

Sitka Tract on Osburn Creek  
000 Schales Rd.  
Sitka, AR 72569

**\$969,000**  
679.510± Acres  
Sharp County





**Sitka Tract on Osburn Creek**  
**Sitka, AR / Sharp County**

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**SUMMARY**

**Address**

000 Schales Rd.

**City, State Zip**

Sitka, AR 72569

**County**

Sharp County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

36.1764 / -91.3858

**Acreage**

679.510

**Price**

\$969,000



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### **PROPERTY DESCRIPTION**

680 acres +/- located in Sharp Co. due east of the community of Sitka, AR. The 'Sitka Tract' is a mixed combo of freshly harvested timber with the remaining balance of approx. 350 + acres of standing hardwoods, creating the best of both worlds in terms of wildlife habitat. You've got an abundance of bedding and nesting grounds in the recent cut for deer, turkey, and small game along with a vast amount of mast producing trees that remain to help feed wildlife using the property. The lessees hunting the property have a food plot along the east side that was littered in deer traffic as well as other deer stands / feeders throughout. Osburn creek runs through the east portion of the property from north to south as well as intersecting back through the south portion before officially exiting the property for good. There are other small wet weather creeks as well as a pond nestled in one of the cutovers that provide as a source of water. The uploaded aerial map provided in the listing will give a recent Birdseye view of what areas of timber have been harvested as well as the great roads/trails that allow easy access on the majority of this large tract. Rather than turning back east onto Schales Rd. at Sitka to go to the property, you can turn west onto Rock Creek Rd. and be at Harold E. Alexander WMA in just 1 mile. Harold E. Alexander WMA consists of over 13,000 acres that was purchased in 1976 with the primary goal of creating optimum habitat conditions for whitetail deer & turkey. Practices such as fire lanes, food plots, controlled burns, timber management, and construction of nesting/refuge structures. This WMA is a draw only for turkey hunting but is by far my favorite place to turkey hunt in the state of Arkansas. This 680 acres +/- tract has all the right bones and one could clone those practices to continue making this big parcel an exceptional wildlife farm. Property has been surveyed and lines painted. Give us a call today to take a look!



