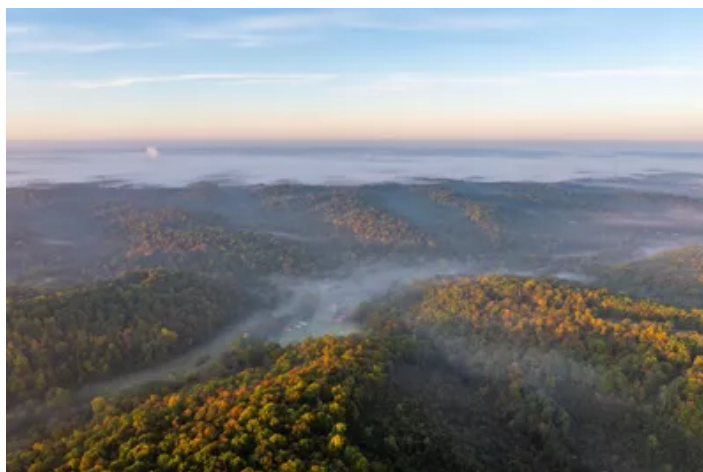
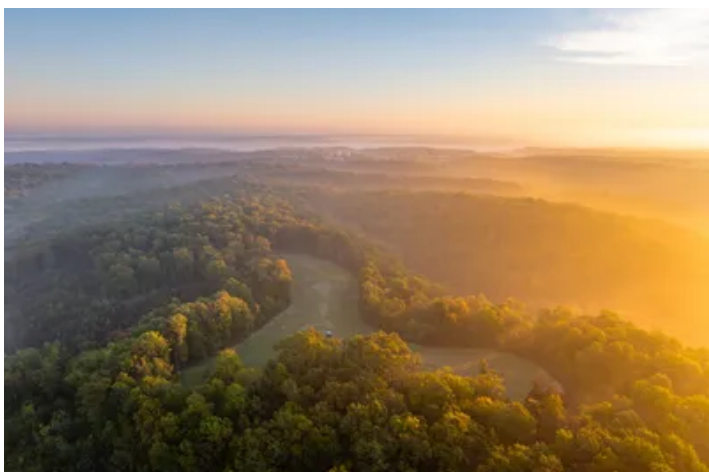


Deer Creek Legacy Farm
17871 Rocky Dell Rd
Sulphur Springs, AR 72768

\$8,889,999
1,005± Acres
Benton County



Deer Creek Legacy Farm
Sulphur Springs, AR / Benton County

SUMMARY

Address

17871 Rocky Dell Rd

City, State Zip

Sulphur Springs, AR 72768

County

Benton County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Timberland, Single Family, Business Opportunity

Latitude / Longitude

36.491174 / -94.426271

Dwelling Square Feet

800

Bedrooms / Bathrooms

2 / 1

Acreage

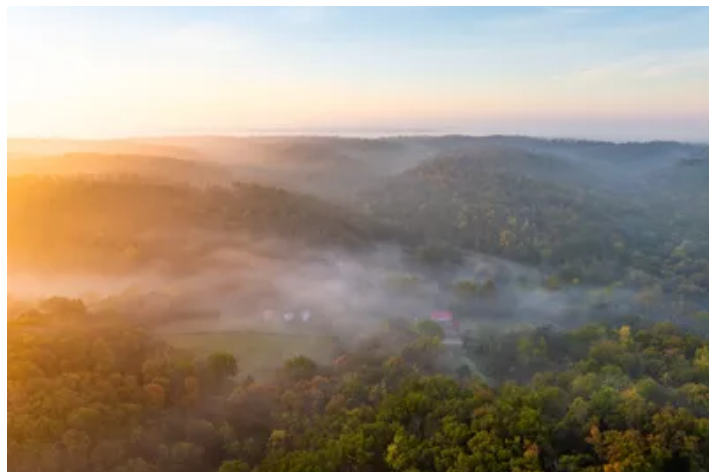
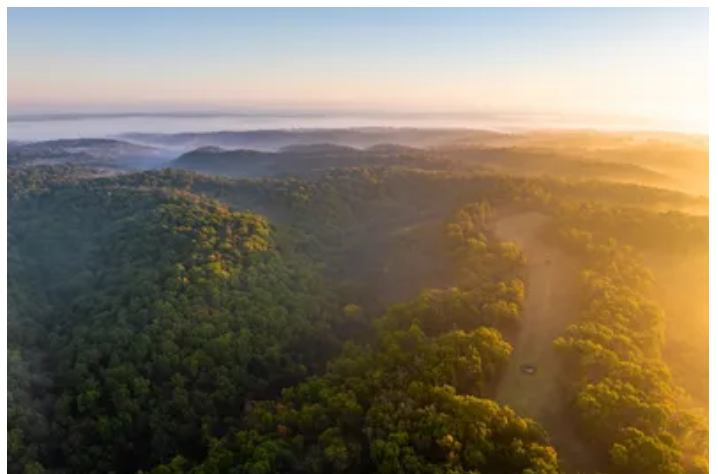
1,005

