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

$1,495,000
160± Acres
Scott County

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
9726 Hwy 71 North

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.

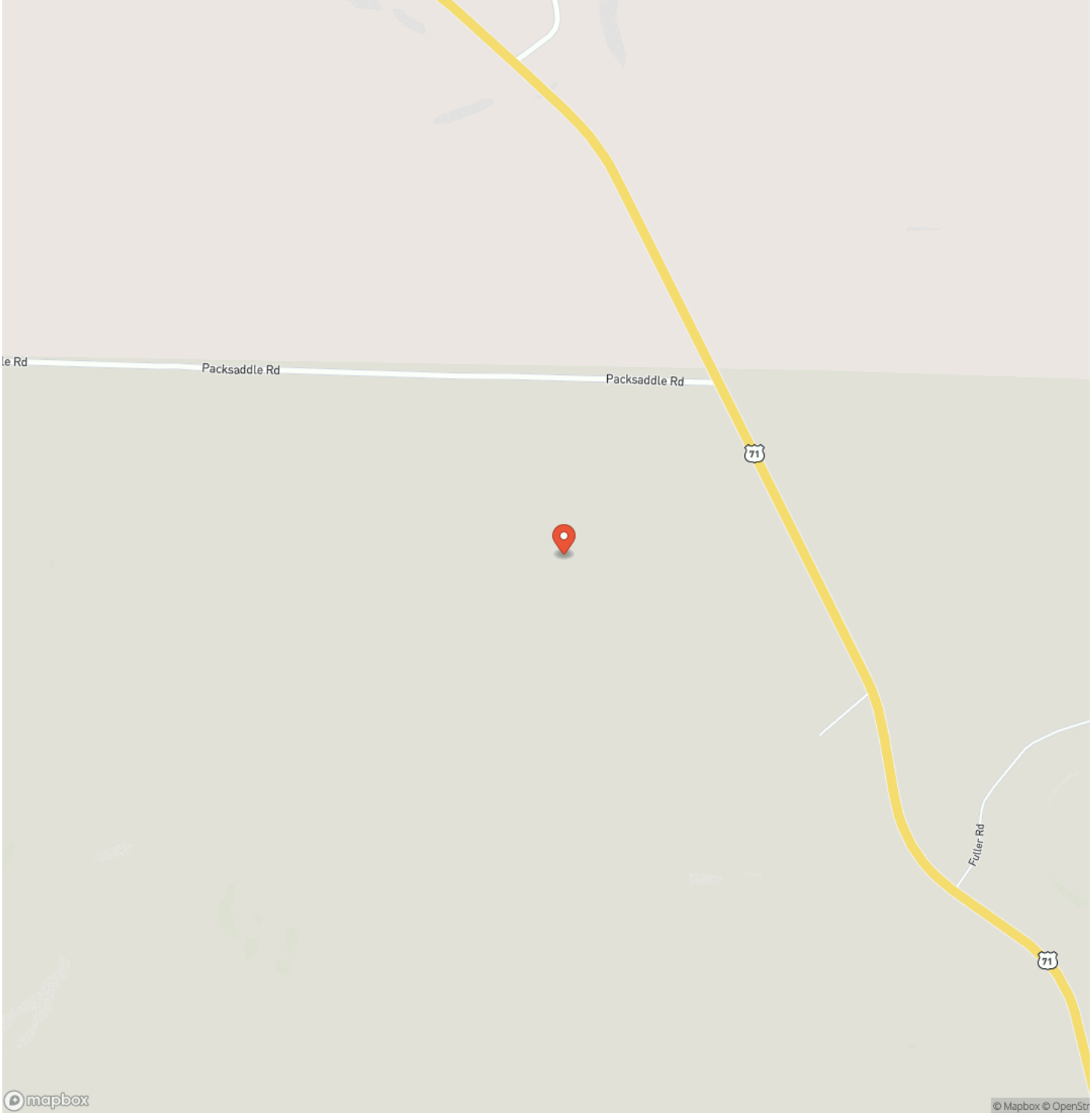
For buyers seeking a truly turnkey opportunity, **River Valley Angus Ranch is available with cattle (**Registered and commercial black angus) **and equipment included with an acceptable offer**, allowing the next owner to step into an established and respected cattle operation with minimal interruption.

