

230 Acre Wildlife Refuge and Ranch
192 Sweetgum Hollow RD
Sidon, AR 72137

\$1,092,500
230± Acres
Cleburne County



230 Acre Wildlife Refuge and Ranch Sidon, AR / Cleburne County

SUMMARY

Address

192 Sweetgum Hollow RD

City, State Zip

Sidon, AR 72137

County

Cleburne County

Type

Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

35.344527 / -91.939312

Taxes (Annually)

656

Dwelling Square Feet

1344

Bedrooms / Bathrooms

3 / 2

Acreage

230

Price

\$1,092,500

Property Website

<https://www.mossyoakproperties.com/property/230-acre-wildlife-refuge-and-ranch-cleburne-arkansas/60557/>



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PROPERTY DESCRIPTION

REDUCED

Discover the ultimate wildlife management property with 2 miles of high fencing around 157 acres, perfect for growing trophy whitetails with native genetics. Enjoy hunting on-site with bucks reaching 180" or explore the 73 acres outside the fence for fair chase opportunities. Black bears occasionally visit, adding to the adventure. Property also boast incredible turkey hunting. Deer stands and feeders convey. There is an excellent road system throughout the property making travel and maintenance a breeze.

For those interested in livestock, nearly 57 acres of pasture and clearcut land are available. The property features 3 stocked ponds and Mill Branch for year-round water. Ideal for hunters and ranchers alike!

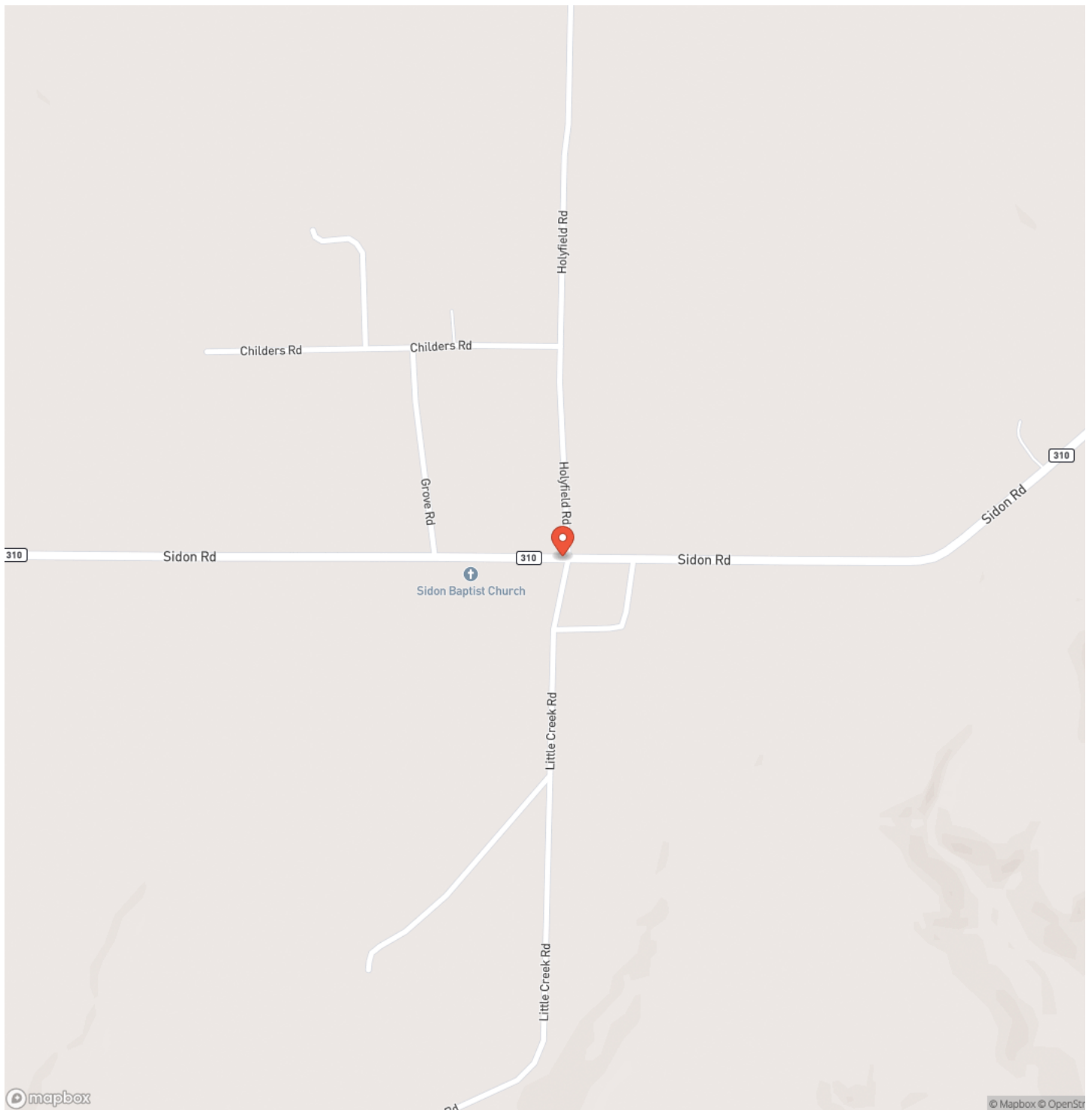
1,344 +/- sqft lodge on the property that conveys fully furnished. 3 bedrooms and one full bath plus a large, skinning shop with refrigerators and freezers included.