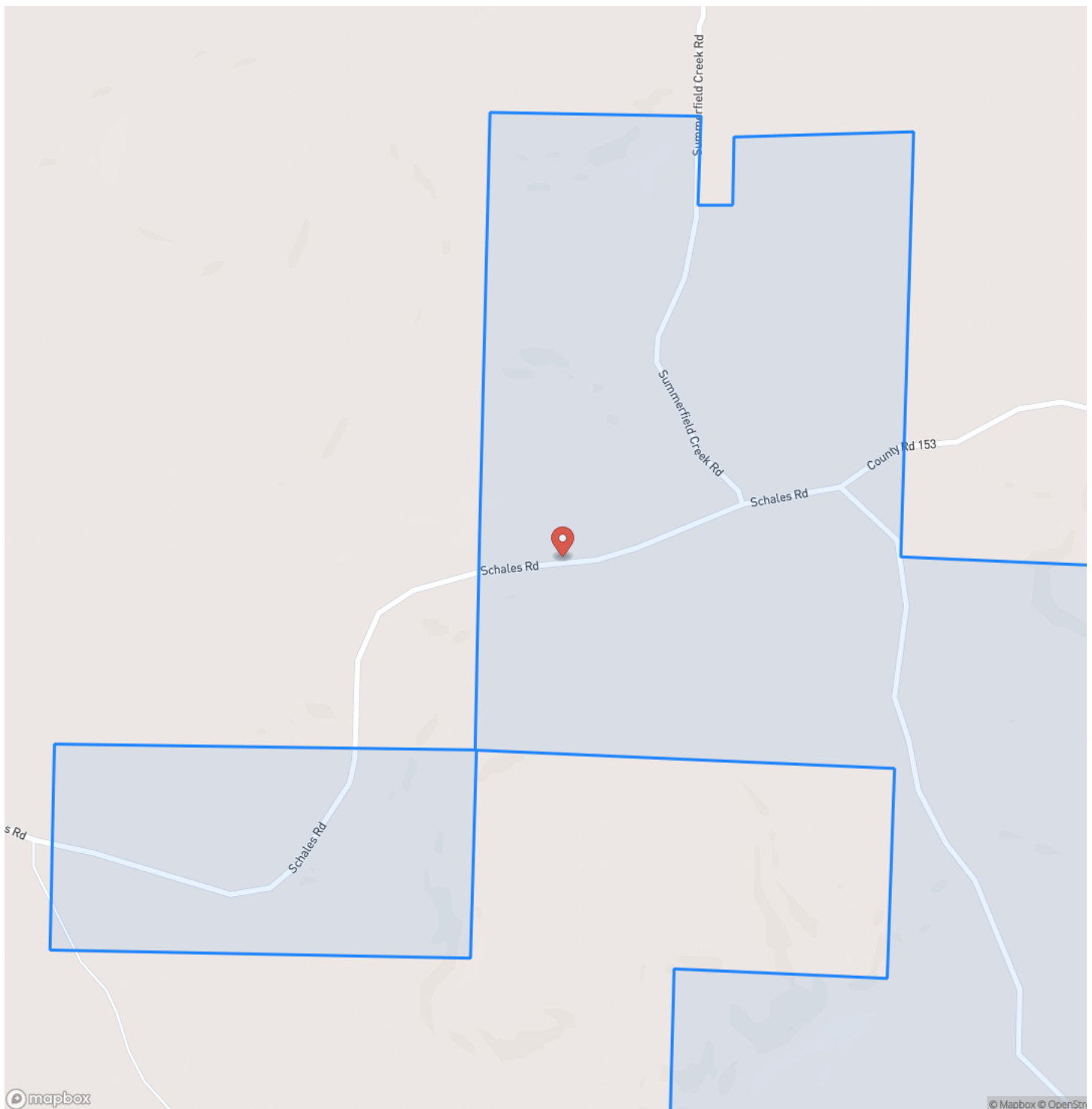


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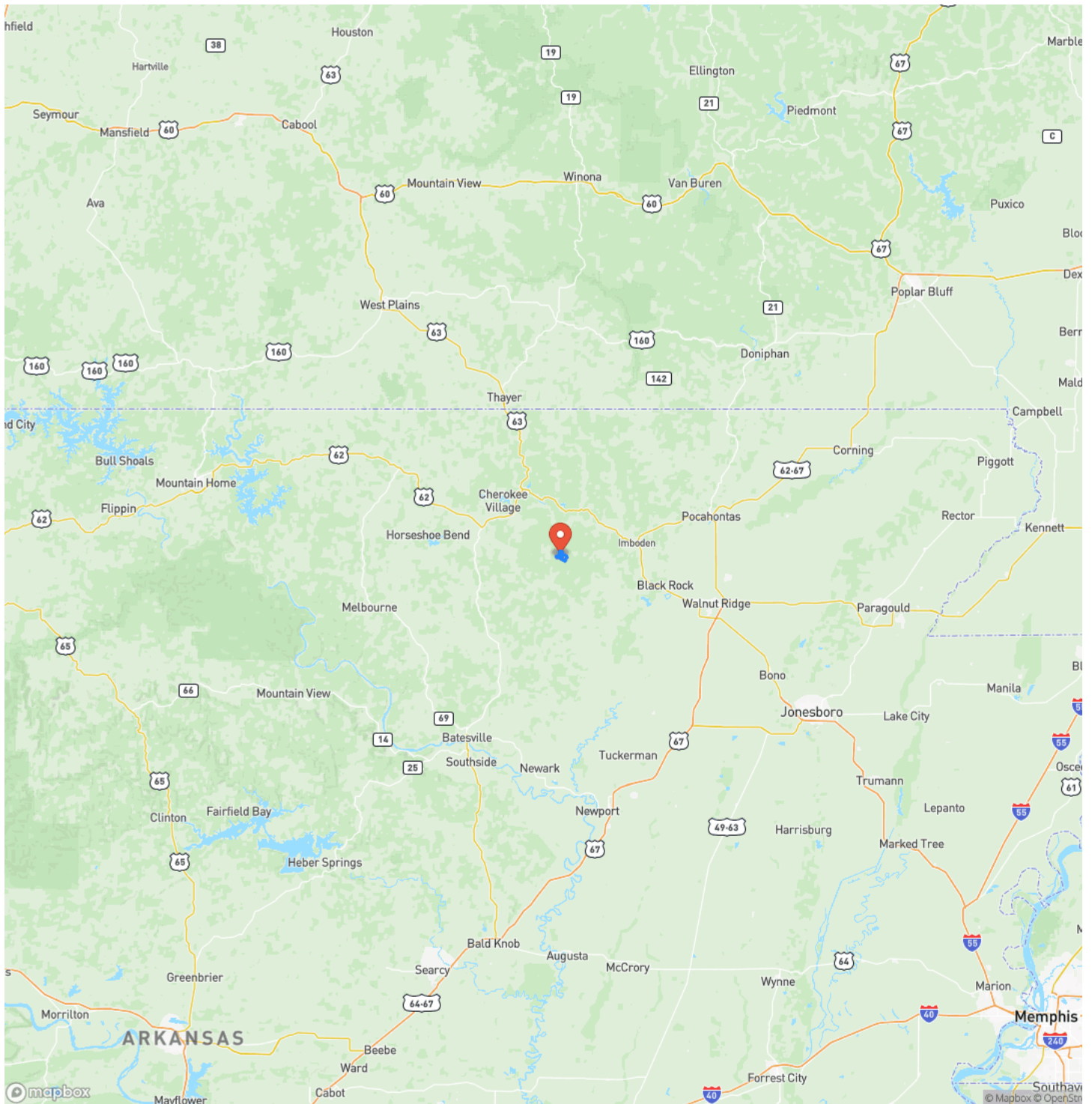
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## Locator Map

