

**Morris Branch 80**  
000 Hubert Williams Rd. (Easement)  
Sunnydale, AR 72081

**\$199,900**  
80 +/- acres  
White County





**Morris Branch 80**  
**Sunnydale, AR / White County**

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**SUMMARY**

**Address**

000 Hubert Williams Rd. (Easement)

**City, State Zip**

Sunnydale, AR 72081

**County**

White County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

35.4662 / -91.6985

**Acreage**

80

**Price**

\$199,900

**Property Website**

<https://habitatlandcompany.com/property/morris-branch-80-white-arkansas/22079>



## **PROPERTY DESCRIPTION**

Morris Branch tract...80 acres of timberland littered with trails, food plots, mast producing trees, and bedding areas which make the perfect formula for successful wildlife habitat. Access is via easement from the south on a very good gravel road that enters the property through a gate in the south central portion of the property. There's an established trail system throughout the property that leads to and from the gate, to the food plot, to the north end, across the creek, and all in between. No matter where the game is bedding, you will have the ability to maneuver without blowing deer out or busting a turkey on the roost. Morris Branch runs east and west through the northern portion of the property and is where an abundance of white oak trees stand! Deer, turkey, and black bear...all seen on the property allowing for a wide variety of game to pursue. Sellers have created and followed a plan since 2015 that, along with other things, has them feeding high protein food as well as having a great stand of clover in the mixed food plot to provide deer and turkey a wide selection as they transition throughout the year. This tract offers lots of possibilities and even potential for more depending of the agenda of the new owner. Remnants of the old lakebed in the central portion of the property suggest one could potentially bring it back to working order with time and money. Storage container allows the ability to store feed, deer stands, equipment on site. Being just 25 minutes from Searcy, makes this an excellent get away for hunting or just a relaxing retreat.





