

River Valley Angus Ranch
9726 Hwy 71 North
Waldron, AR 72958

\$1,495,000
160± Acres
Scott County



River Valley Angus Ranch
Waldron, AR / Scott County

SUMMARY

Address

9726 Hwy 71 North null

City, State Zip

Waldron, AR 72958

County

Scott County

Type

Farms, Residential Property, Ranches

Latitude / Longitude

34.987995 / -94.104723

Dwelling Square Feet

3,796

Bedrooms / Bathrooms

4 / 2.5

Acreage

160

Price

\$1,495,000

Property Website

<https://www.mossyoakproperties.com/property/river-valley-angus-ranch/scott/arkansas/112859/>



PROPERTY DESCRIPTION

River Valley Angus Ranch | 160± Acres | Premier Turnkey Cattle Operation | Waldron, Arkansas

Opportunities to own a ranch of this caliber are few and far between.

Welcome to **River Valley Angus Ranch**, a meticulously developed **160± acre** working cattle operation located along **Highway 71 North** just outside Waldron, Arkansas. Years of careful stewardship, sound management practices, and continual investment have created a highly productive ranch that is ready to continue operating from day one or serve as the foundation for your own agricultural legacy.

From the moment you enter through the **new custom gated entrance installed in 2025**, it is evident this property has been maintained with pride and purpose.

The land is the true centerpiece of the ranch. The majority of the acreage consists of **highly improved and intensively managed pasture**, thoughtfully divided into **five rotational grazing paddocks** designed to maximize forage production and livestock health, consistently produce **over 300 round bales annually**, providing an excellent on-site feed source.

Unlike many cattle properties, this ranch has been professionally managed from the ground up. **Annual soil testing and nutrient management programs** have allowed the pastures to remain exceptionally productive, creating a sustainable operation built for long-term success.

Water is abundant throughout the property with **two ponds, four wells, and a year-round creek**, ensuring dependable water sources for livestock across the ranch.

The infrastructure has been designed for efficiency and functionality. Working pens and corrals make cattle handling straightforward, while multiple large agricultural buildings provide extensive storage and operational flexibility. Four **decommissioned poultry houses** currently serve as covered storage for hay and equipment, offering tremendous value and versatility. Additional improvements include an approximately **50' x 60' barn with tack room** and a **60' x 50' tractor and equipment barn**, providing ample room for machinery, feed, and ranch supplies.

At the heart of the property sits a beautifully updated **3,796-square-foot two-story brick home**. Originally built in **1994** and extensively renovated in **2022**, the residence perfectly blends timeless construction with modern amenities.

The home features **four spacious bedrooms, two full bathrooms, and one half bath**, along with rich **3/4-inch solid hardwood flooring throughout**. The beautifully remodeled kitchen is equipped with stainless steel appliances and stunning **Taj Mahal quartzite countertops**, creating an elegant space for everyday living and entertaining.

Designed for comfort as well as efficiency, the home also features a **solar power system**, a **new roof**, **new vinyl fencing**, a bright sunroom, and a spacious patio complete with a relaxing hot tub overlooking the ranch. For dog owners, a **climate-controlled kennel** provides premium accommodations for working dogs or family pets.

For buyers seeking a truly turnkey opportunity, **River Valley Angus Ranch is available with cattle** (Registered and commercial black angus) **and equipment included with an acceptable offer**, allowing the next owner to step into an established and respected cattle operation with minimal interruption.

An **additional 22± acres** adjoining the ranch is also available for purchase. Featuring highway frontage, pasture, and its own pond, it presents an excellent opportunity to expand the existing operation or secure additional investment acreage.

