

"Double O" Ranch
13883 Ritz Road
Mena, AR 71953

\$2,920,000
420± Acres
Scott County



"Double O" Ranch
Mena, AR / Scott County

SUMMARY

Address

13883 Ritz Road

City, State Zip

Mena, AR 71953

County

Scott County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Riverfront, Timberland, Commercial, Horse Property, Business Opportunity

Latitude / Longitude

34.748295 / -94.215458

Dwelling Square Feet

1410

Bedrooms / Bathrooms

3 / 2

Acreage

420

Price

\$2,920,000

Property Website

<https://www.mossyoakproperties.com/property/double-o-ranch-scott-arkansas/76444/>



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PROPERTY DESCRIPTION

Welcome to the **OO Ranch**, located at 13883 Ritz Road, Mena, Arkansas, a premier 420 +/- acre working cattle ranch set in the breathtaking Ouachita Mountains. This income-producing property offers a rare combination of agricultural productivity, natural beauty, and rural tranquility, all while being conveniently located near key cities and airports.

Expert Land Management for Maximum Productivity

This ranch isn't just beautiful—it's exceptionally well-managed. Under the leadership of the current ranch manager, a retired USDA expert, a comprehensive land management plan has been implemented to maximize pasture health, soil quality, and livestock productivity. Intensive rotational grazing, strategic fertilization, and reseeding programs ensure sustainable and profitable cattle operations while preserving the land's natural integrity.

The ranch features:

- 420 +/- acres of improved pastureland, fertile valleys, and scenic timberland
 - Owners residence, 1410 sqft, covered patio with exceptional view of the property
 - 150' x 250' covered roping arena with new LED lighting
 - Maintenance shop located in the center of the property for efficiency
 - Miles of creek and river frontage
 - Seamingly endless trails for access, ATV and horseback riding
- Roping arena with an attached 7-stall horse barn with heated and cooled tack room, feed room, and restroom for convenience
- Well-maintained working pens, corrals, and sorting facilities for easy herd management
- New fencing and cross-fencing for efficient grazing rotation
- Stainless Steel cable fencing in horse areas
- Multiple ponds and natural water sources, ensuring year-round hydration for livestock
- Opportunities for additional income through hay production and potential hunting leases
- Expert management practices in place, this ranch is ready for continued success and profitability.
 - 125' x 50' Hay Barn
 - 48' x 46' Maintenance Shop
 - 40' x 500' decommissioned chicken house used for equipment storage
 - 34' x 130' Equipment shed
 - Shale pit for construction and road maintenance

Breathtaking Natural Setting & Water Features

Located in the heart of the Ouachita Mountains, this property is surrounded by rolling ridges, lush valleys, and diverse wildlife habitats. The landscape is ideal for hiking, horseback riding, hunting, and fishing, making it a paradise for outdoor enthusiasts.

Adding to the property, two scenic rivers—the Clear Fork River and the Fouché La Fave River:

- The Clear Fork River flows through the Ouachita National Forest, featuring crystal-clear waters, rocky shoals, and abundant fish species including smallmouth bass, making it ideal for kayaking, fishing, and wildlife viewing.
- The Fouché La Fave River provides fertile river valleys and excellent fishing opportunities, along with stunning views of the surrounding foothills.

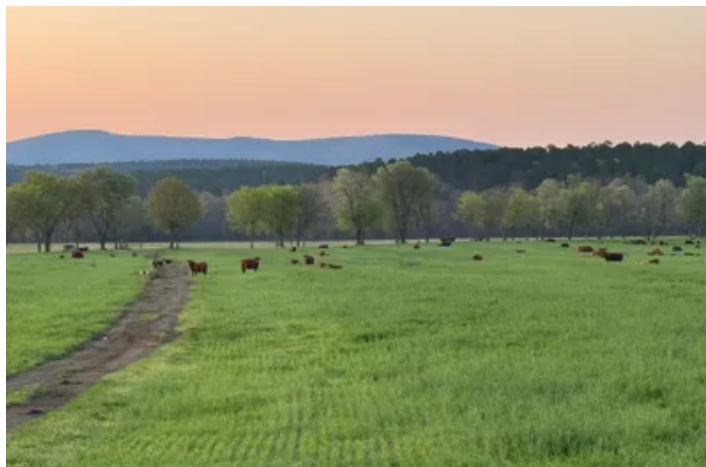
With direct access to the National Forest, this property offers limitless exploration and recreational possibilities, all while serving as a productive working ranch. Despite its peaceful and secluded feel, the ranch is strategically located near key cities and airports, making travel and access to urban amenities easy:

- Mena, AR – Just 15 minutes away for local dining, shopping, and medical services.
- Fort Smith, AR (55 miles north) – A major city with a regional airport (FSM).
- Hot Springs, AR (65 miles east) – Known for its historic bathhouses and vibrant arts scene.
- Texarkana, AR/TX (79 miles south) – A city offering a mix of culture and commerce.
- Nearby airports include
 - Mena Intermountain Municipal (2 miles away)
 - Fort Smith Regional (77 miles)
 - Texarkana Regional (101 miles) for both private and commercial flights.