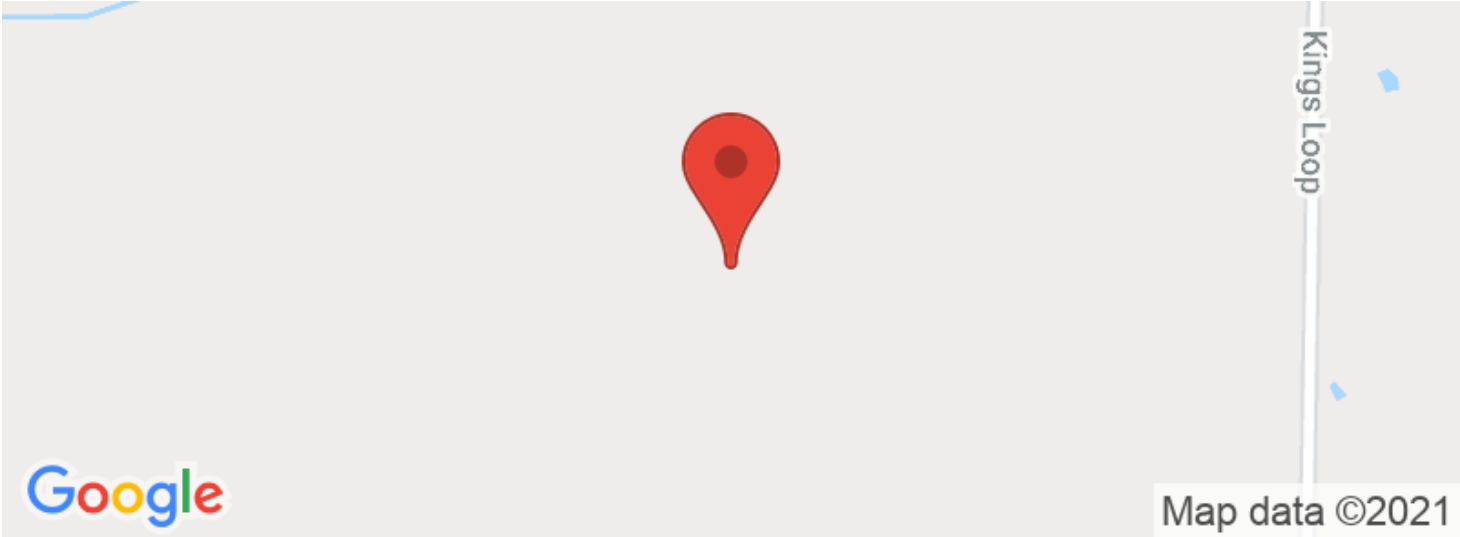
**Morris Branch 80**  
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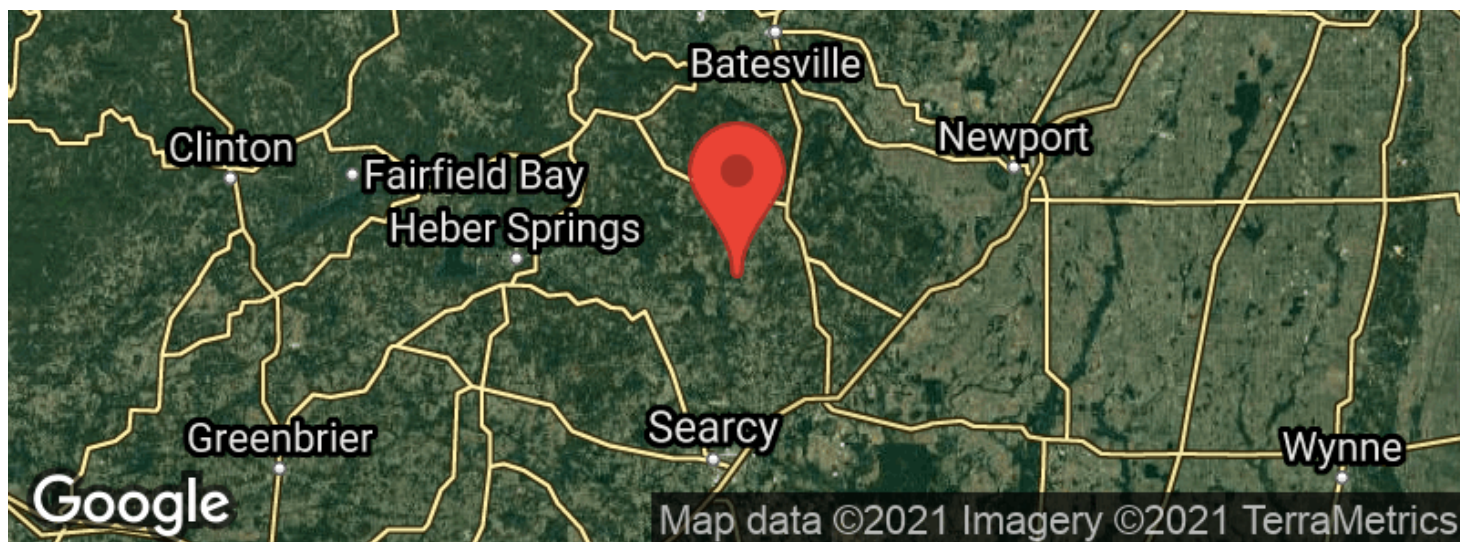
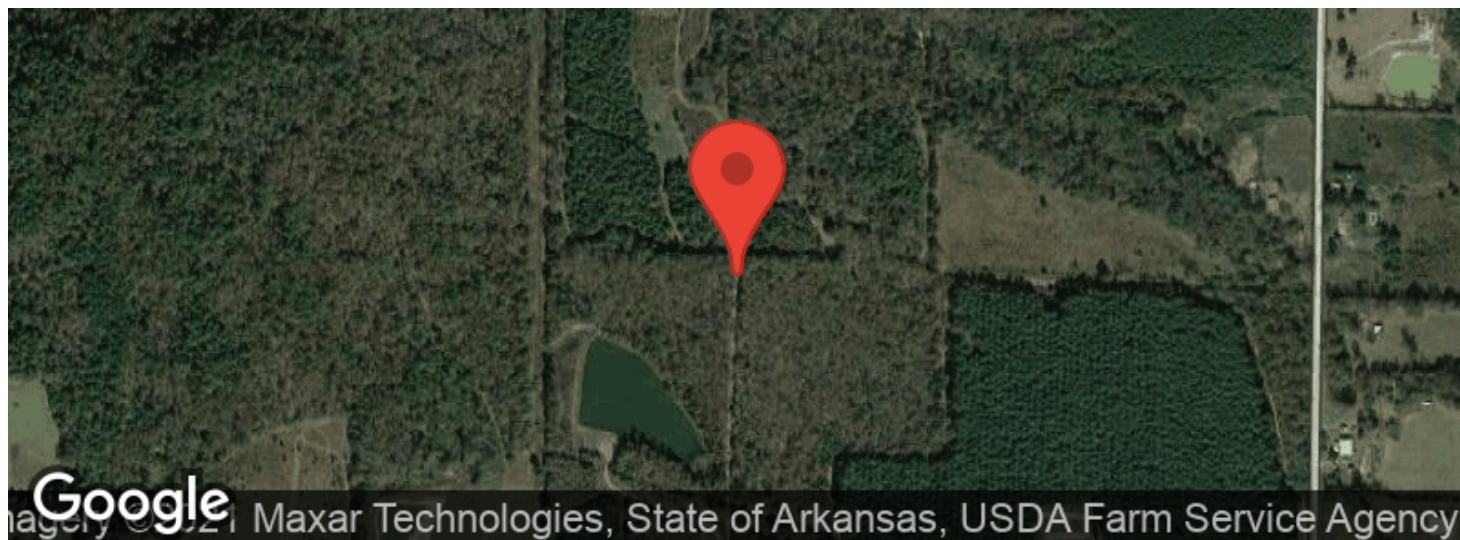




# Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Will Hardin

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**Email**

will@habitatlandcompany.com

**Address**

118 Meadowview Circle

**City / State / Zip**

Judsonia, AR 72081

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**NOTES**

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## 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.





## **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.



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