Minerals do convey.

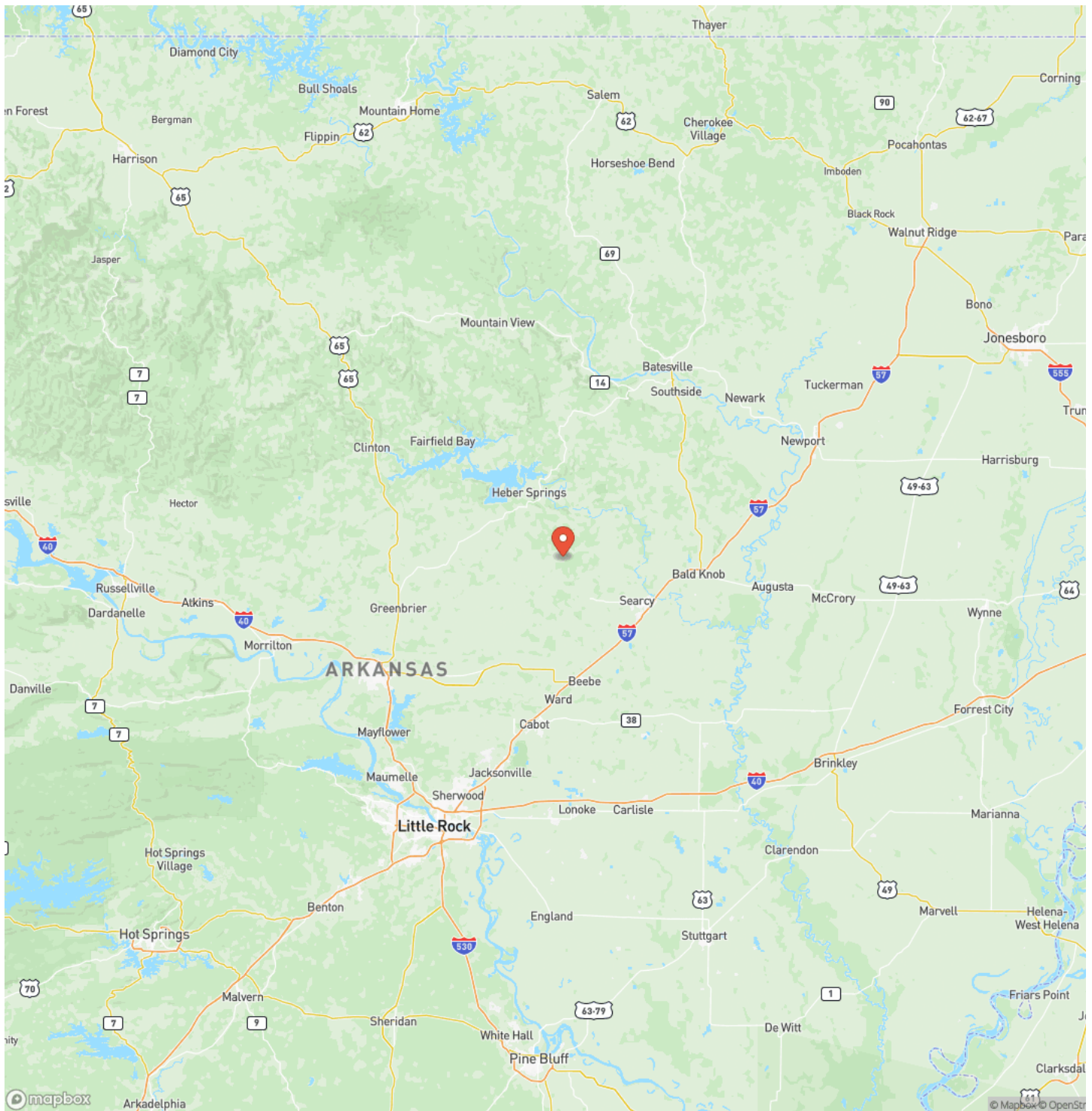
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Locator Map



Locator Map



Satellite Map



230 Acre Wildlife Refuge and Ranch Sidon, AR / Cleburne County

LISTING REPRESENTATIVE

For more information contact:



Representative

Logan Ingram

Mobile

(501) 388-5444

Office

(501) 278-5330

Email

lingram@mossyoakproperties.com

Address

400 W Race Street

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal 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.

This image shows a single sheet of white paper with horizontal 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

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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 Cache River Land & Farm
400 W Race Street
Searcy, AR 72143
(501) 278-5330
MossyOakProperties.com

