

**Grant Co. Cattle Farm on Little Lost Creek**  
000 Grant Co. 3515  
Sheridan, AR 72150

**\$1,149,000**  
309± Acres  
Grant County



**Grant Co. Cattle Farm on Little Lost Creek**  
**Sheridan, AR / Grant County**

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**SUMMARY**

**Address**

000 Grant Co. 3515

**City, State Zip**

Sheridan, AR 72150

**County**

Grant County

**Type**

Farms, Hunting Land, Recreational Land, Ranches, Horse Property, Timberland

**Latitude / Longitude**

34.333714 / -92.395092

**Acreage**

309

**Price**

\$1,149,000

**Property Website**

<https://habitatlandcompany.com/property/grant-co-cattle-farm-on-little-lost-creek-grant-arkansas/37935/>



## **Grant Co. Cattle Farm on Little Lost Creek**

### **Sheridan, AR / Grant County**

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#### **PROPERTY DESCRIPTION**

This 309 acre +/- multi purpose tract is located in northern Grant County just northwest of Sheridan, Arkansas. Approx. 200 acres of this farm is pastured acres whether your goal is to run cattle or for hay production. Centrally located is a 50x200 foot hay / equipment barn as well as an additional 20x30 metal building with concrete floors for a working shop or storage. The farm is fenced / cross fenced and has a few ponds as well as a year around Little Lost creek dissecting the farm north to south. In addition, there is approx. 50 acres +/- of mature hardwoods along with scattered pockets of timber and tree lines as well as a 160 foot power line R-O-W that would be a great shooting lane. Upon arrival there is a secured gated entrance with a coded entry and where the city water and power enters the property. The neighboring landowner lives on the backside of the farm and has a 20 foot easement for ingress and egress as well as access to the gate. Sheridan School District. This would make a great farm, place to build a home on, or a place to get away to fish, turkey / deer hunt. Give us a call today to take a look!