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 submited prior to scheduling a showing****

Locator Map

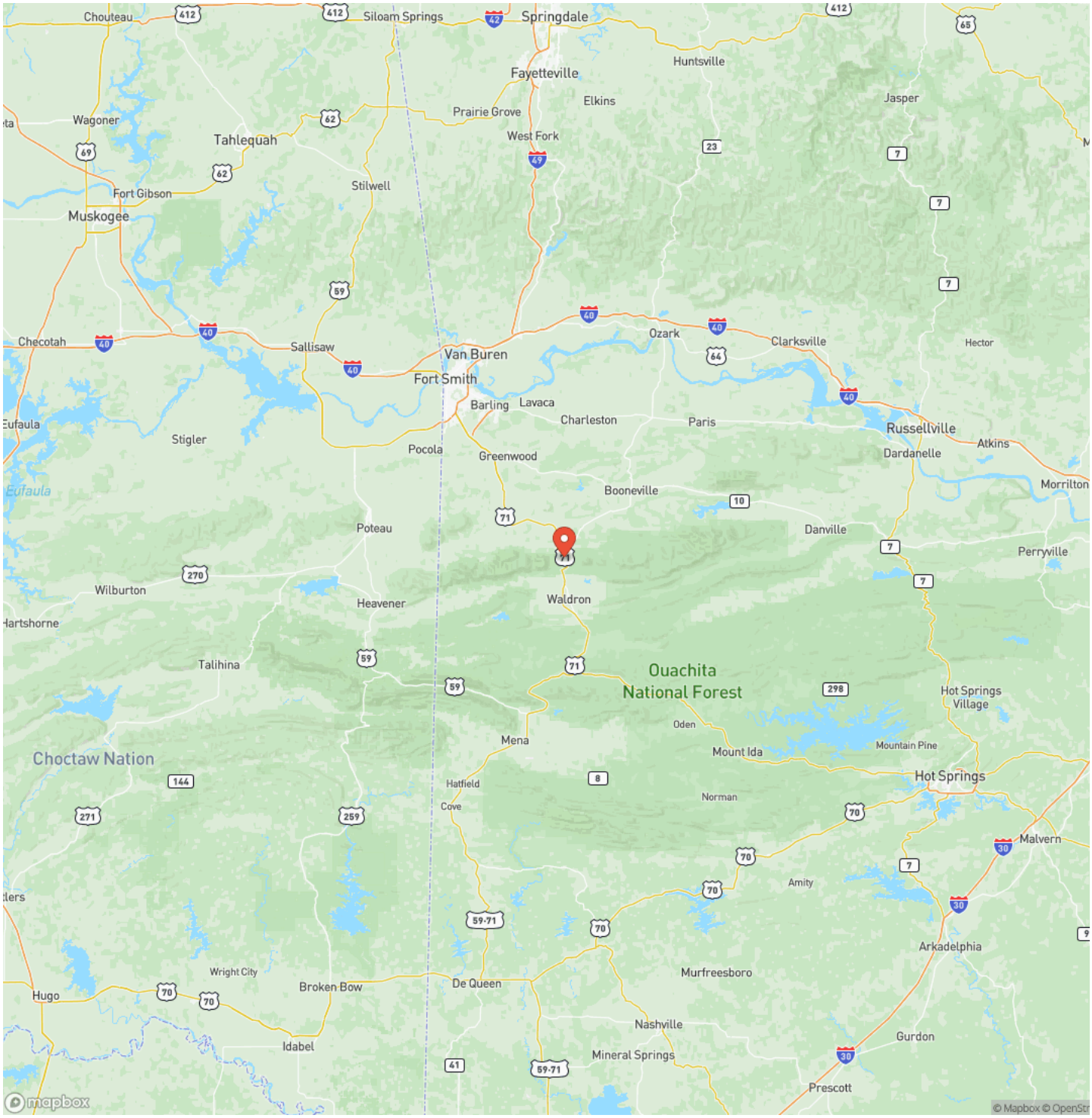


MOSSY OAK PROPERTIES
Field, Farm, and Homes
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Locator Map