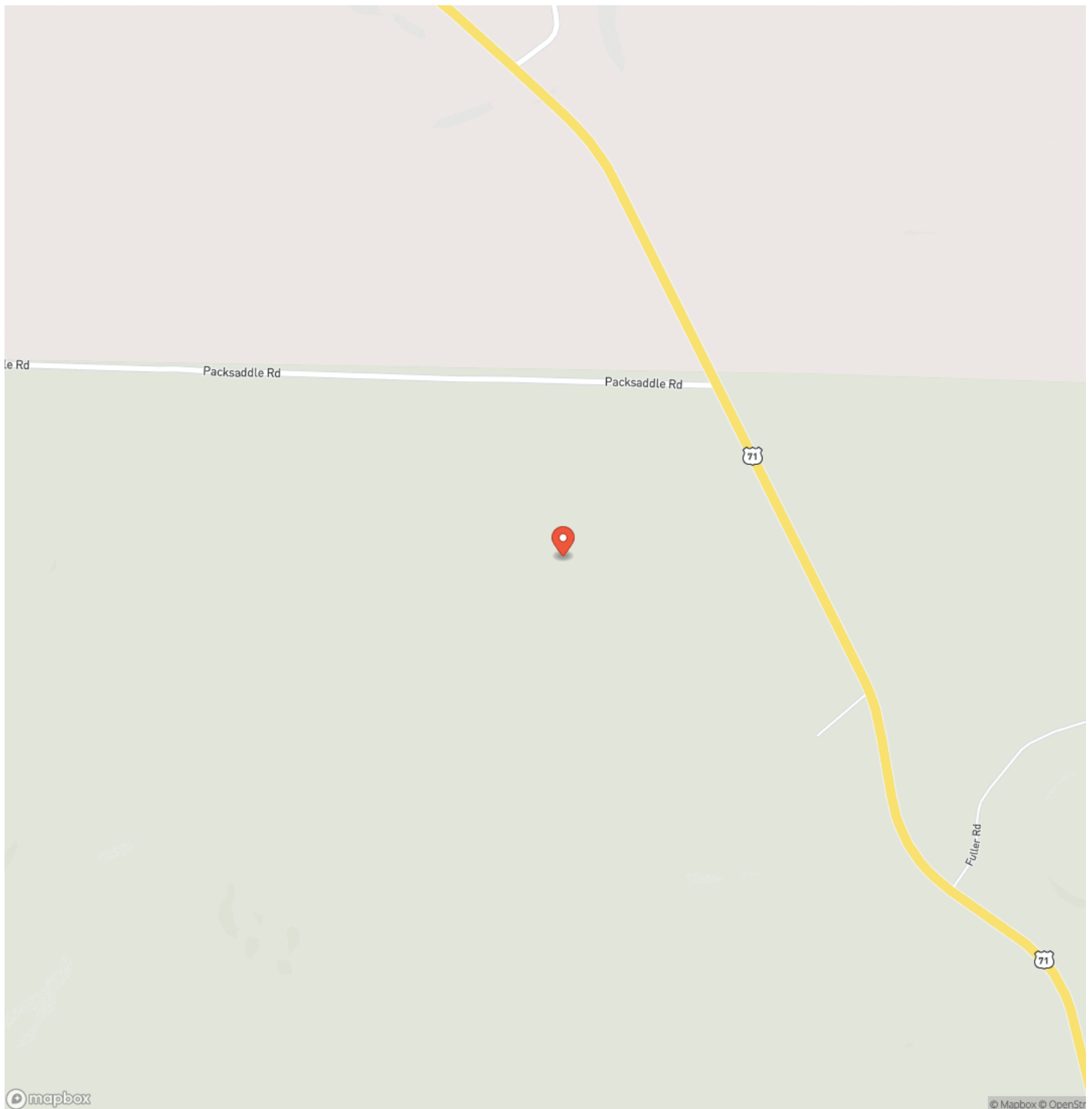
Whether you're looking to grow an elite cattle operation, establish a family ranch, or invest in one of western Arkansas' finest agricultural properties, River Valley Angus Ranch represents a rare offering where quality, productivity, and pride of ownership come together.

