

Sneeds Creek Springs National Forest at White River
1245 County Road 124
Calico Rock, AR 72519

\$699,300
111± Acres
Baxter County



Sneeds Creek Springs National Forest at White River Calico Rock, AR / Baxter County

SUMMARY

Address

1245 County Road 124

City, State Zip

Calico Rock, AR 72519

County

Baxter County

Type

Hunting Land, Recreational Land, Undeveloped Land, Farms

Latitude / Longitude

36.142136 / -92.234037

Taxes (Annually)

155

Acreage

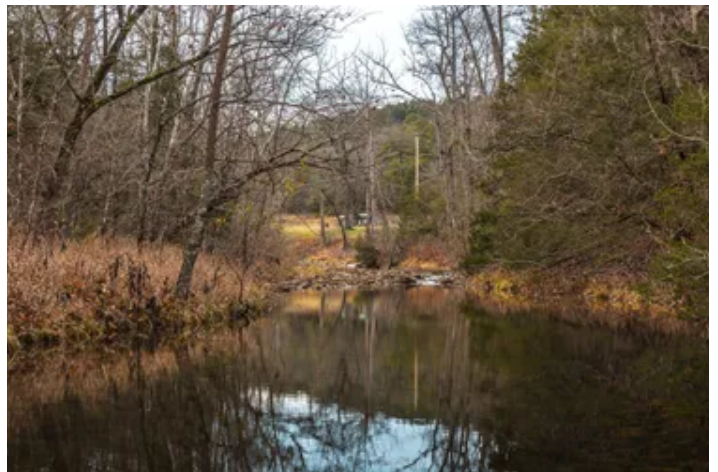
111

Price

\$699,300

Property Website

<https://livingthedreamland.com/property/sneeds-creek-springs-national-forest-at-white-river-baxter-arkansas/95882/>



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PROPERTY DESCRIPTION

One word comes to mind when I think about this place- Rarity. This do it all tract encapsulates all the features that make the Ozarks so special. Every holler, every bend in the creek, and every hidden field corner encompasses the unharnessed, unmolested, pristine conditions of a truly healthy ecosystem with classic Ozark flora and fauna.

This stunning parcel boasts over 1/2 mile of Sneeds Creek frontage, a spring-fed creek flowing year-round. A great sign of clean Ozark mountain water- the Ozark Hellbender salamander has been spotted in this creek which is an endangered species who can only survive in non polluted environments. To top it off, a nice size 365 day a year fresh water spring flows from underground in the northeast corner offering thousands of gallons of water a day, which is not only ideal for wildlife, but could offer a major cost savings for supplying clean drinking water for a home or cabin in comparison to drilling a well.

The entire south boundary is shared with the Ozark National Forest. This access along with many other access points jut a short drive away offers you, family and friends the ability to hunt, hike, mountain bike and explore over 50,000 acres of Ozark wilderness.

With electric on-site and multiple building locations, this land offers both convenience and natural beauty. Picture yourself in the Ozark creek bottom with mountain views, surrounded by a diverse habitat perfect for wildlife and people alike. The property features a north-facing bowl coming off the western ridge with plentiful white oak, a large flat ridge top with ideal food plot locations and multiple finger ridges extending into the creek bottom creating wildlife funnels. It also features 12 acres of hay field, with the western pasture not being cut for hay, which is ideal for ground-nesting birds. One stellar feature of this property is the fact that no grazing is taking place. The areas in the bottom untouched by the hay baler remain native Ozark riparian habitat teeming with lush Forbes and grasses. The cool season improved pasture grasses in the hay fields also offer a winter food source for the wildlife, while the two eastern-most hay fields would be ideal for a "honey hole" food plot adjacent to a destination food source.

