

County Line Bucks Beards Bears
00 TBD CR 947
Berryville, AR 72616

\$355,000
121± Acres
Madison County



County Line Bucks Beards Bears Berryville, AR / Madison County

SUMMARY

Address

00 TBD CR 947

City, State Zip

Berryville, AR 72616

County

Madison County

Type

Recreational Land, Hunting Land

Latitude / Longitude

36.1228 / -93.4966

Acreage

121

Price

\$355,000

Property Website

<https://livingthedreamland.com/property/county-line-bucks-beards-bears-madison-arkansas/95150/>

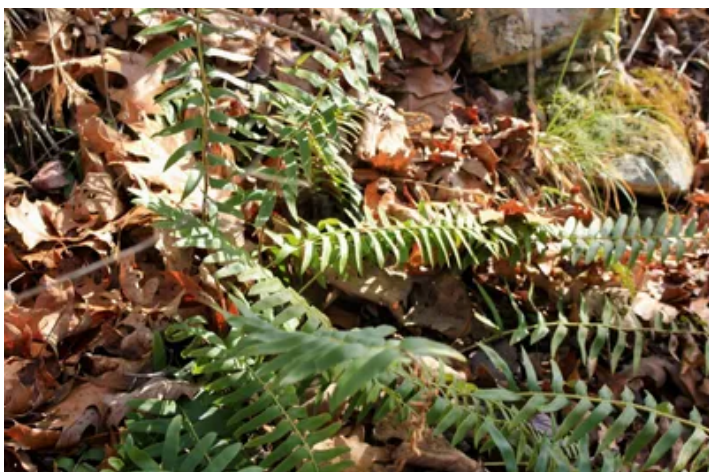


PROPERTY DESCRIPTION

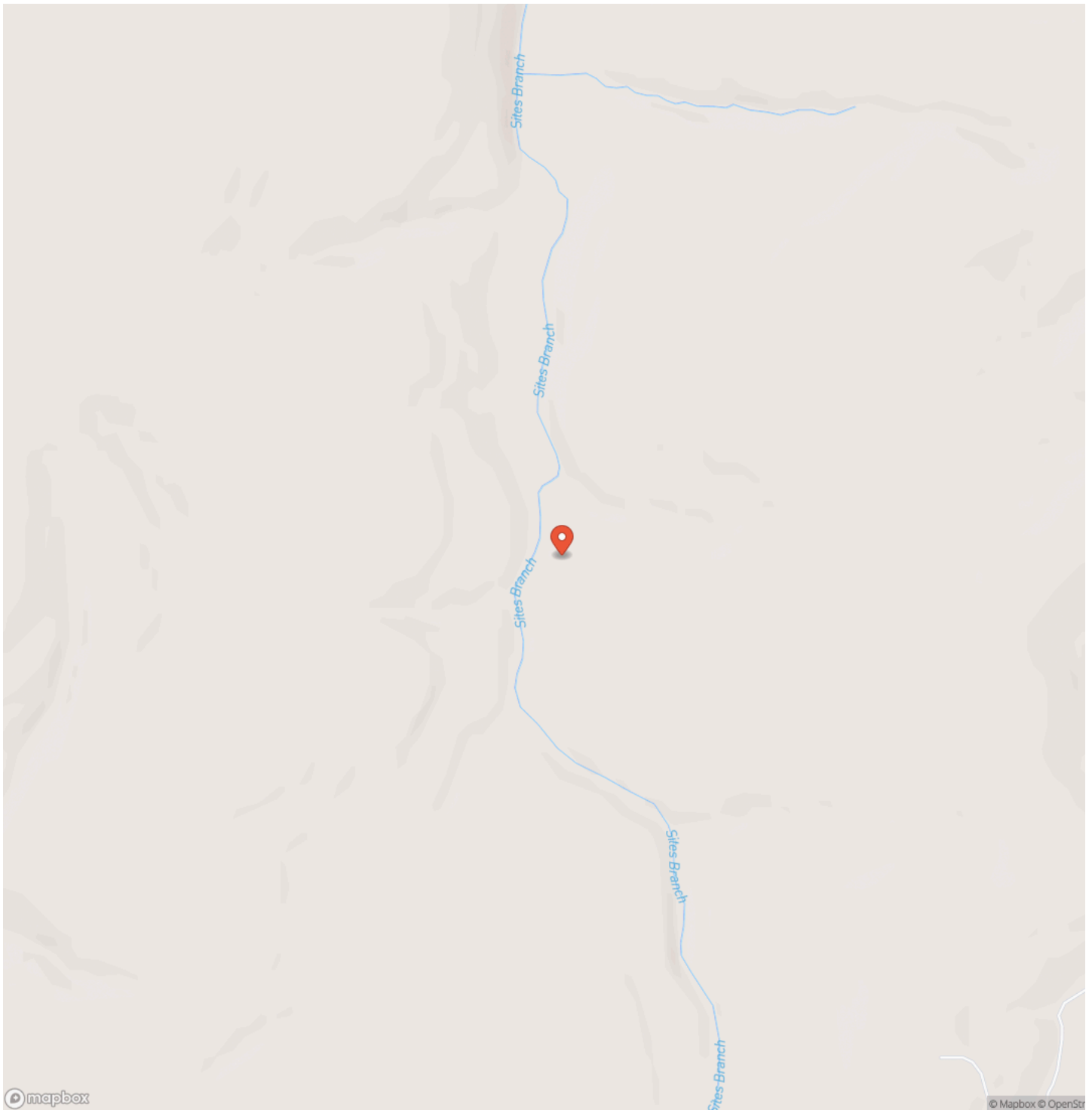
Discover your outdoor paradise with this diverse 121-acre property, perfectly situated on the Madison/Carroll County line. This land is a haven for wildlife, and a known area for deer, turkey, and bear, as evidenced by a mature buck harvested right here in 2025. A small spring trickles from a holler on the east side, providing a constant water source for wildlife. On the west side, a huge bluff line features a stunning wet-weather waterfall, creating a picturesque backdrop. Wet-weather sites branch meanders through the middle of the property. During listing photos, a pair of quail were flushed, showcasing the diverse ecosystem. Approximately 2 acres are cleared and adorned with native grasses, with an additional 1/2 acre food plot clearing and many small openings in the timber. The property also features a pine thicket comprised of some uncut mature pine, young volunteer pine, and around 10 acres of 8-10 year cutover, teeming with buck sign. This property is a tapestry of east and west-facing ridges and a bottom that runs north to south, providing varied terrain and habitat. Electric is potentially available via an easement from a neighboring property. Access is secured via a deeded easement, and an existing trail system makes navigating the land a breeze. Don't miss your chance to own this exceptional piece of Arkansas wilderness!