Price

\$8,889,999

Property Website

<https://arrowheadlandcompany.com/property/deer-creek-legacy-farm-benton-arkansas/93313/>

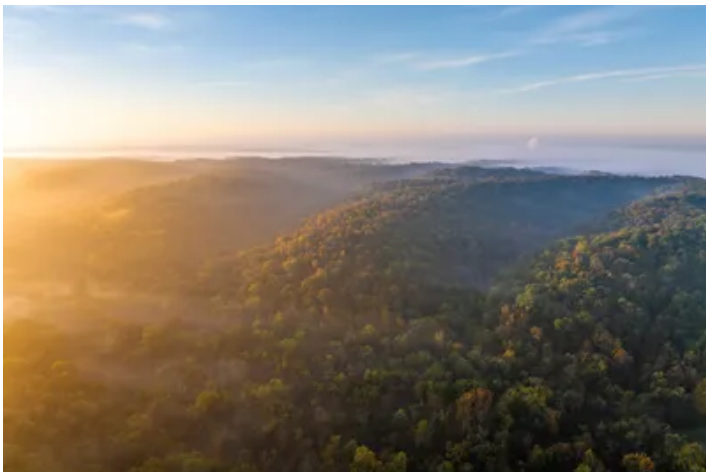


PROPERTY DESCRIPTION

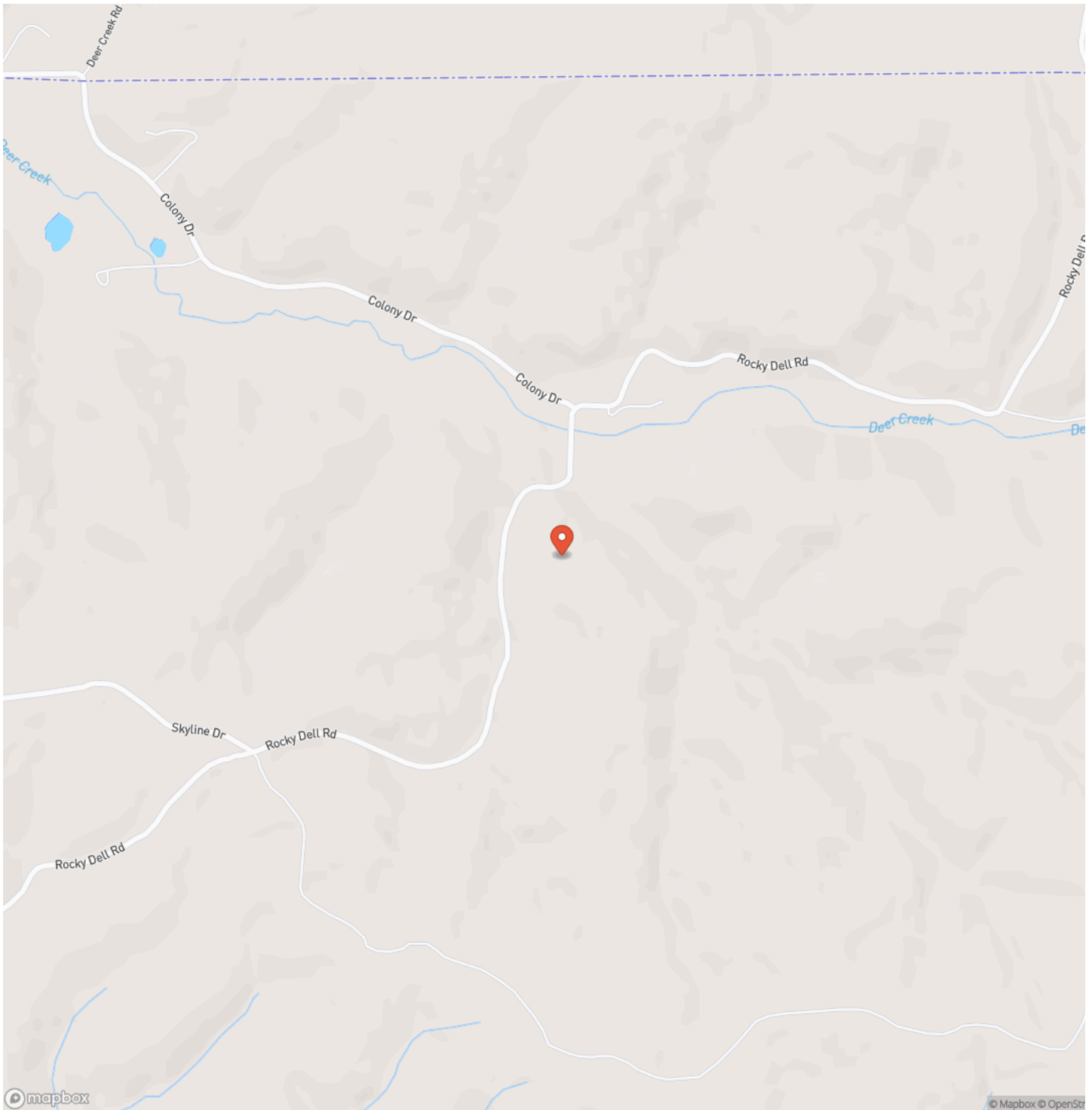
Introducing the Deer Creek Legacy Farm, a truly extraordinary 1,005 +/- acre property spanning through Benton County, Arkansas, and McDonald County, Missouri, offering one of the most exceptional hunting and recreational opportunities ever to hit the market in Northwest Arkansas! With 868 +/- acres in Arkansas and 137 +/- acres in Missouri, this rare multi-state farm has been carefully managed and curated for nearly two decades under the guidance of Dr. Grant Woods and the Arkansas Deer Management Assistance Program. For 17 years, it has operated under a strict Quality Deer Management philosophy and archery-only hunting program, producing an incredible population of trophy whitetail deer and thriving wild turkey. The land itself is a beautiful mix of ridges, ravines, and rolling hardwood timber featuring mature white oaks, red oaks, and walnuts, all connected by an extensive trail system that provides access throughout the property. With 32 +/- acres of established food plots, 70 +/- acres of early successional bedding cover, and numerous blinds, stands, and feeders in place, every element of this property has been designed to create the ultimate hunting experience! Improvements include an 800 +/- square foot fully furnished cabin with its own water well, ensuring a nice place to stay! There is also a 35x50 shop with a full kitchen, bunk room, and bathroom, a 20x20 skinning shed complete with a stainless steel sink and 6x8 walk-in