

Beechfork Ranch - Hickory Flat
491 Thomas Rd.
Hickory Flat, AR 72121

\$3,749,000
920± Acres
White County



Beechfork Ranch - Hickory Flat Hickory Flat, AR / White County

SUMMARY

Address

491 Thomas Rd.

City, State Zip

Hickory Flat, AR 72121

County

White County

Type

Farms, Hunting Land, Ranches, Horse Property,
Business Opportunity, Recreational Land

Latitude / Longitude

35.509675 / -91.767014

Taxes (Annually)

1847

Acreage

920

Price

\$3,749,000

Property Website

<https://habitatlandcompany.com/property/beechn-ranch-hickory-flat-white-arkansas/32203>



MORE INFO ONLINE:

<https://www.habitatlandcompany.com>



Beechfork Ranch - Hickory Flat

Hickory Flat, AR / White County

PROPERTY DESCRIPTION

General Description: Beechfork Ranch at Hickory Flat has the unique distinction of being both a high producing cattle farm in fit and finish as well as a scenic retreat, loaded with outdoor recreation possibilities. It marries the business and pleasure traits so seamlessly, you won't know whether to stare in awe at its' beauty or start working on your livestock plan. It's a great piece of real estate for sure, but it's the details that really put it over the top. Roads, drainage, fencing, cattle guards, herding lanes, barns...all well designed and thought out. Case in point: Near the center of the north 600 acres, there is a small set of pens with a squeeze chute for emergency use such as penning a sick cow without pushing them all the way to the main pens. Also, the south tract has a lane running through the center of it so livestock can easily be moved from one pasture to another. The north tract has a home situated near the barn and working facilities. From its front porch you can enjoy a view of one of the stock ponds and the pasture to the northeast. We've gathered other details and included them below, but we can't do the place justice with words and pictures. Give us a call and lets go take a look!

Location: Hickory Flat, AR - 10 miles northeast of Pangburn, AR. 21 miles north of Searcy, AR. 75 miles northeast of Little Rock, AR. 115 miles west of Memphis, TN.

Directions: From Pangburn, AR turn right off of Hwy 16 onto AR-124 and head east for about 5 miles. Turn left onto AR-124/ AR-305 and follow for 1.4 miles. At the community of Little Red, turn left onto AR-305. After 3.4 miles take a slight left, leaving the pavement to start north on Hickory Flat Road. Less than a 1/4 mile you will come to a 3 way stop. Take a right on Thomas Road and take the next turn-in on your left. This will put you at a gate at the southeast corner of the north tract.

Terrain: A mixture of rolling hills to level terrain overall. The pasture is comprised of level to moderate sloping ground with the vast majority being well drained. A wet weather branch off of Elbow Creek, outlined in timber, meanders through the north tract from the west to nearly the east boundary. Long branch runs through the south tract from west to east but does not impede travel through the property.

Vegetation: The forage base is a healthy and varied mixture of both warm and cool season forages. Bermuda, crabgrass and some native species make up the bulk of the summer forages. Fescue, orchard grass, and clover provide dependable cool season grazing through the fall and spring.

On the north tract, approximately half of the fields are suitable for mowing hay and are utilized for that purpose during times of excess, usually in the spring. This tract has consistently carried two hundred fifty to three hundred cows and produced some hay most years. Both commercial fertilizer and poultry litter have been used to build the soil and maintain nutrient levels. However, through rotational grazing, overgrazing is minimized and fields are resting much of the time. Wildlife habitat and pastureland is above average and in excellent condition.

On the south tract, most of the fields are suitable for mowing and, like the north tract, hay has been harvested in times of excess. Currently this property is carrying one hundred cows and their calves and one hundred bred replacement heifers. Commercial fertilizer and poultry litter have been used to build the soil on this tract as well but overgrazing is rarely an issue due to the excellent layout of this farm.

Water: Every pasture on this farm has a pond for watering cattle and stocked with fish. Twelve on the north tract and eight on the south. The crowding alley and squeeze chute at the north tract facility has water as



well.

Wildlife: Because of the water and exceptional forage, both tracts have a variety of native wildlife that frequent them. Deer and turkey numbers are especially high on the north tract with it connecting to several thousand acres of timber. The farm is not leased for hunting.

