The Cecil Prairie 242
TBD N Highway 41
Cecil, AR 72930

$599,000
242± Acres
Franklin County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
TBD N Highway 41

City, State Zip
Cecil, AR 72930

County
Franklin County

Type
Hunting Land, Recreational Land

Latitude / Longitude
35.451709 / -93.954581

Acreage
242

Price
$599,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Welcome to The Cecil Prairie - 242 Acres of Managed Wildlife Habitat in Franklin County, Arkansas

This 242 acres of intensively managed, game-rich land sits on the high banks of the Arkansas river in the heart of western Arkansas. Cecil Prairie offers a diverse mix of native habitat and land stewardship, making it a desirable property for hunters, land investors, and outdoor enthusiasts.

The landscape features a balanced combination of native grasses, early successional growth, mature hardwood draws, loblolly pine stands, and wet-weather creeks. Three established food plots and approximately five miles of internal roads provide excellent access and strategic wildlife management infrastructure.

Parts of the property were timbered in 2018-2019. In March 2024, a professionally executed prescribed burn significantly improved habitat quality, contributing to increased sightings of deer, turkey, and even quail. The combination of timber harvest planned clearings, and prescribed fire has created a wonderfully diverse ecological landscape with greatly increased wildlife capacity. The property has a proven track record for trophy whitetail development. There have been no bucks harvested in over three years adding age class and genetic potential. For turkey hunters, the tract is exceptional holding bands of Toms and nesting hens. Every opening day of turkey season has yielded a long beard since the current ownership began.

An old homestead site remains on the property and has been cleared for future options and includes a historic root cellar/corn crib. This elevated site offers a picturesque and strategic location for a hunting lodge or dream cabin build.

Cecil Prairie supports thriving populations of deer, turkey, and black bear, providing year-round recreational potential. Enjoy early fall bear hunts, summer muscadine picking, and unforgettable spring turkey hunts.

Contact Chris Malinowski for more information or to schedule a private showing 214-738-7320

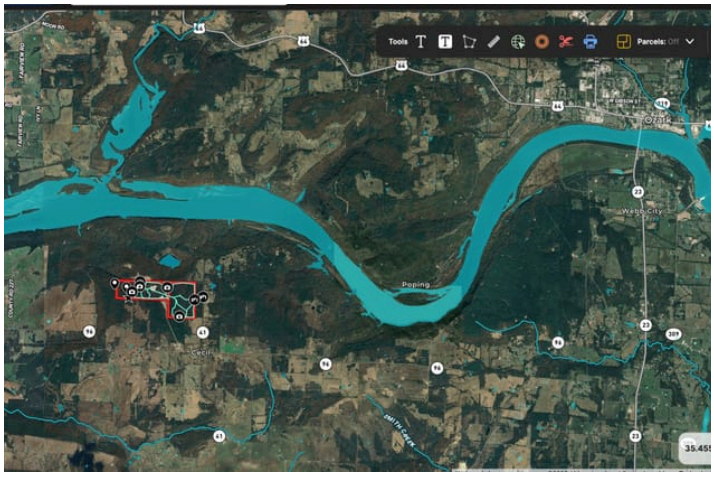
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Fayetteville, AR - 1 hour 33 minutes
Little Rock, AR - 2 hour 13 minutes