cooler, a classic 25x45 A-frame barn, and an older single-wide trailer. The property also features four full RV hookups with 50-amp service and is beautifully maintained with Travy12 pipe gates at key entrances and roadways. As one of the last large "big timber" tracts in the region, Deer Creek Legacy Farm is bordered by three neighboring landowners who collectively control 6,800 +/- acres of land that will never be developed, ensuring long-term privacy and unmatched habitat quality. In addition to all the features this property has, there are numerous unique rock structures with springs that adds to the rarity of all the farm has to offer. Despite its seclusion, the farm is just 1.5 +/- miles from the new I-549 Bella Vista Bypass and less than 20 +/- miles from downtown Bentonville. Deer Creek Legacy Farm is a once-in-a-lifetime opportunity for anyone seeking a premier hunting property. The caliber of this farm is unmatched! Whether you are looking to chase big whitetails or gobbling turkeys through the hardwood timber, the Deer Creek Legacy Farm is suited to provide you with the ultimate hunting experience! Blinds, stands, feeders and corn silo are negotiable; qualified and pre-approved buyers may contact the listing agent for detailed maps, management records, and trail camera history. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels at [\(479\) 438-2034](tel:4794382034). Since the property is located in both Arkansas and Missouri, separate contracts will be used for each parcel. Representation for the Arkansas portion is provided by Jay Cassels. The Missouri portion will be handled by Shea Miller.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

