

**Hidden Hills Ranch**  
000 Sidon Road  
Sidon, AR 72137

**\$995,000**  
340± Acres  
White County



## Hidden Hills Ranch Sidon, AR / White County

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### **SUMMARY**

**Address**

000 Sidon Road

**City, State Zip**

Sidon, AR 72137

**County**

White County

**Type**

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

**Latitude / Longitude**

35.3281 / -91.9665

**Acreage**

340

**Price**

\$995,000

**Property Website**

<https://habitatlandcompany.com/property/hidden-hills-ranch-white-arkansas/34426>





## **PROPERTY DESCRIPTION**

Hidden Hills Ranch is a large parcel in the foothills of the Ozarks. This property has outstanding hunting opportunities with abundant small game, turkey, deer, and bear. (See included pictures.) Multiple trail and stand locations already on the property give convenient access and opportunity for hunting and recreation. Located close to Searcy, this property is in a great location with intensely managed neighboring properties. Diverse land with both timber and open areas give the new landowner multiple options moving forward. The hunting can be enhanced, or this could easily be converted back into a cattle farm. Multiple riding trails for both atv and horses, hiking opportunities with rock bluffs, and even Little Creek flowing on the east side of the property. Multiple building locations for your home or cabin if you're looking for a rural place to build for a weekend getaway, or for your primary residence.

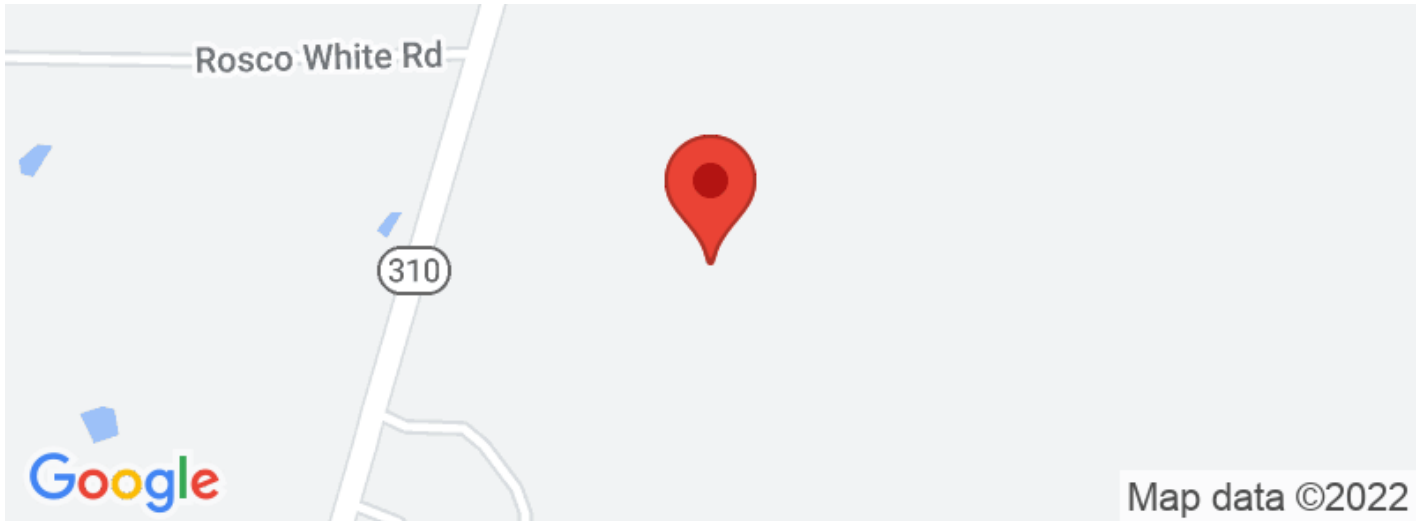


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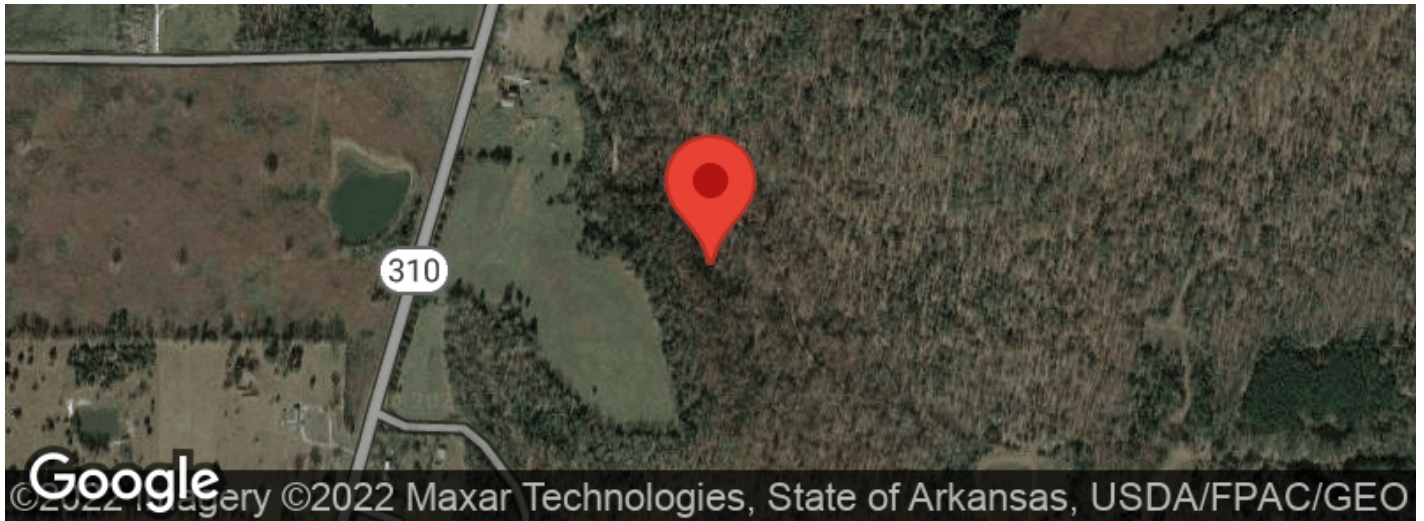


## Locator Maps





## Aerial Maps



Hidden Hills Ranch  
Sidon, AR / White County

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Luke Cullins

### Mobile

(501) 593-8009

### Email

luke@habitatlandcompany.com

### Address

270 Riverview Road

### City / State / Zip

Searcy, AR 72143

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## NOTES

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## NOTES

This image shows a single 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 printed text on the page.



## **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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