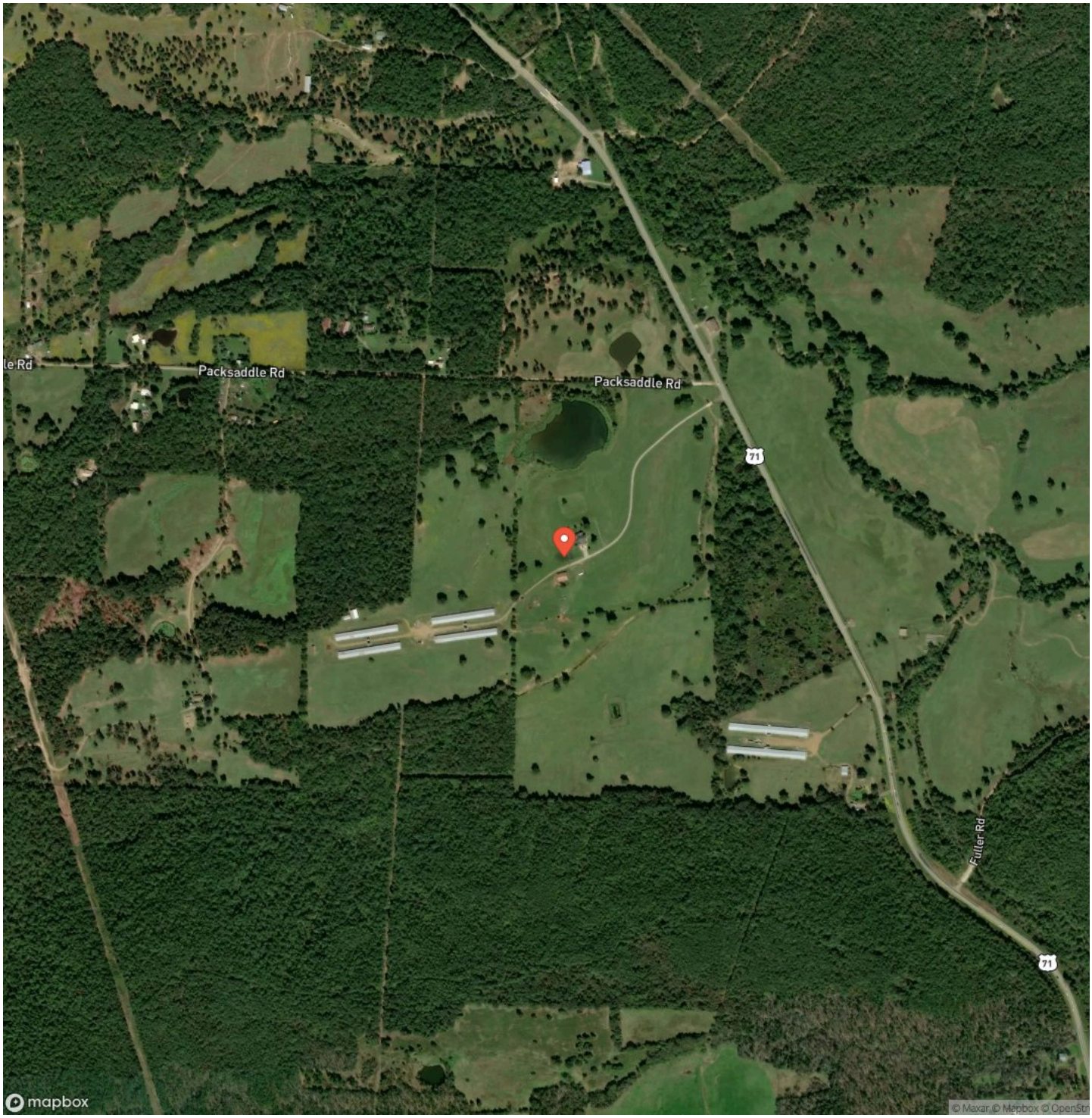


MOSSY OAK PROPERTIES
Field, Farm, and Homes
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

Satellite Map



LISTING REPRESENTATIVE

For more information contact:

Representative
Joey Deer

Mobile
(479) 252-5498

Office
(479) 480-7000

Email
jdeer@mossyoakproperties.com

Address
1200 Fort Street

City / State / Zip
Barling, AR 72926

NOTES

NOTES

MOSSY OAK PROPERTIES
Field, Farm, and Homes
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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 Field, Farm, and Homes
1200 Fort Street
Barling, AR 72923
(479) 480-7000
https://www.mossyoakproperties.com/