

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

**\$1,095,000**  
759± 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**

36.172837 / -91.38097

**Acreage**

759

**Price**

\$1,095,000

**Property Website**

<https://habitatlandcompany.com/property/sitka-tract-on-osburn-creek-sharp-arkansas/36728/>



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

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### **PROPERTY DESCRIPTION**

#### **759± Acres | The Sitka Tract | Sharp County, Arkansas**

Located just east of Sitka, Arkansas, this 759± acre property—known as the *Sitka Tract*—offers an incredible blend of habitat diversity, wildlife opportunity, and land potential. The property features a mix of freshly harvested timber and approximately 440+ acres of mature standing hardwoods, creating ideal conditions for deer, turkey, and small game.

The recently cut areas provide excellent bedding and nesting cover, while the remaining hardwood stands supply ample mast production to sustain wildlife year-round. Current hunting lessees have multiple stand locations.

Osburn Creek flows through the eastern portion of the property from north to south, looping back across the southern boundary before exiting. Additional wet-weather creeks and a small pond in one of the cutovers ensure reliable water sources for wildlife.

An aerial map is available and highlights recent harvest areas, existing road systems, and trail networks, offering great accessibility throughout most of the tract.

For those familiar with the area, you're only three miles southeast of Harold E. Alexander Wildlife Management Area (WMA). This 13,000-acre WMA, established in 1976, is managed specifically for optimal whitetail deer and turkey habitat through practices such as controlled burns, food plots, and timber management. It's a draw-only turkey hunting area—and one of the best in the state.

The *Sitka Tract* has all the right ingredients to become a premier wildlife and recreational property. With the foundation already in place, a new owner could easily build on the habitat practices to create an exceptional hunting and investment tract.

Property has been surveyed with lines painted.

Give us a call to schedule a private showing of this awesome Sharp County property!

