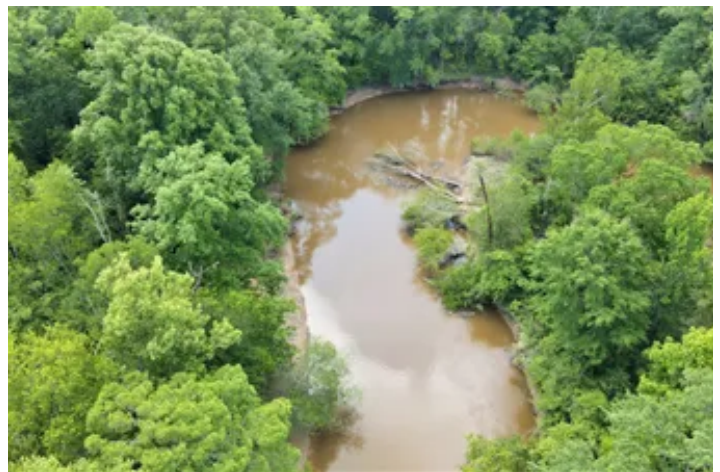


Equity Ownership In Big Island Land & Timber Hunting Club
00 Highway 67
Sheridan, AR 72150

\$120,000
7,160± Acres
Grant County



Equity Ownership In Big Island Land & Timber Hunting Club Sheridan, AR / Grant County

SUMMARY

Address

00 Highway 67

City, State Zip

Sheridan, AR 72150

County

Grant County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

34.140122 / -92.409218

Acreage

7,160

Price

\$120,000

Property Website

<https://arkansaslandforsale.com/property/equity-ownership-in-big-island-land-timber-hunting-club-grant-arkansas/65900/>



MORE INFO ONLINE:

ArkansasLandForSale.com



Equity Ownership In Big Island Land & Timber Hunting Club Sheridan, AR / Grant County

PROPERTY DESCRIPTION

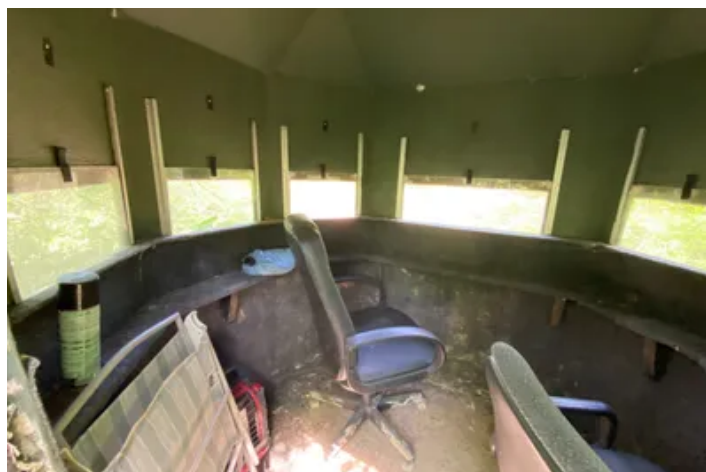
If you want to be an owner in a property that requires very little input from you both in regards to labor and costs, while having access to over 7,100 acres you have found your place. This opportunity is for share of ownership into Big Island Land & Timber which is a well managed hunting club in the Saline River bottoms of Grant County, Arkansas. This is truly a year-round retreat for you and your family as you have access to deer, turkey, and duck hunting during the Winter and Spring with all of the water activities you could want during the Summer as the Saline River runs through the heart of this club. The annual costs to the owner is minimal at only \$900/year which covers the owners portion of property taxes (remember you are an owner, NOT just a lease member), road maintenance, and annual food plot preparation. The only requirement of the owner is to seed and cover your own food plot which means there is no need for you to tie up a lot of money in tractors and other equipment. The deer hunting is heavily managed and there is an existing box blind at the deer hunting location included in this purchase. While there are designated deer hunting spots within the conveyance, there is community property that can also be hunted by members meaning you are not stuck to just one spot if you are willing to study the maps and do a little work to find additional areas. The turkey hunting and deer hunting are wide open and you can hunt openly across the entire 7,100 + acre holding. For only \$5,000 more there is a lot available within the lodging area of the club where you could either put a camper, built a cabin, etc. For more information contact Kevin Keen at (870)215-1185.

MORE INFO ONLINE:

ArkansasLandForSale.com



Equity Ownership In Big Island Land & Timber Hunting Club
Sheridan, AR / Grant County



Locator Map



Locator Map



Satellite Map



Equity Ownership In Big Island Land & Timber Hunting Club Sheridan, AR / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kevin@arkansas.land

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES

[illegible]

MORE INFO ONLINE:

ArkansasLandForSale.com

This image shows a blank sheet of white paper with horizontal 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.



Arkansas Land Company
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