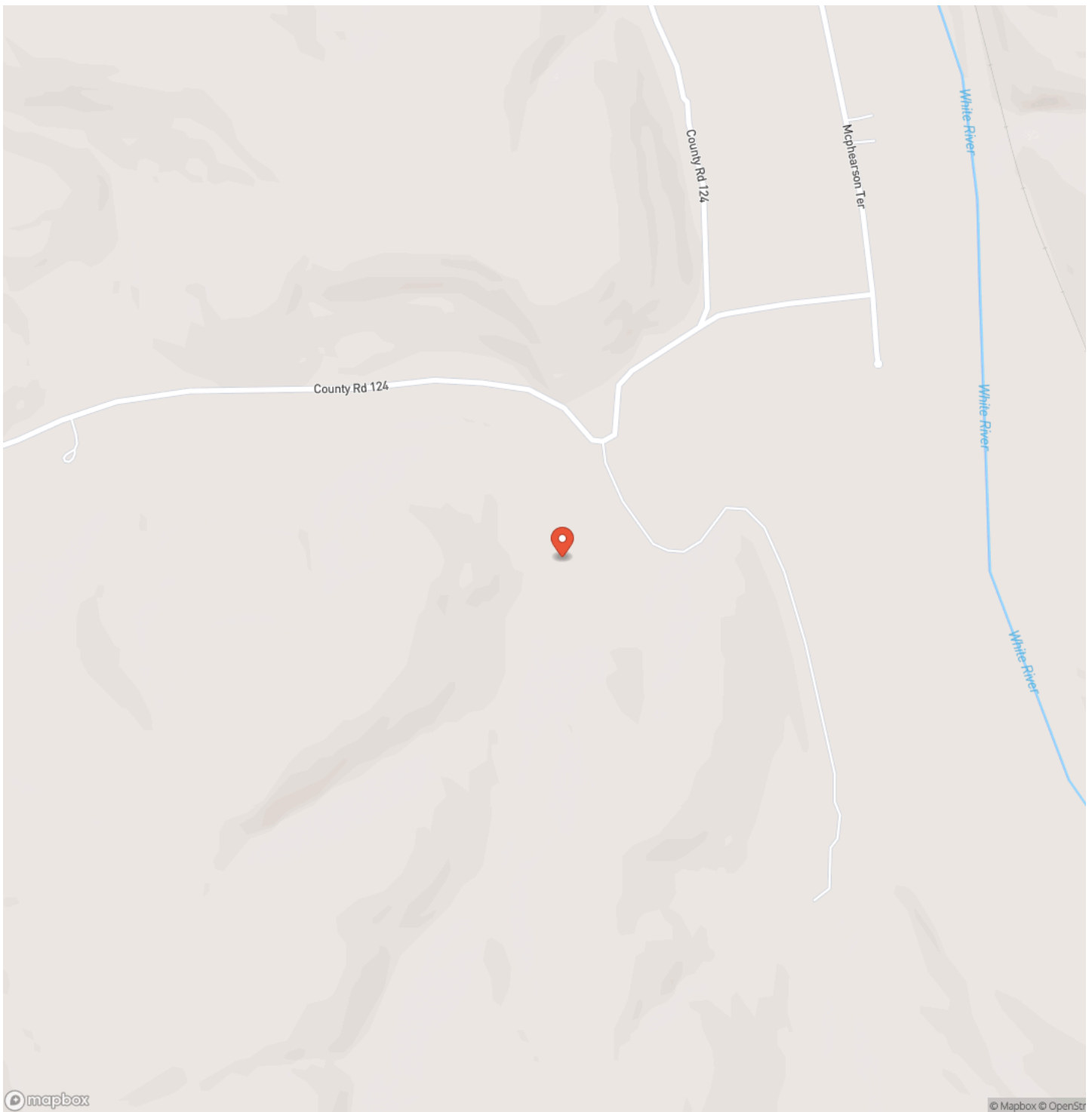
Conveniently located 1/2 mile from White River access, you can be on your boat in world class trout waters in 5-10 minutes. The tract is conveniently located 20 minutes to Norfork, and 30 minutes to Mountain Home and Calico Rock. Highlights include giant mature pine, sycamore and walnut in the creek bottom, rock outcroppings, county road frontage, and fencing along the road. A rare opportunity in an area with limited private land holdings. Whether you want to forage for Chanterelle's and Morel's, explore the native creek bottom, enjoy the frost ribbons on a cold winter morning, or watch the river cane sway in the summer breeze, this property offers a classic Ozark vibe that is a true rarity to find.