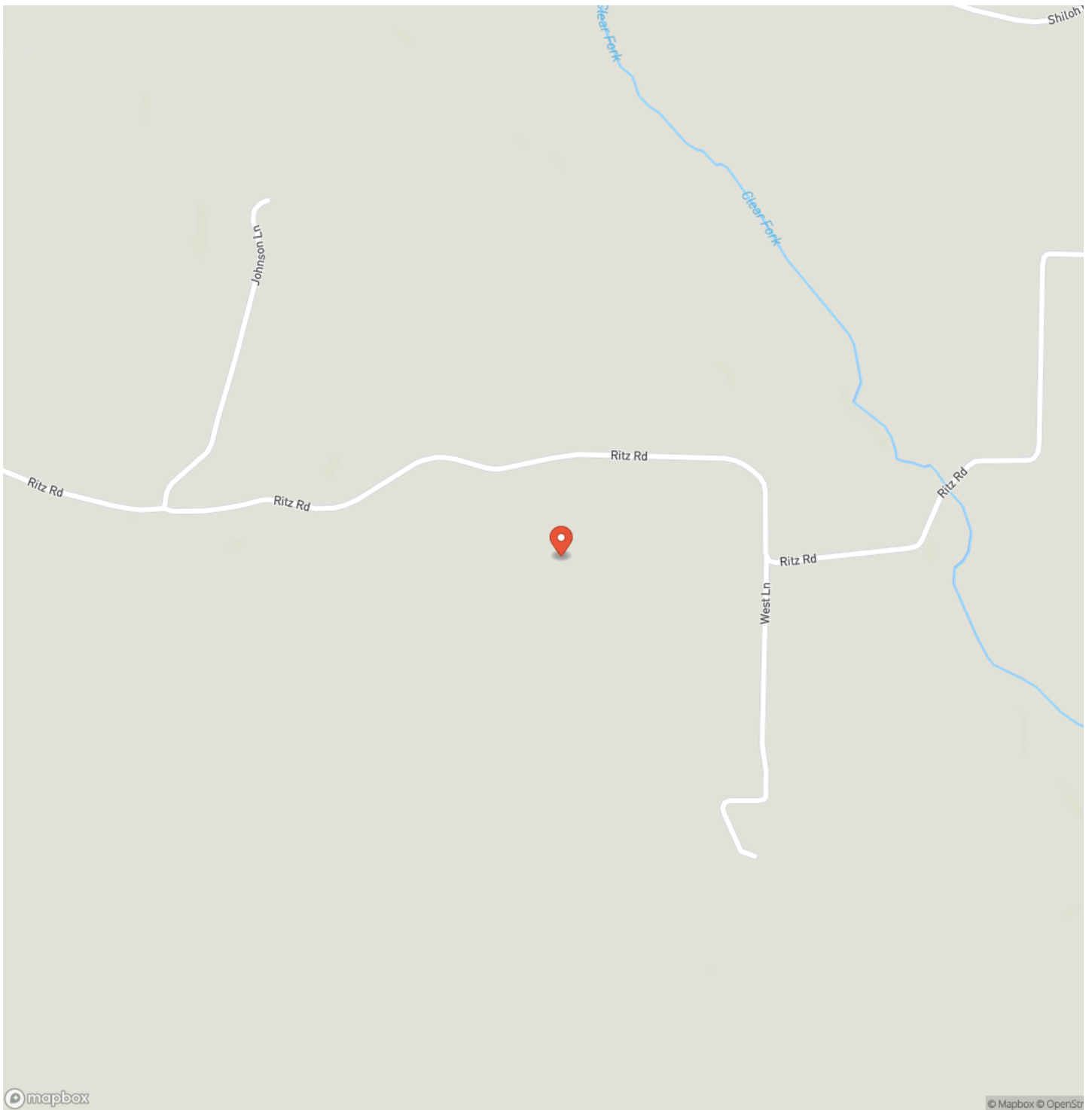
Whether you're looking for a profitable cattle ranch, an equestrian property, or a serene mountain escape, the **OO Ranch** is a one-of-a-kind opportunity to own a piece of Arkansas' finest land. With an experienced USDA-retired ranch manager overseeing the land management plan, this property is not only productive but also expertly maintained for long-term success.

The combination of high-yield forage production, well-equipped ranching infrastructure, stunning natural beauty, and convenient accessibility makes this property an exceptional investment for ranchers, landowners, and nature lovers alike.

"Double O" Ranch
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Locator Map



"Double O" Ranch Mena, AR / Scott County

Locator Map



Satellite Map



"Double O" Ranch Mena, AR / Scott County

LISTING REPRESENTATIVE

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NOTES

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