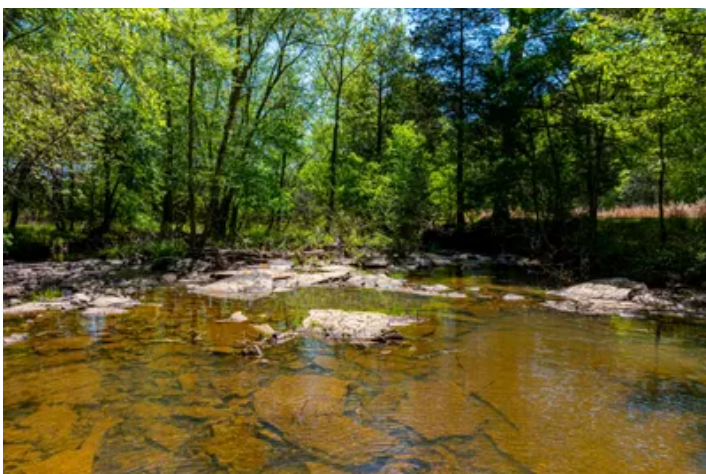


160 +/- Acres, Barns, Pasture, Ponds, Springs, Scoggins  
Creek, Bee Branch, Arkansas  
Charolais Ln  
Bee Branch, AR 72013

**\$992,000**  
160± Acres  
Van Buren County



**160 +/- Acres, Barns, Pasture, Ponds, Springs, Scoggins Creek, Bee Branch, Arkansas  
Bee Branch, AR / Van Buren County**

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**SUMMARY**

**Address**

Charolais Ln

**City, State Zip**

Bee Branch, AR 72013

**County**

Van Buren County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

35.447847 / -92.354007

**Taxes (Annually)**

\$402

**Acreage**

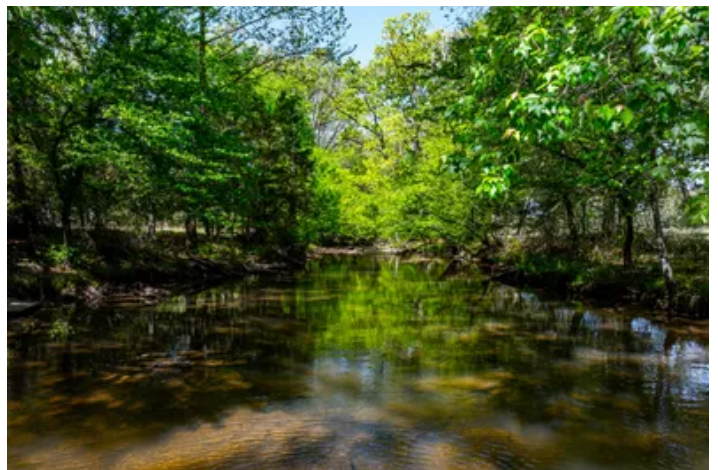
160

**Price**

\$992,000

**Property Website**

<https://www.mossoakproperties.com/property/160-acres-barns-pasture-ponds-springs-scoggins-creek-bee-branch-arkansas/van-buren/arkansas/53788/>



## 160 +/- Acres, Barns, Pasture, Ponds, Springs, Scoggins Creek, Bee Branch, Arkansas Bee Branch, AR / Van Buren County

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### PROPERTY DESCRIPTION

#### 160 Acres of Dream Property – Perfect for Cattle, Hunting, or Your Private Retreat

Dreams really do come true with this incredible 160 +/- acres of secluded cattle farm, now available for the first time in years. Located just 2.5 miles east of Bee Branch, off Lankford Circle on a private road, this property offers the perfect blend of privacy and natural beauty. Surrounded by hundreds of acres of tree farms, you'll experience the tranquility and peace of country living, all while having everything you need right at your fingertips.

This versatile ranch is an ideal setting for farming, ranching, hunting, or even creating your own private retreat. With a variety of features that cater to both agriculture and recreation, this is a rare find that won't last long.

#### Property Features:

- **8 Fenced Pastures:** Perfect for grazing cattle or other livestock.
- **4 Barns:** Ample storage space for equipment, hay, or livestock shelter.
- **4 Ponds:** Natural water sources for livestock, wildlife, and irrigation.
- **2 Holding Areas:** Ideal for managing cattle or livestock efficiently.
- **Spring:** A natural spring adds even more water security for farming or livestock.
- **Scroggins Creek:** Over half a mile of beautiful creek frontage on the south side of the property, featuring a stunning rock face backdrop—perfect for photos or relaxation.
- **Abundant Wildlife:** Deer and turkey are plentiful, making this an excellent hunting property or nature lover's haven.
- **Proximity to Greers Ferry Lake:** Only 12 miles from the Sugar Loaf boat access, offering endless recreational opportunities.

Whether you're looking for a productive cattle farm, a hunter's paradise, or a peaceful escape, this property has it all. With ample space, natural beauty, and easy access to Greers Ferry Lake, this is the opportunity of a lifetime. MINERAL RIGHTS DO NOT CONVEY.

It is listed with **Mossy Oak Properties Selling Arkansas** [870-495-2123](tel:870-495-2123). Equal housing opportunity. The listing agents are **Scott Foushee** at 870-503- 6725 or **Janet Foushee** at [870-926-3273](tel:870-926-3273) . [www.WeSellArkansas.com](http://www.WeSellArkansas.com)

160 +/- Acres, Barns, Pasture, Ponds, Springs, Scoggins Creek, Bee Branch, Arkansas  
Bee Branch, AR / Van Buren County



## Locator Map

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## Locator Map

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## Satellite Map

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## **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.

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**Mossy Oak Properties Selling Arkansas**

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

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