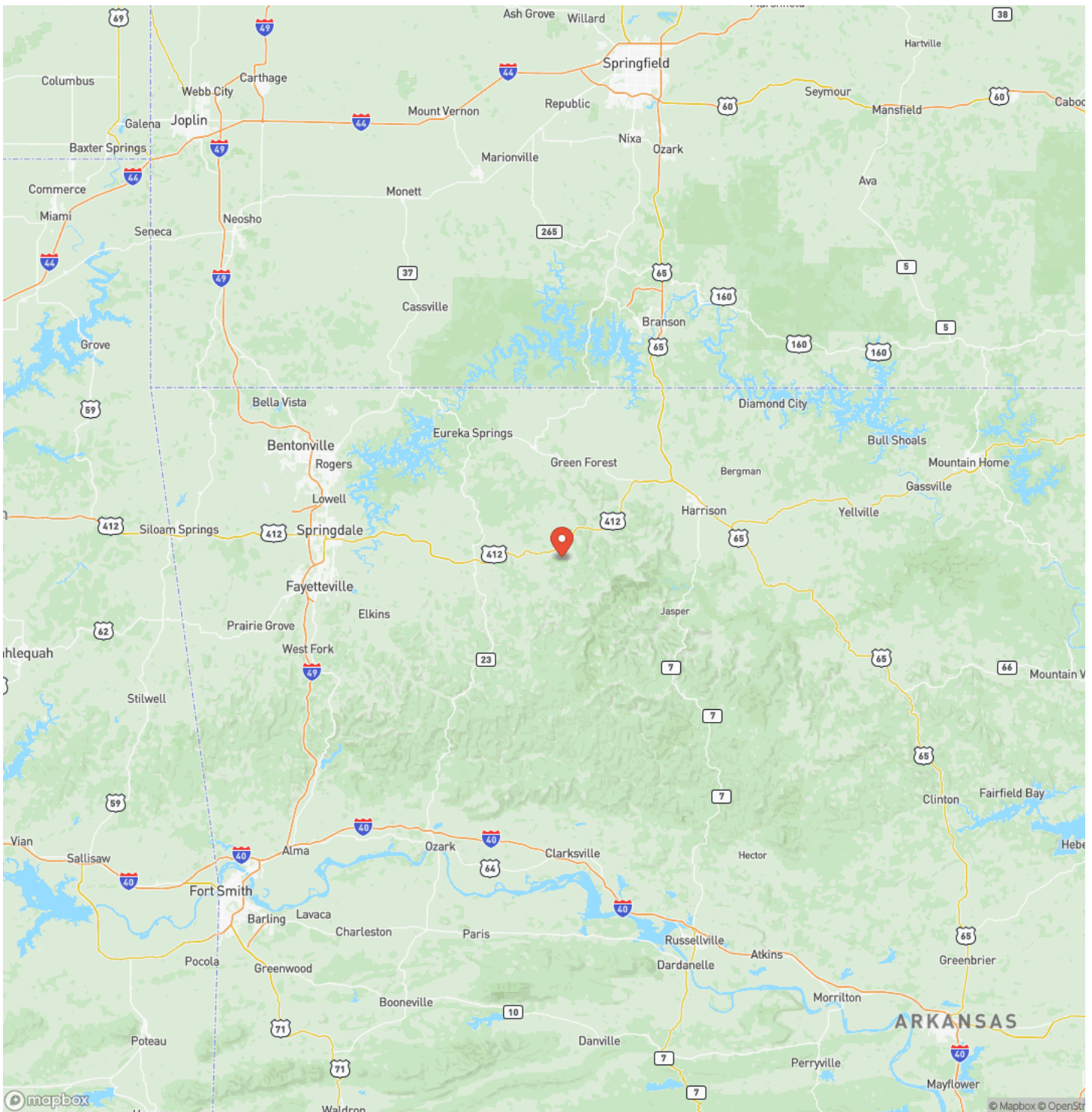
County Line Bucks Beards Bears
Berryville, AR / Madison County