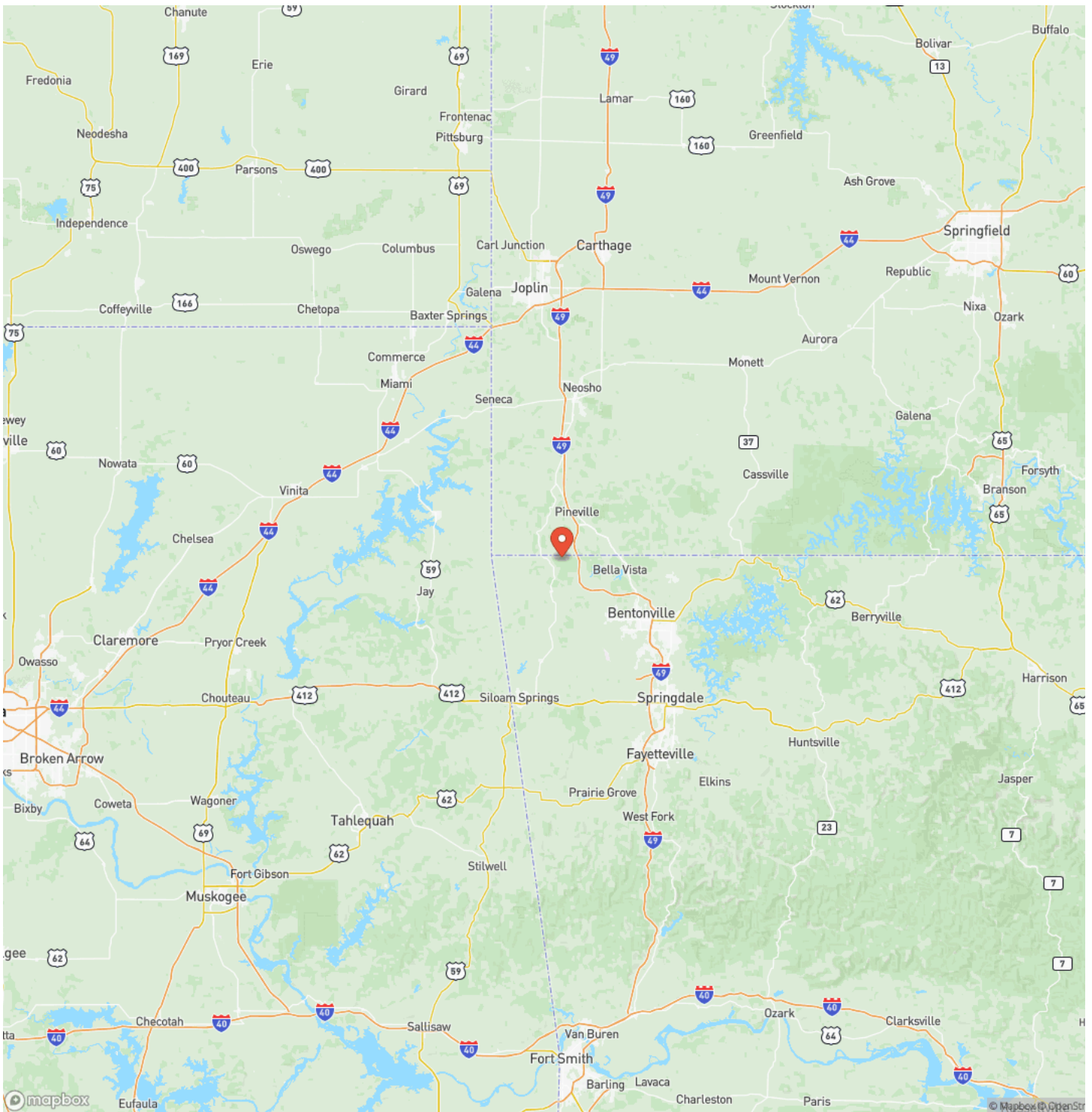
Deer Creek Legacy Farm
Sulphur Springs, AR / Benton County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

Checotah, OK 74426

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://arrowheadlandcompany.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

