

Sutton Creek Ranch
663 Gravel Hill Road
Romance, AR 72136

\$2,950,000
754± Acres
White County



MORE INFO ONLINE:

<https://www.habitatlandcompany.com>

Sutton Creek Ranch
Romance, AR / White County

SUMMARY

Address

663 Gravel Hill Road

City, State Zip

Romance, AR 72136

County

White County

Type

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

Latitude / Longitude

35.2534 / -91.9585

Acreage

754

Price

\$2,950,000

Property Website

<https://habitatlandcompany.com/property/sutton-creek-ranch-white-arkansas/30044>



PROPERTY DESCRIPTION

Primo, manicured Sutton Creek Ranch sits in the foothills of the Ozark Mountains. This Ranch has been intensely managed for wildlife for the last 20+ years, and the results are apparent from the healthy older age class whitetail and the abundant turkey population. The landowners have spared no expense in the development of this property; over 6.5 miles of well kept exterior fencing with cross-fencing too, an extensive, strategically located food plot design including box stands, one of the finest improved trail systems you'll find on private land, a secluded, off-grid solar powered cabin in the center of the property, beautiful pasture with significant hay production, and mature orchard trees.

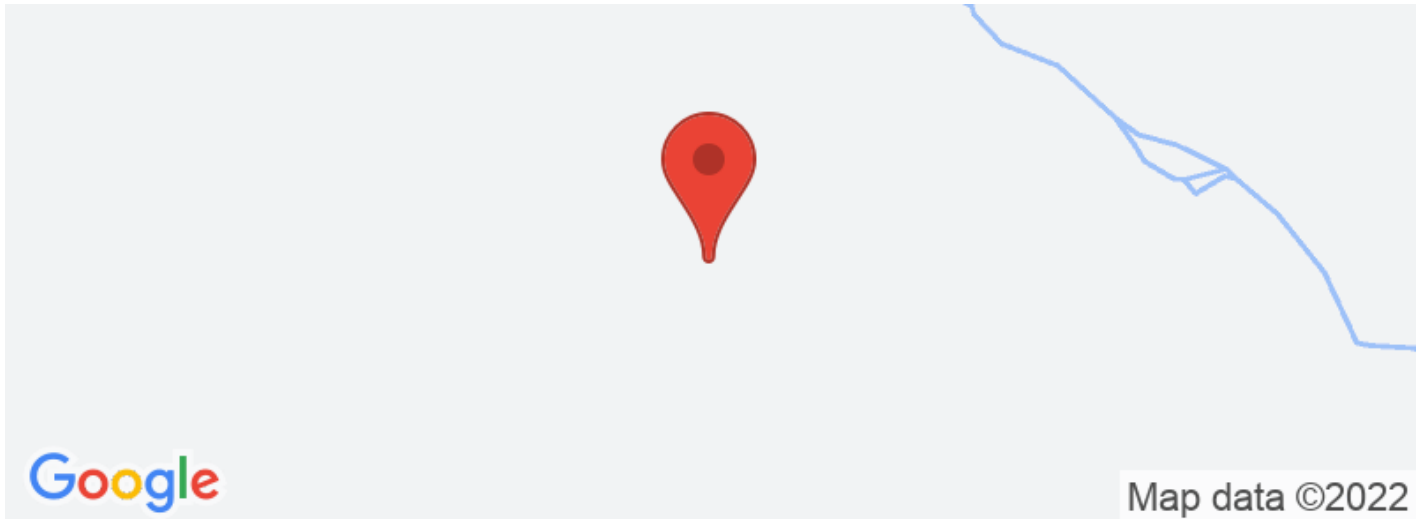
There are multiple vista views on the property, with the off-grid cabin tucked away in Sutton Creek valley at the base of Walker Hollow. The cabin is uniquely situated allowing a panoramic view of the seven ridges that surround the valley. The cabin overlooks a large pasture to the east, and it's a daily occurrence to view wild turkey and whitetail deer from the front porch of the cabin. To further improve the usage potential of this property, there's a private, 70 acre Corps of Engineers Lake just a short atv ride from the front porch of the cabin that's a part of the property too. Bass, crappie, bream and catfish fishing opportunities are available in the lake as well as the ponds that are located on the property. Hunting and fishing opportunities are outstanding on this property not only because of intense management from the property owners for decades, but also because of the large neighboring landowners. There are multiple neighboring landowners who own in excess of 500 acres each. The food plot and preferred cover on this property draws wildlife in from the surrounding properties. Location is everything. This is one of the finer Ranch properties located in central Arkansas just minutes from multiple large central Arkansas towns; roughly 45 minutes from North Little Rock, 40 minutes from Conway, 25 minutes from Cabot, and 20 minutes from both Searcy and Beebe. There's right at 1/2 mile location on the top of the property for an airstrip too if desired. Whether this is your weekend getaway, or primary residence, this property will give you your slice of paradise right here in central Arkansas.



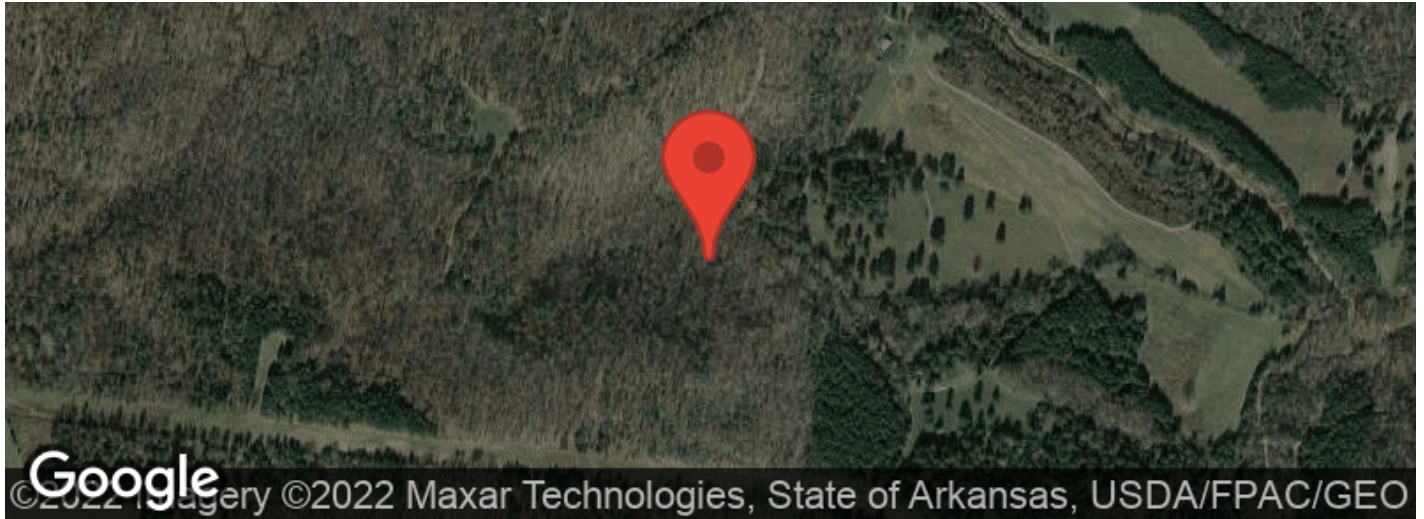
**Sutton Creek Ranch
Romance, AR / White County**



Locator Maps



Aerial Maps



Sutton Creek Ranch
Romance, AR / White County

LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

Representative

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City / State / Zip

Searcy, AR 72143

NOTES



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DISCLAIMERS

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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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