

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

\$1,143,770
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

\$1,143,770

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!

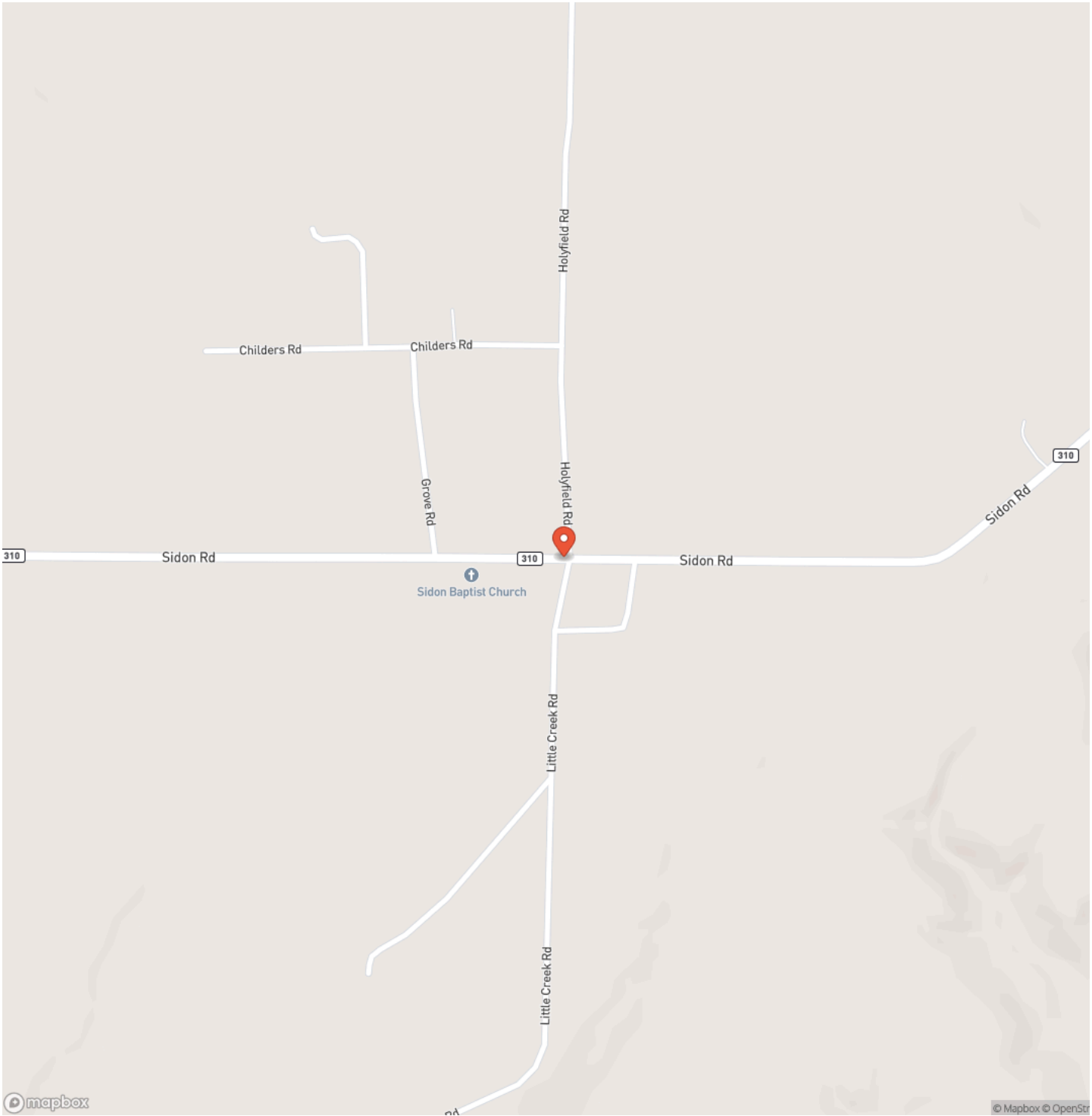
1,344 +/- sqft lodge on the property that conveys fully furnished. 3 bedrooms and one full bath plus a large, skinning shop with refrigerators and freezers included.