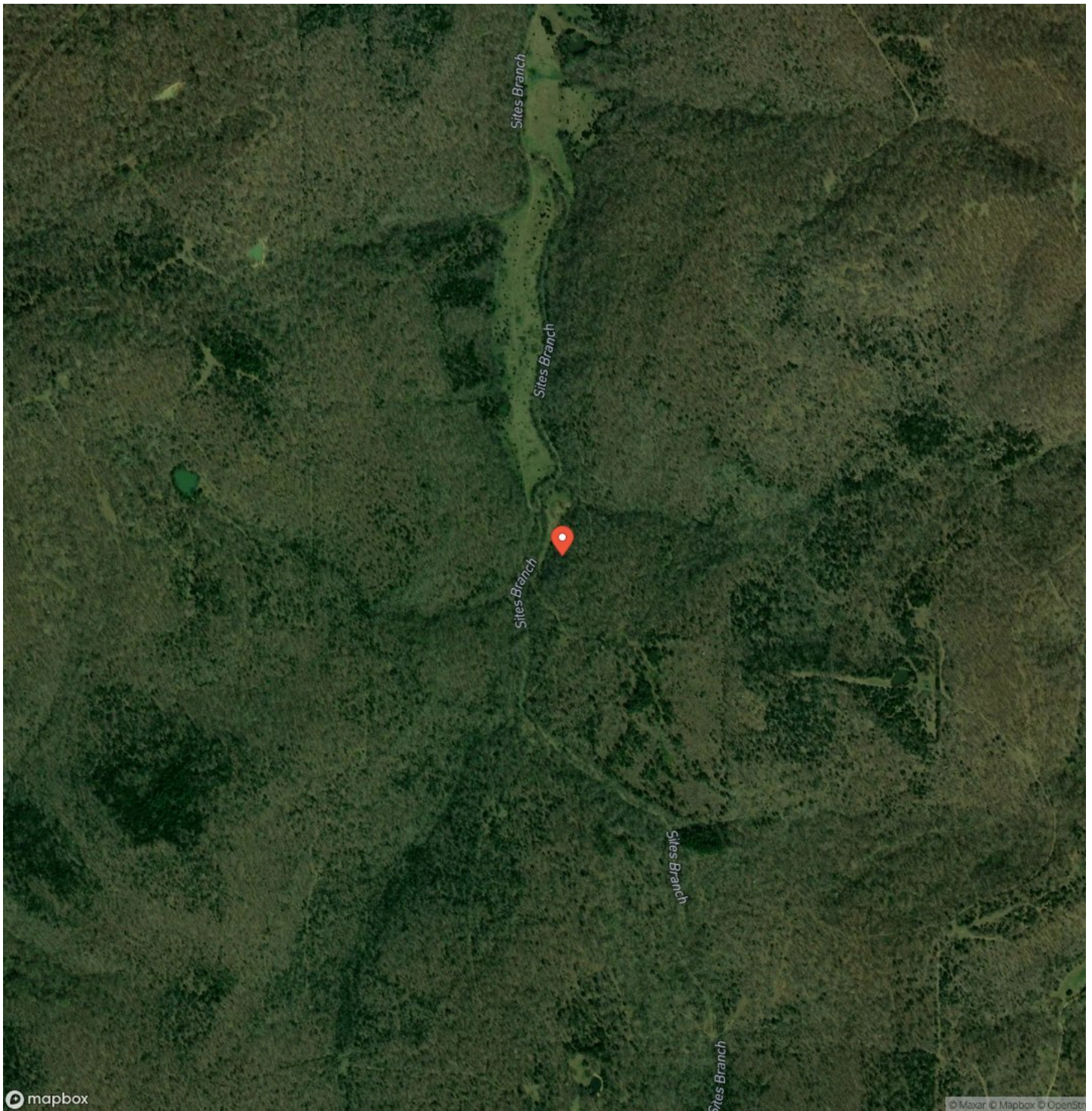
Locator Map



Locator Map



Satellite Map



County Line Bucks Beards Bears Berryville, AR / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Harris

Mobile

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Office

(855) 289-3478

Email

ryanharris@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



<https://livingthedreamland.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.



Living The Dream Outdoor Properties

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