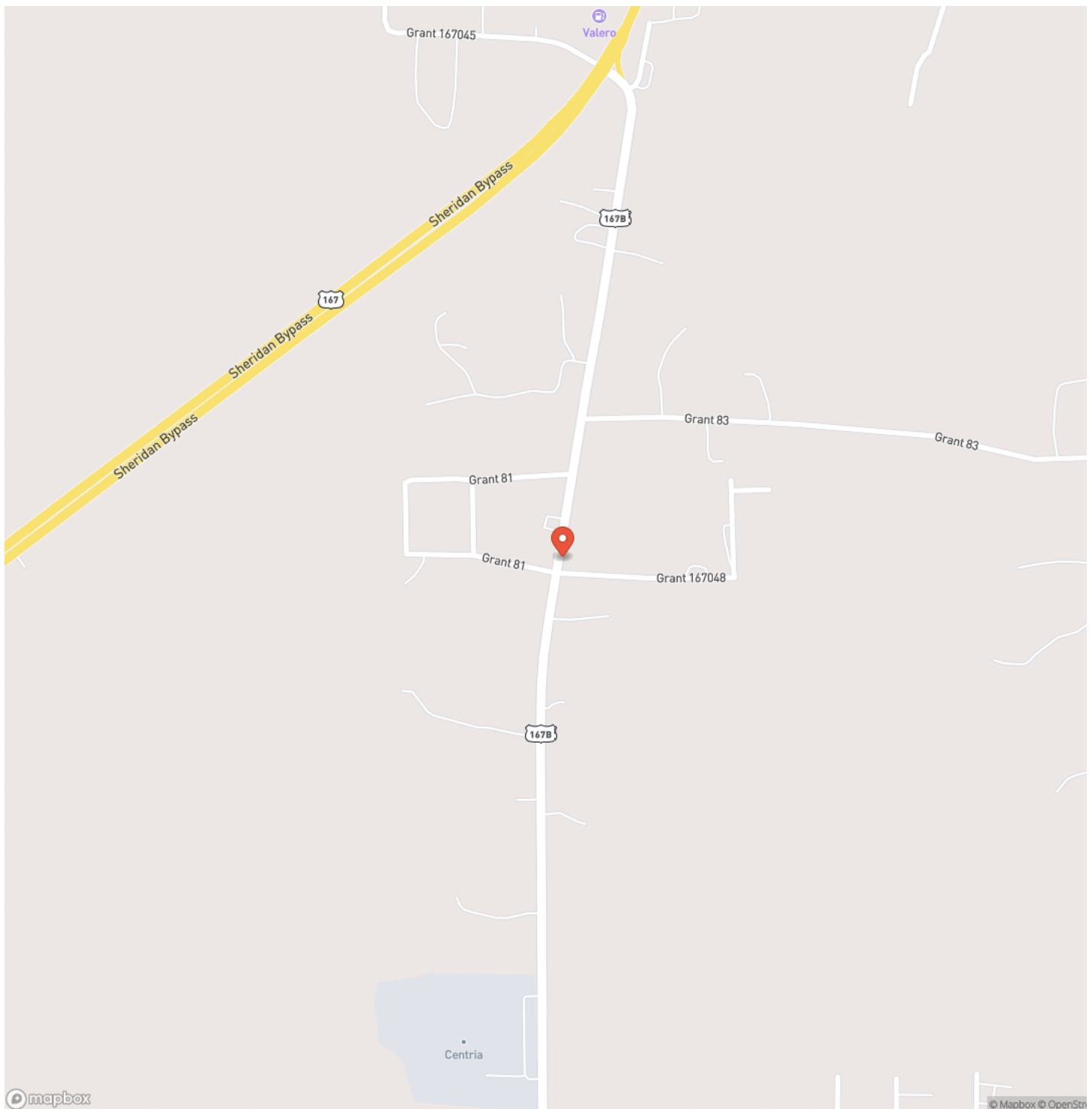


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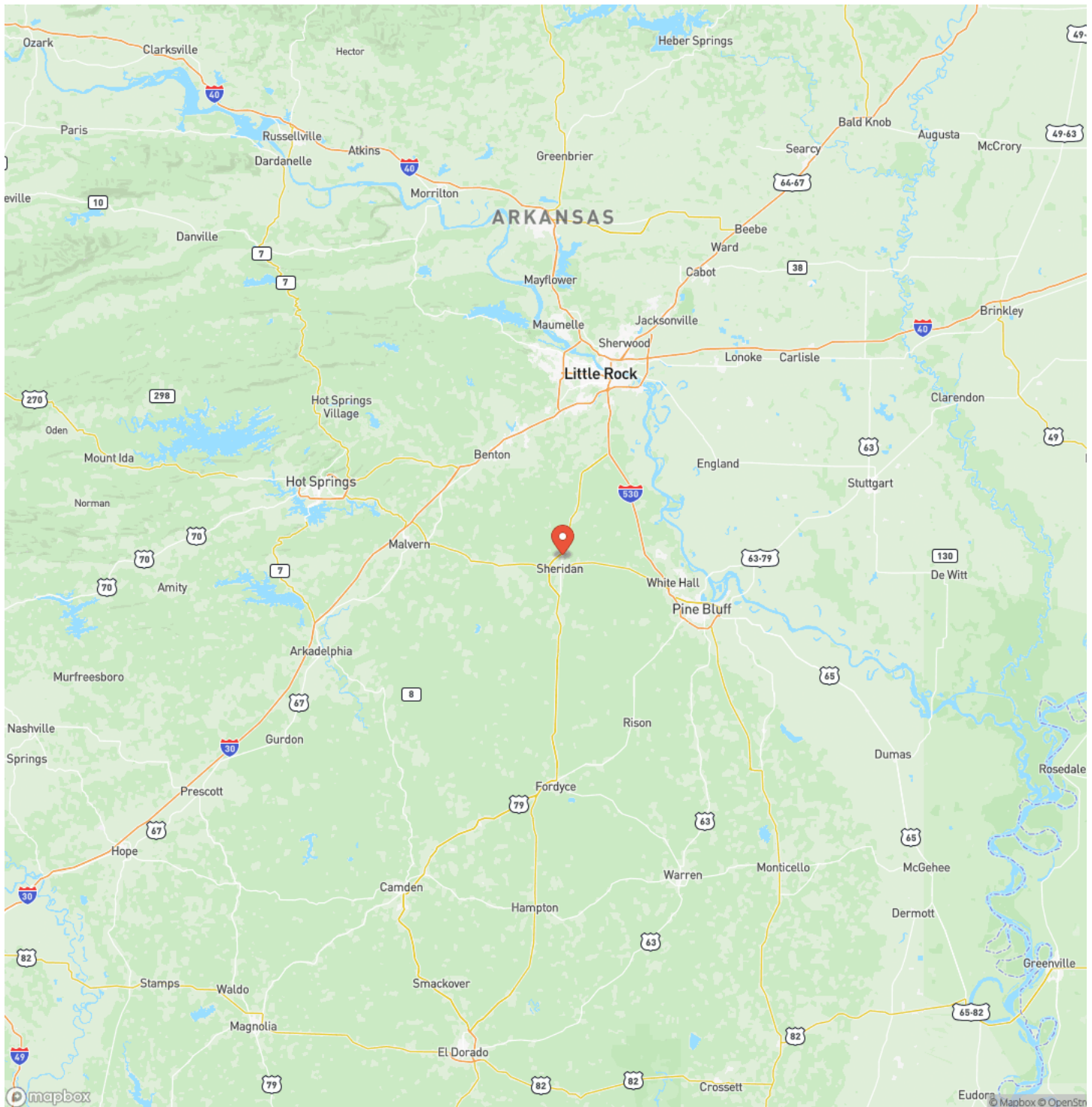
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## Locator Map