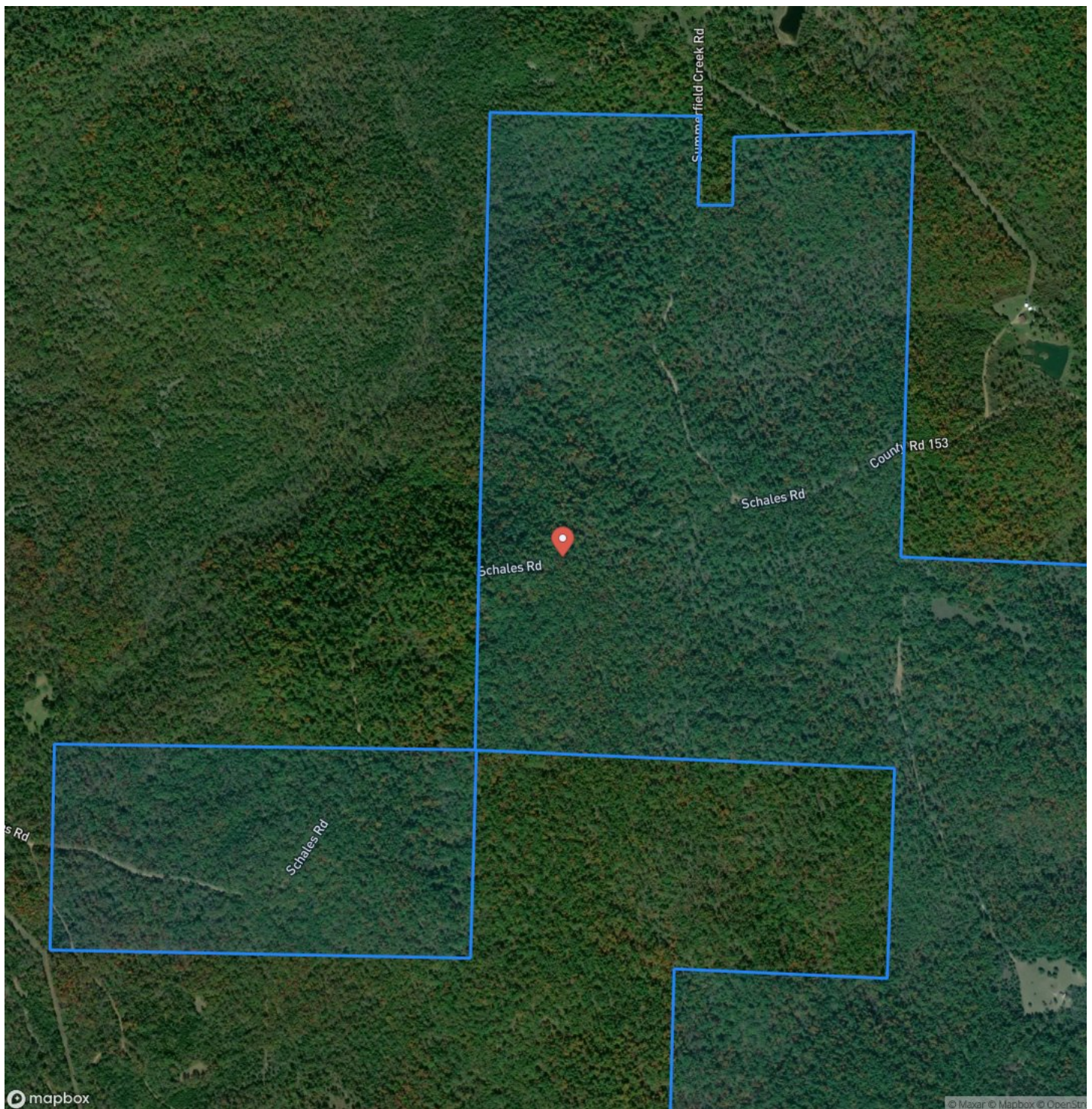


## Locator Map





## Satellite Map



## Sitka Tract on Osburn Creek Sitka, AR / Sharp County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Hardin

## Mobile

(870) 512-9298

## Email

will@habitatlandcompany.com

**Address**

## City / State / Zip

Bald Knob, AR 72010

## NOTES

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.



## This image shows a single sheet of white paper with horizontal blue 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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