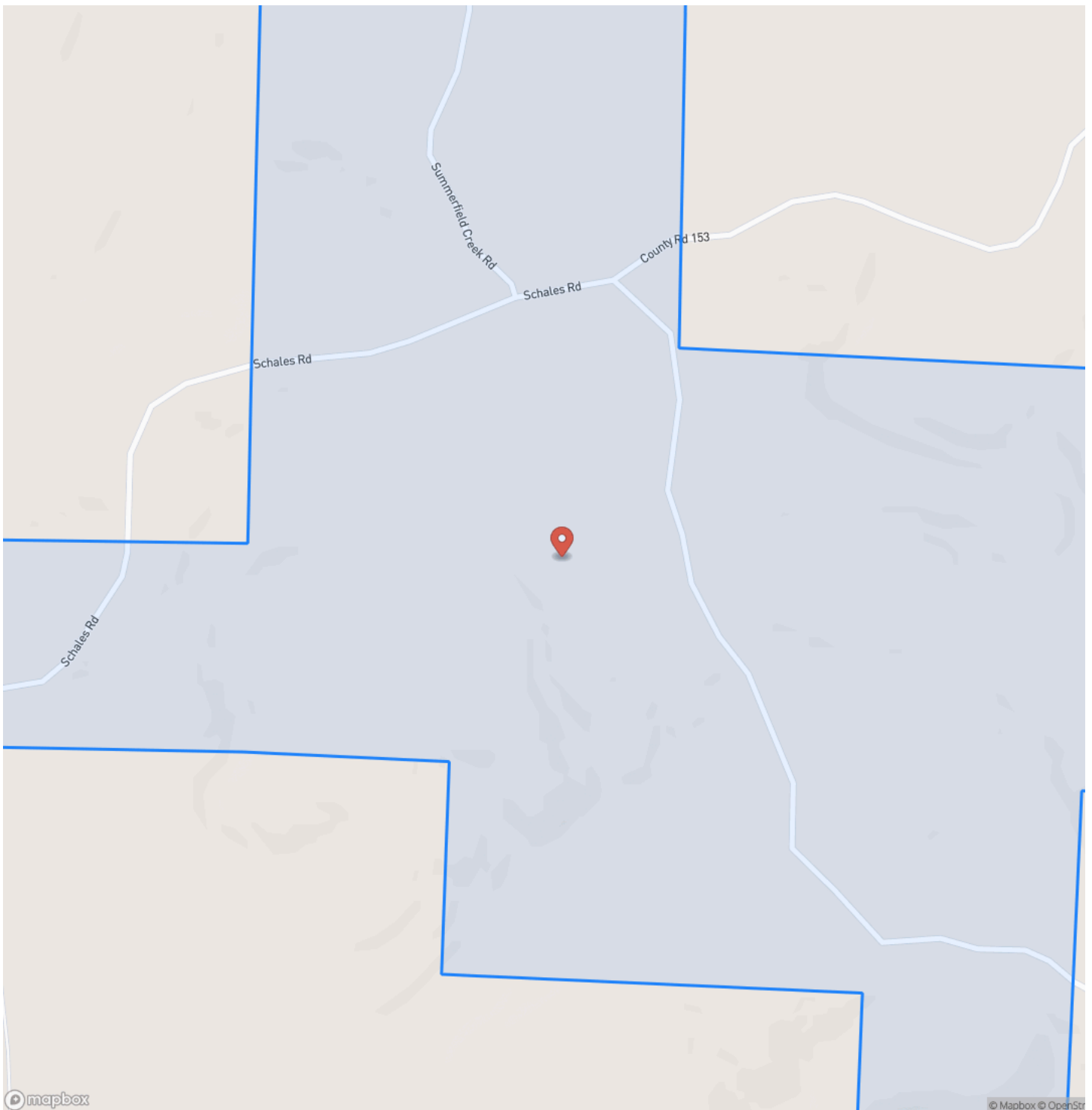


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Sitka, AR / Sharp County

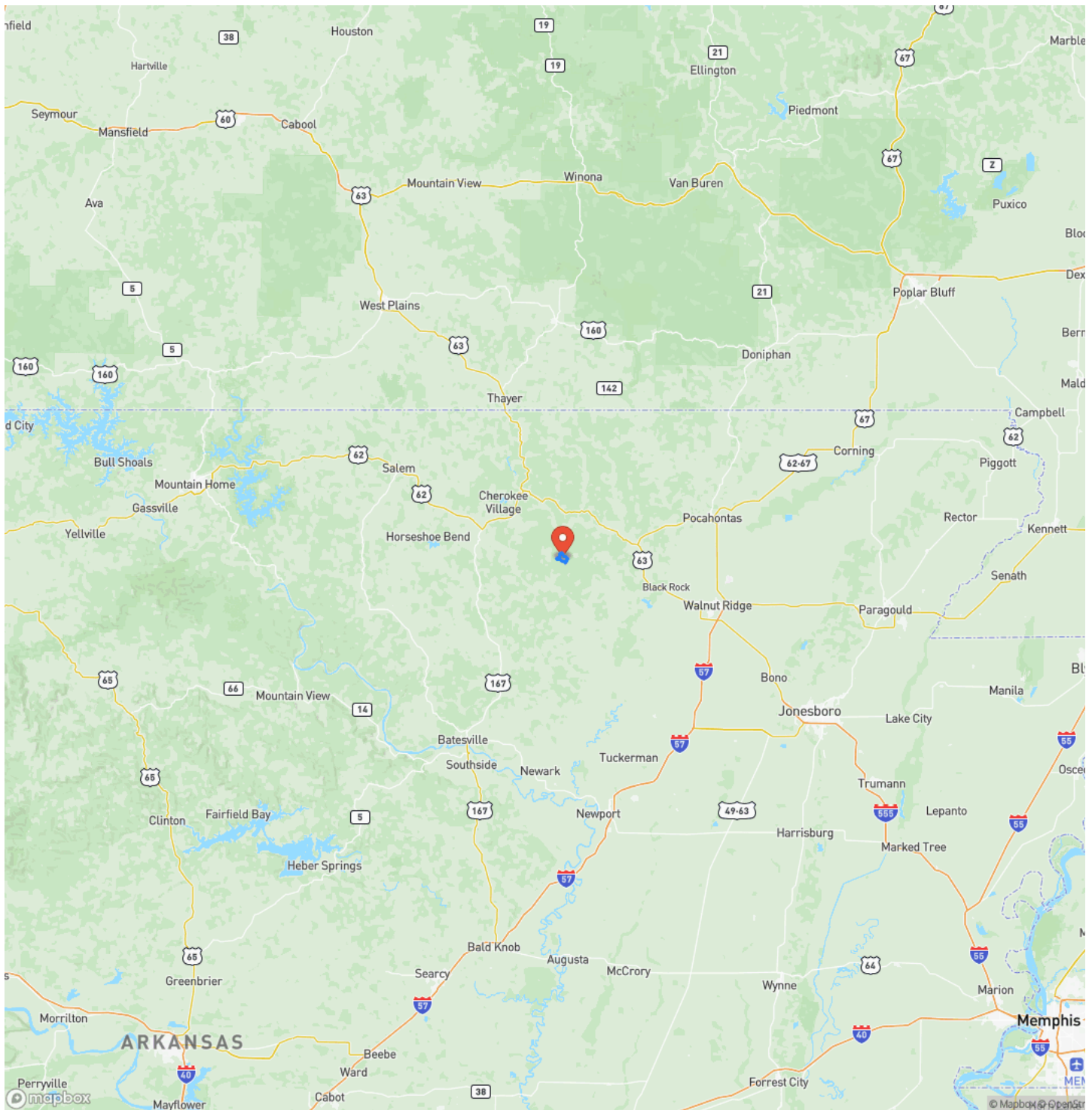
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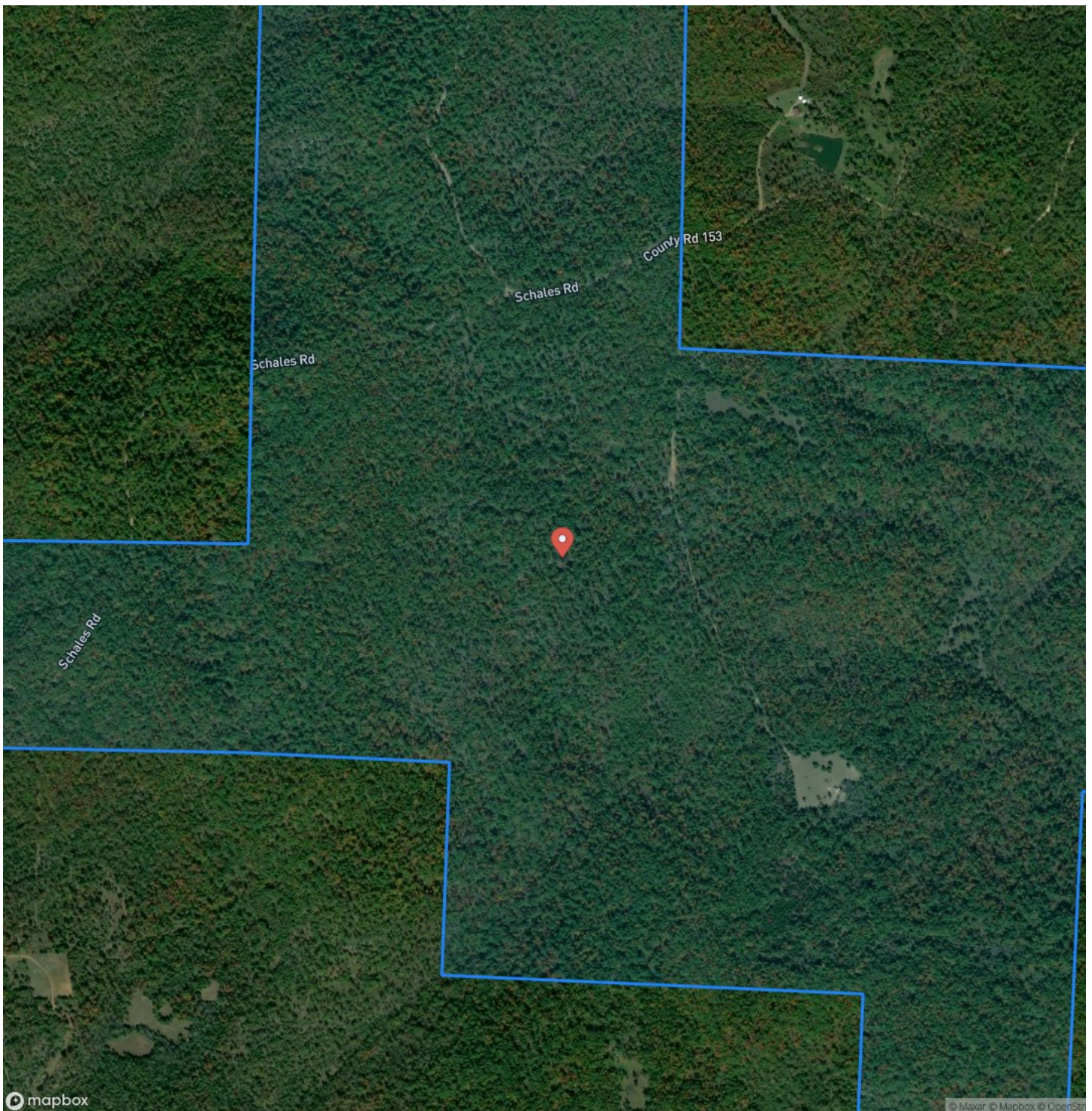
## Locator Map



## Locator Map



## Satellite Map



Sitka Tract on Osburn Creek  
Sitka, AR / Sharp County

LISTING REPRESENTATIVE  
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**Address**  
  
**City / State / Zip**

NOTES

Horizontal lines for notes.



## 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://www.habitatlandcompany.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.



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