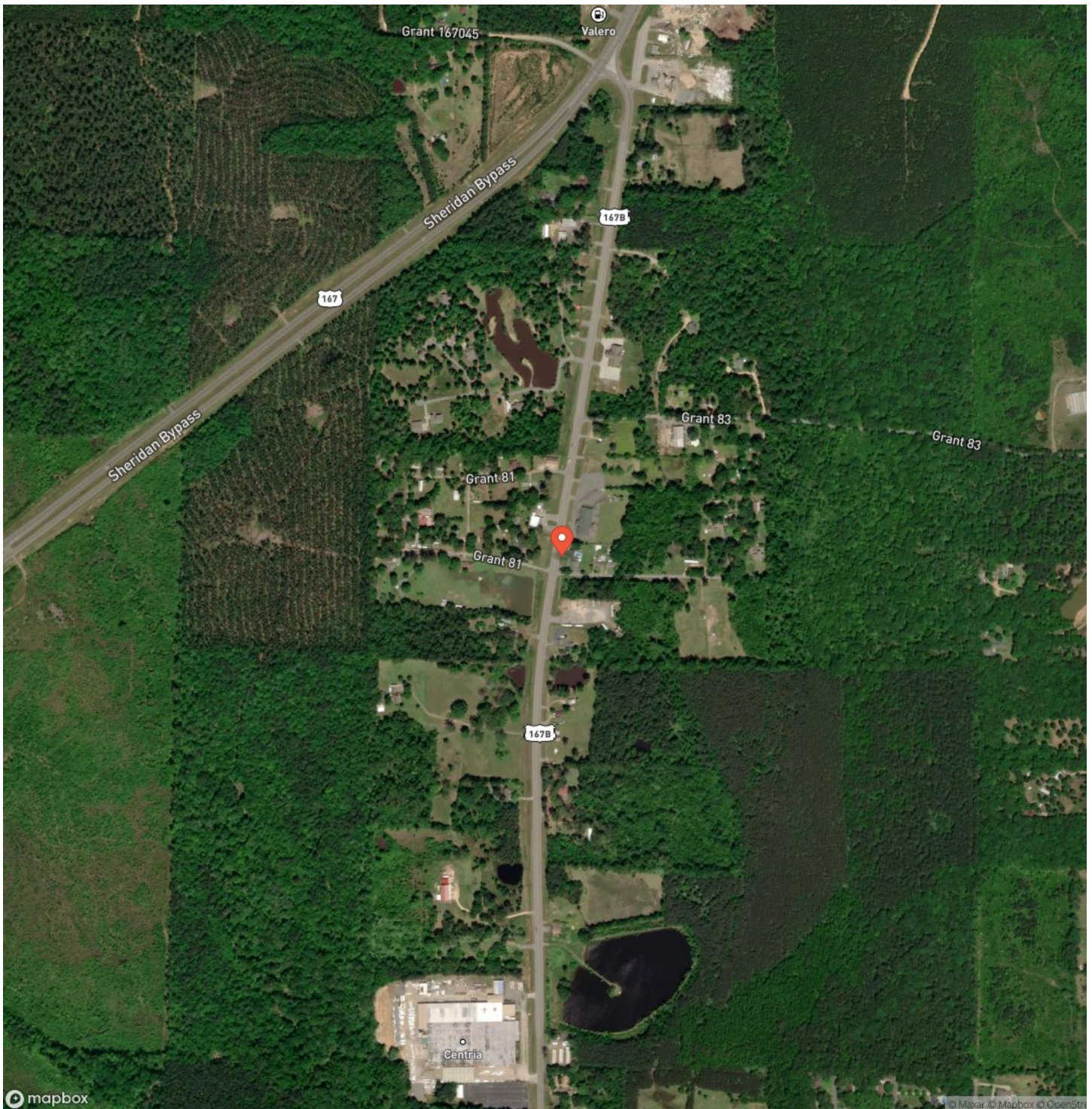


## Locator Map





## Satellite Map



**Grant Co. Cattle Farm on Little Lost Creek  
Sheridan, AR / Grant 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

[illegible]

**MORE INFO ONLINE:**

**<https://www.habitatlandcompany.com>**



## 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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**Habitat Land Company**  
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<https://www.habitatlandcompany.com/>

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