**** A preapproval letter or proof of funds must be submitted prior to scheduling a showing****

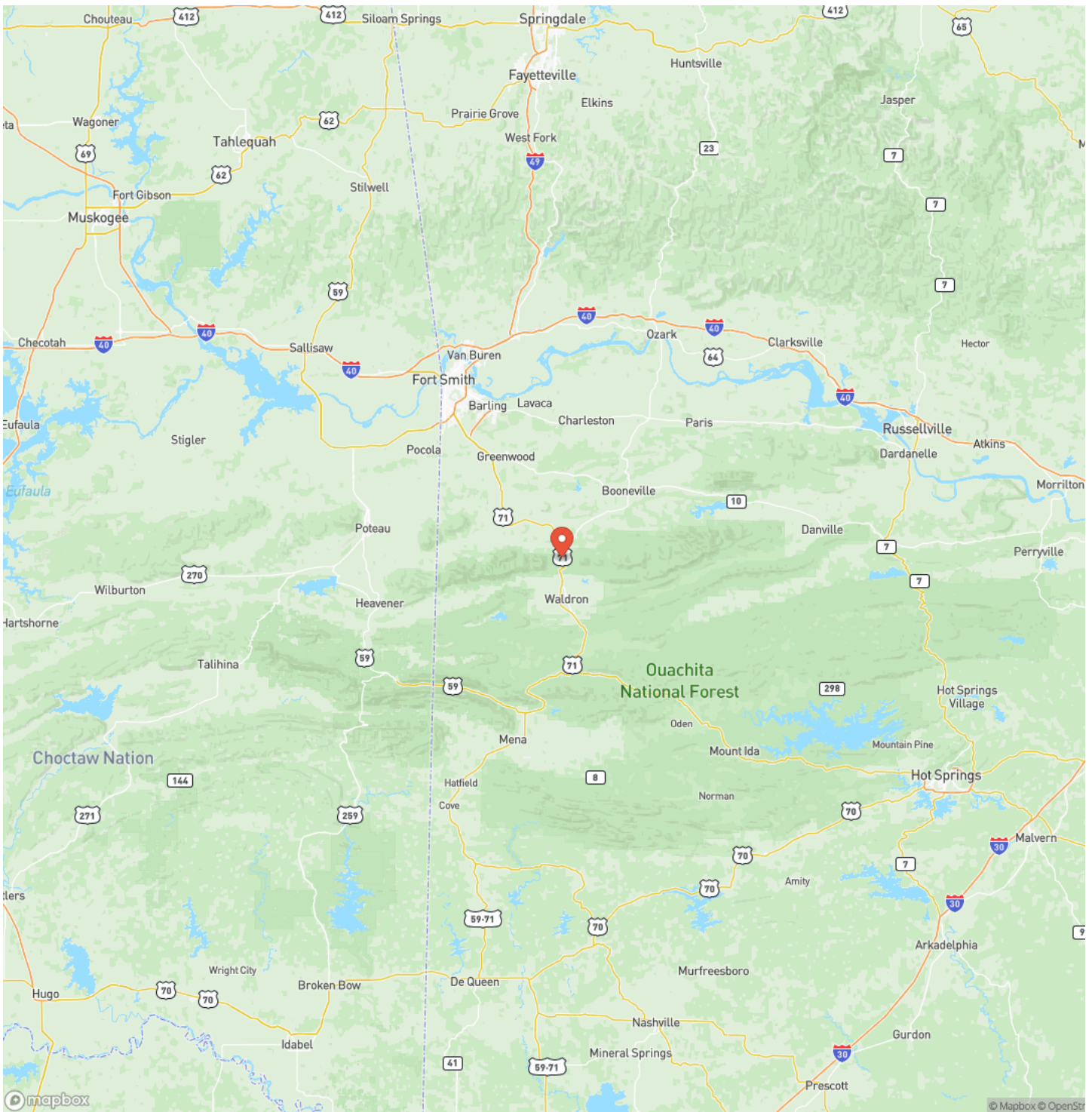
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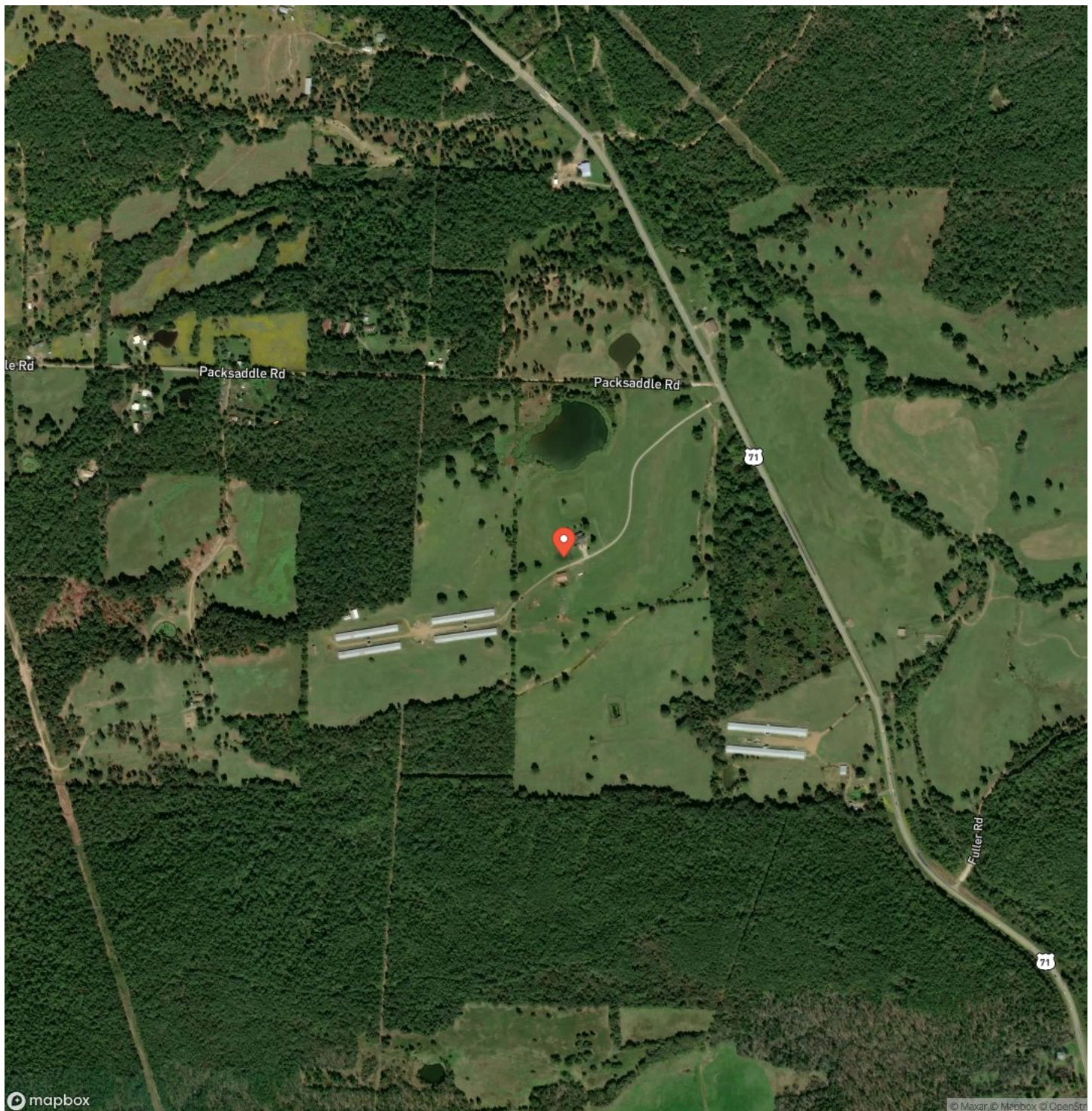
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

Barling, AR 72926

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.

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<https://www.mossyoakproperties.com/>

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 Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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