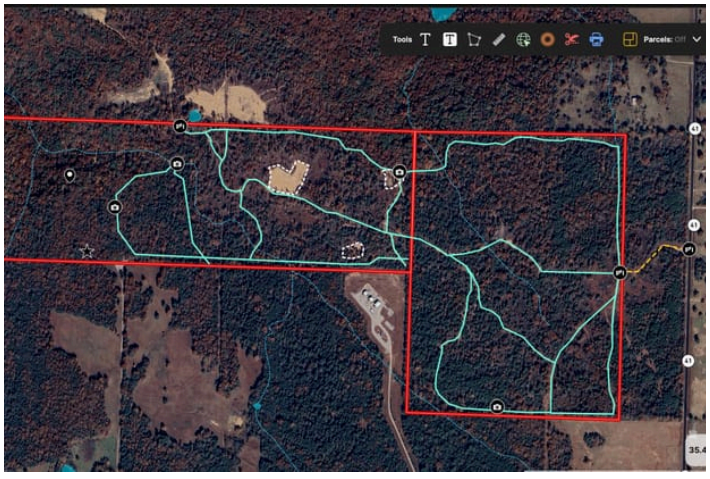

12:29AM 09/04/2025 68F CECIL WEST


02:48AM 10/28/2025 57F CECIL WEST

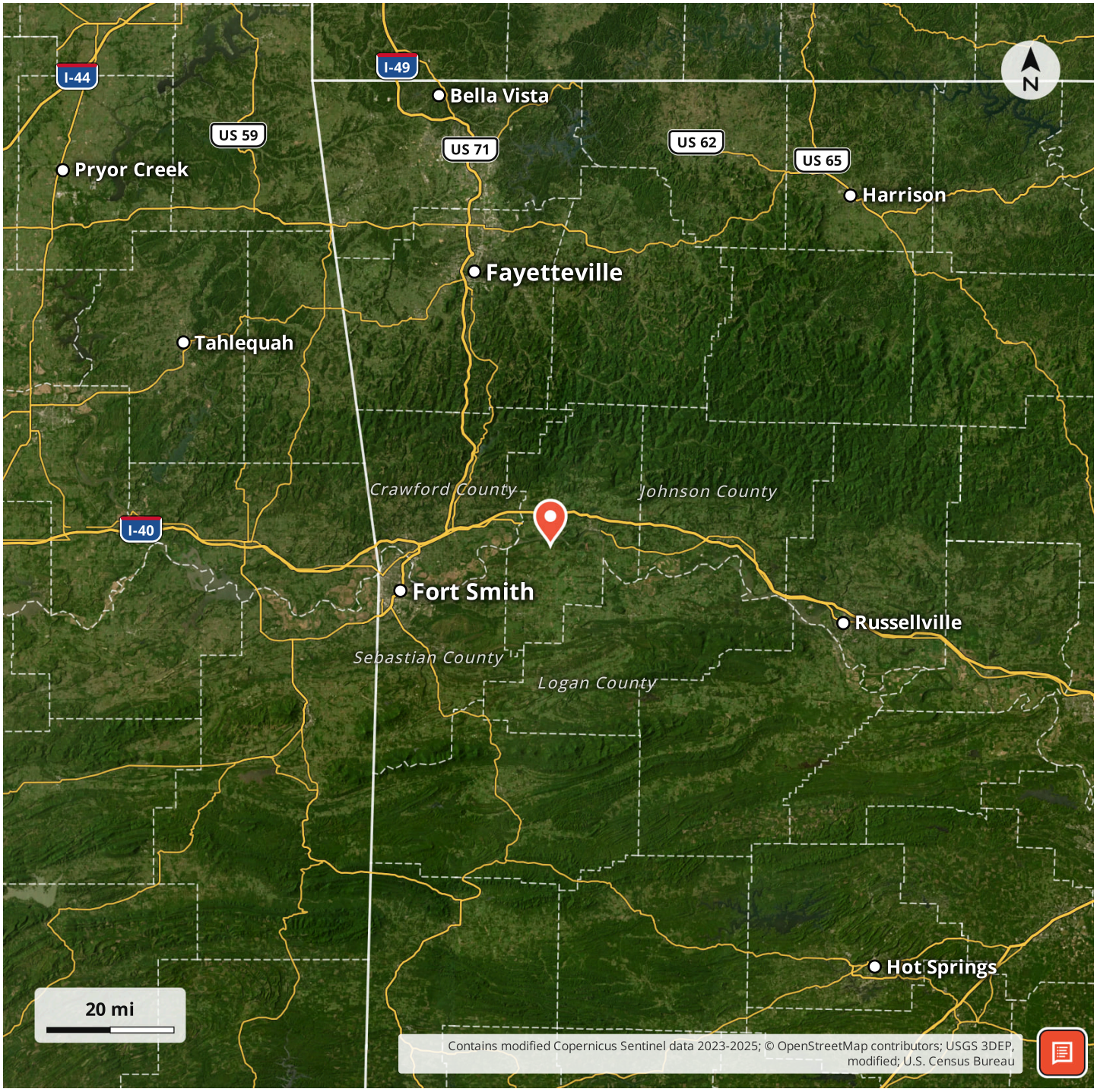





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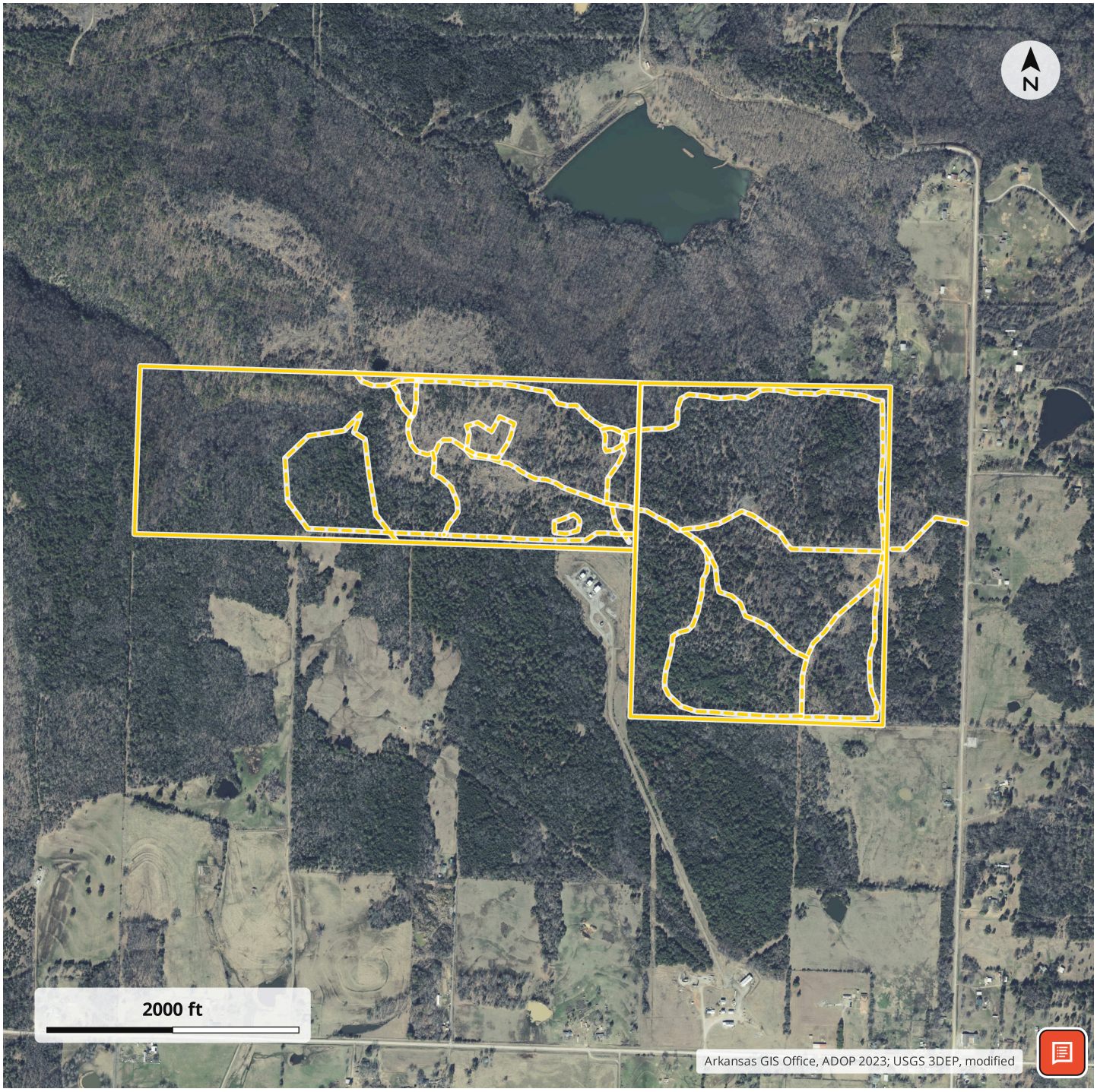
Regional Map



Locator Map


N
Co Rd 223
State Hwy 41
Hwy 38
State Hwy 96
Co Rd 226
Co Rd 231
0.5 mi
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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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.

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