Current Herd: The herd can be purchased if the buyer wants to step into a turnkey situation. Currently there are about 400 head of mother cows and their calves and an additional 100 replacement heifers that had bulls on them for the first time. Those cows were bred to calve in about a 65-70 day period starting March 1st. All the cows at this farm are red angus base. There are red and black angus bulls that could be purchased as well. There are also another 75-100 cows at another location that could be purchased.

Grazing: All together there are about 20 separate pastures with water that are used to rotate the cattle. The farm manager speculates you could probably run 300 cows and bale all of your hay.

Fencing: Fencing on the farm is extensive, forming 20 separate pastures. You'll find both 5 and 6 strand barbed wire fencing in great condition with cattle guards scattered throughout both tracts.

Internal Roads & Access: A total of 4 gated access points make getting into the farm very convenient. The internal road system is laid out well and in excellent shape. It seems no expense was spared to prevent erosion and in making sure the roads are all weather ready.

Electricity: First Electric Cooperative

Rural Water: North White County Water Association

School District: Pangburn School District

Airports: Searcy Municipal Airport located 22 miles south and Little Rock National Airport located 73 miles to the south.

Legal Description: 920 acres +/- described as S 1/2 SW 1/4, N 1/2 SW 1/4, SE 1/4 in S04-T10N-R07W, SE 1/4 in S05-T10N-R07W, SE 1/4 in S08-T10N-R07W, W 1/2 NE 1/4, NW 1/4 NW 1/4 in S09-T10N-R07W, and NE 1/4 in S17-T10N-R07W. All in White County, AR.

Comments: This is a legacy livestock property. It is built for high production and has proven it can take the rigorous pressure that comes with that. As a bonus, the land is beautiful, the ponds are stocked and wildlife love the place.

Property Taxes: \$1,847.49 based on 2021 taxes.

Price: \$3,900,000

Contact:

Will Hardin

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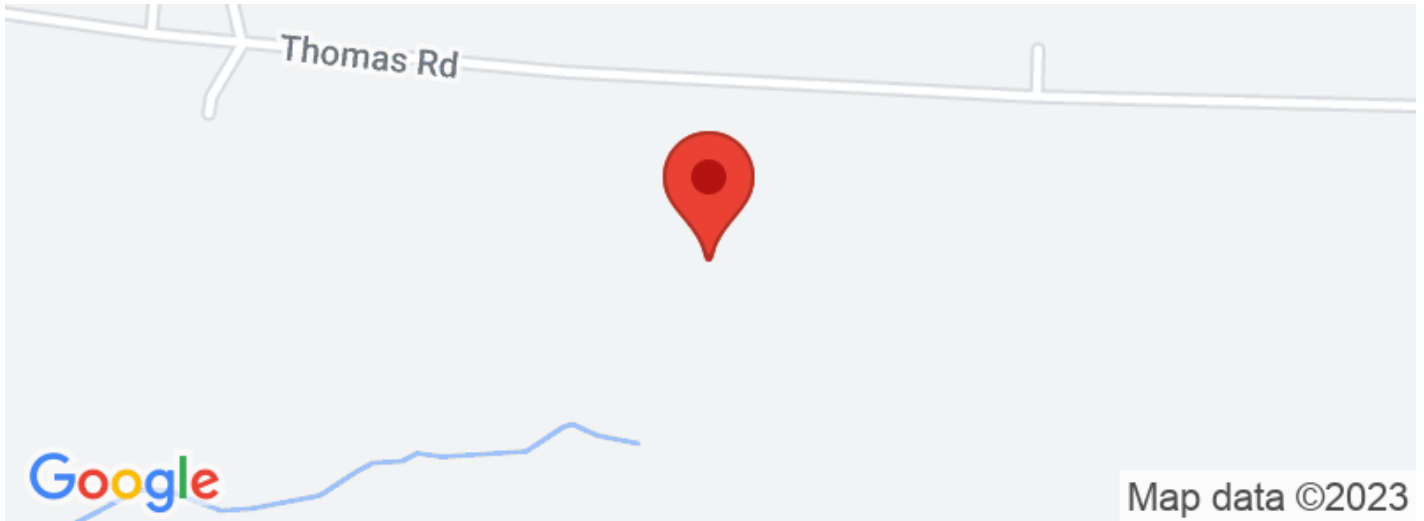




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Hickory Flat, AR / White County



Locator Maps



Aerial Maps



Beechfork Ranch - Hickory Flat
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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.

DISCLAIMERS

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