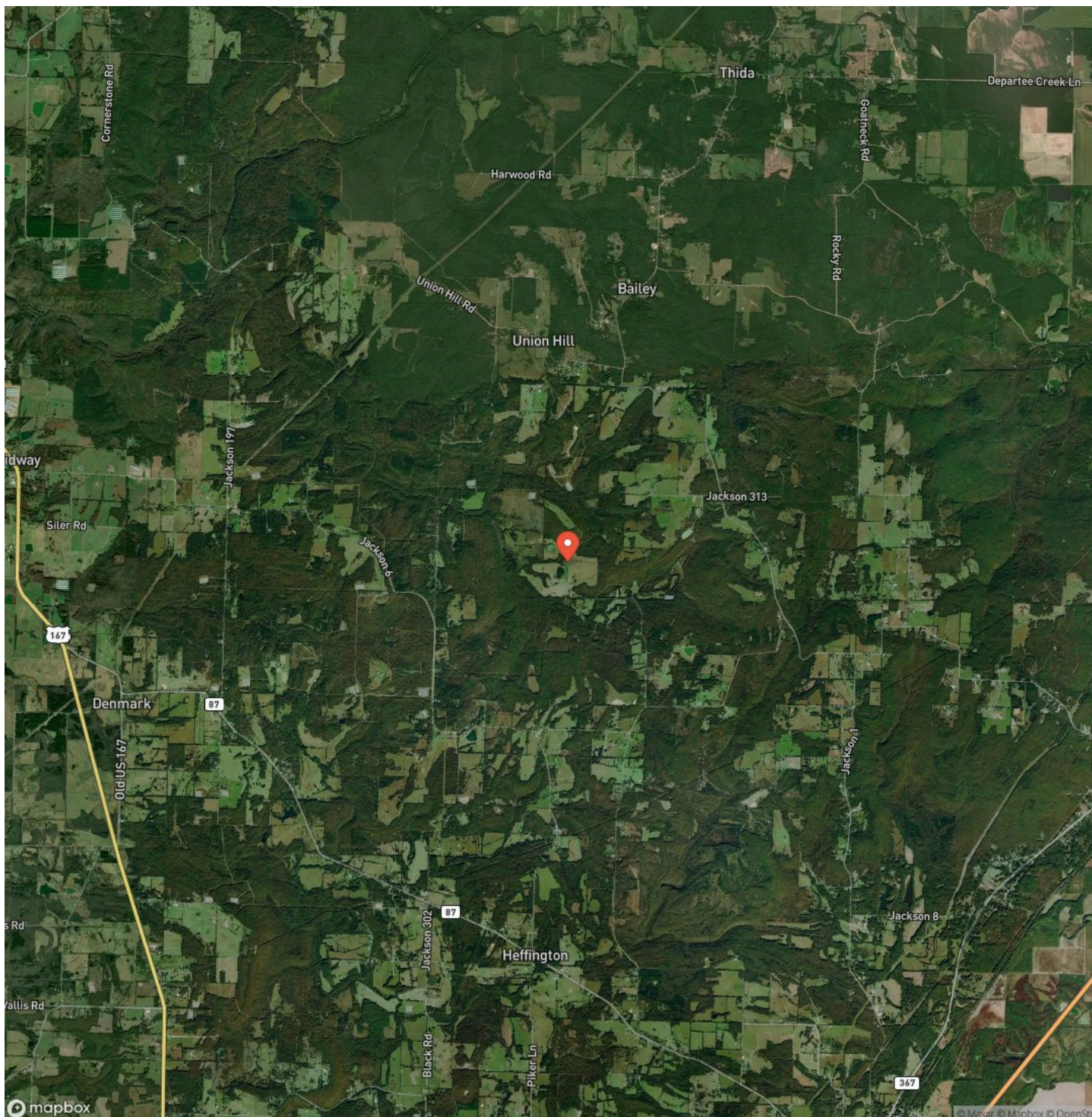
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

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This image shows a single sheet of white paper with horizontal blue 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.



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/>