Minerals do convey.

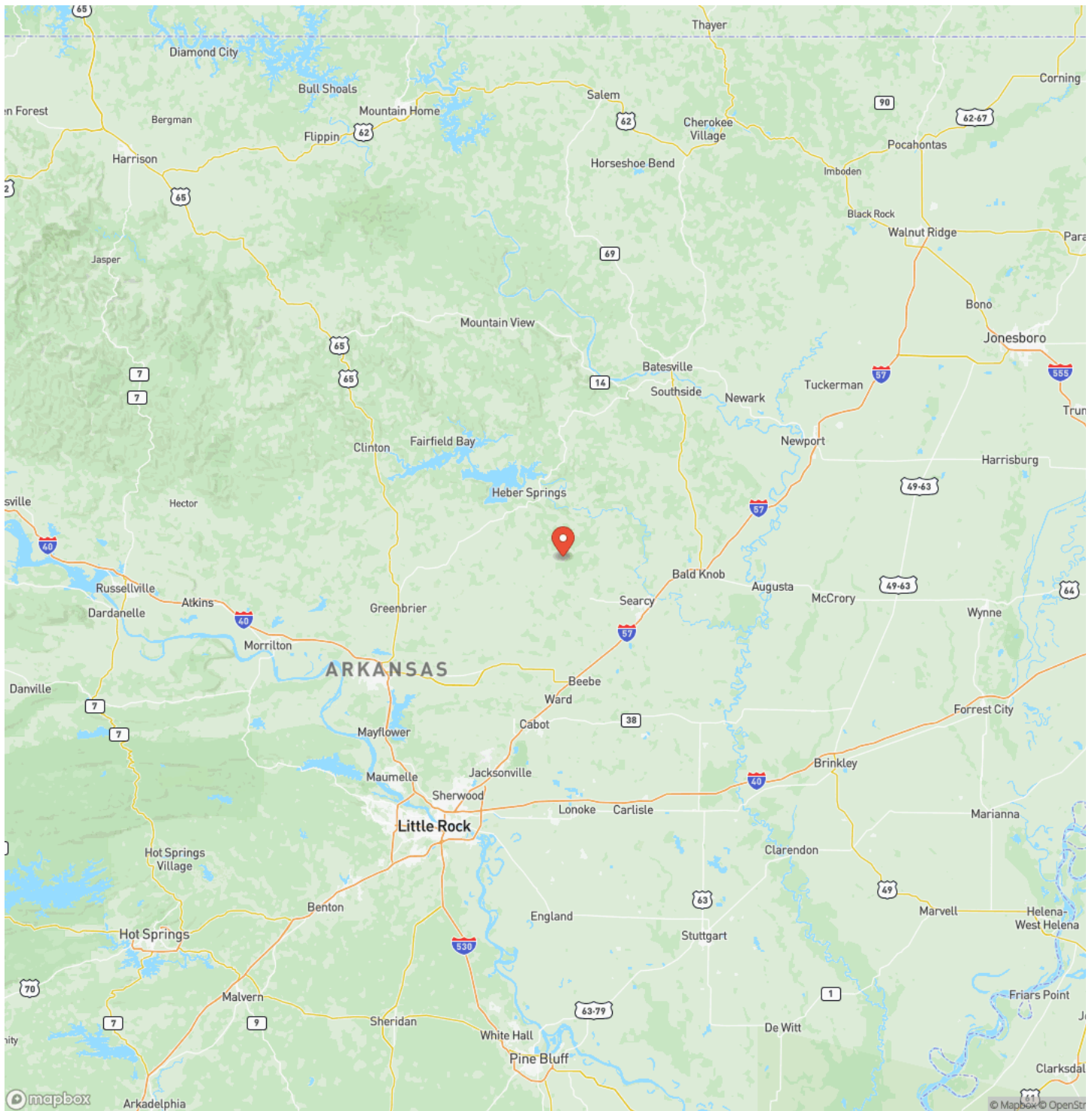
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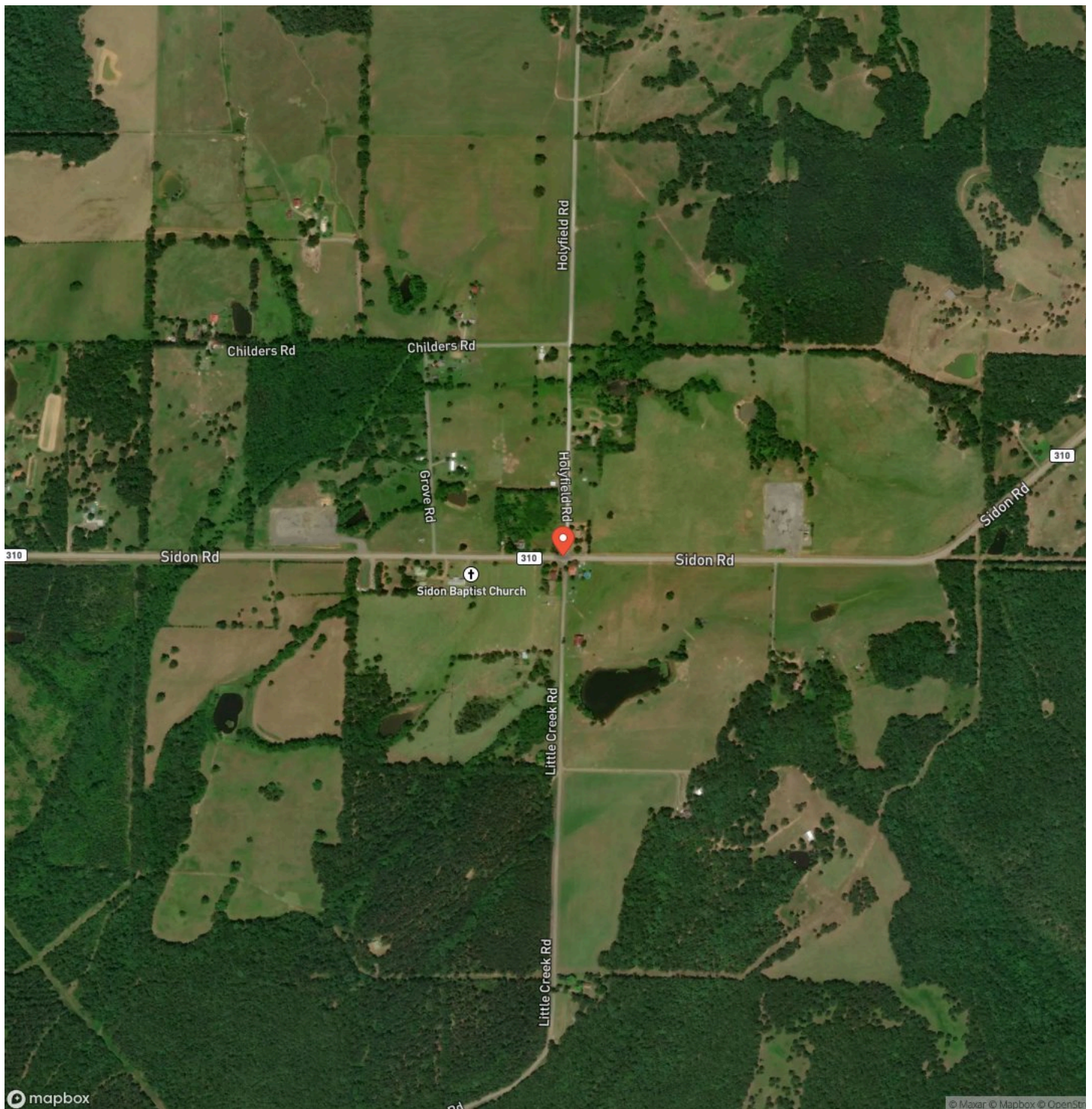
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

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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

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 Cache River Land & Farm
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