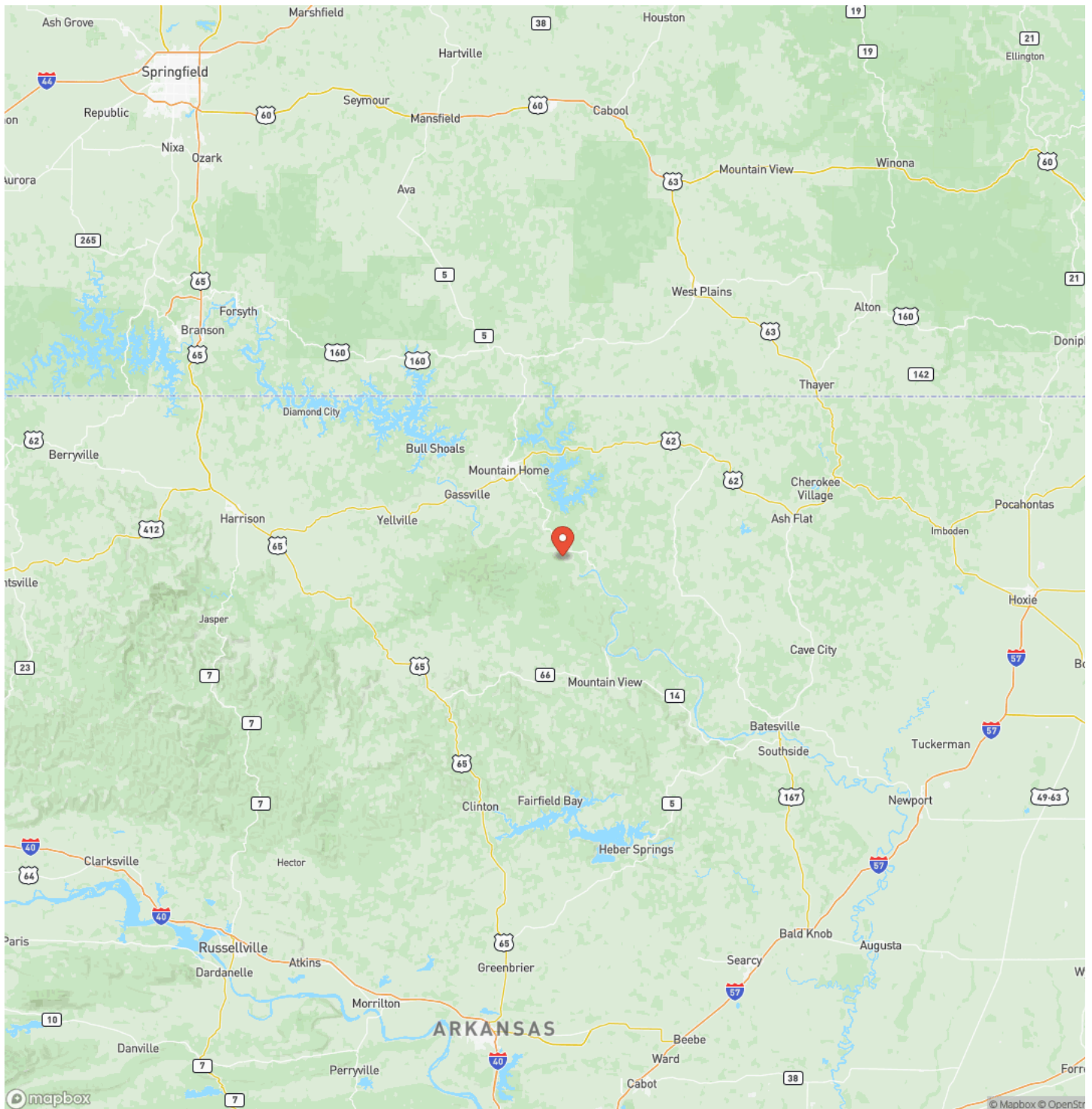
**Sneeds Creek Springs National Forest at White River
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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