

1062 +/- acres on Departee Creek
Bradford, AR 72020

\$3,876,300
1,062± Acres
Jackson County



**1062 +/- acres on Departee Creek
Bradford, AR / Jackson County**

SUMMARY

City, State Zip

Bradford, AR 72020

County

Jackson County

Type

Hunting Land, Farms

Latitude / Longitude

35.511588 / -91.378553

Taxes (Annually)

4957

Acreage

1,062

Price

\$3,876,300

Property Website

<https://arkansaslandforsale.com/property/1062-acres-on-departee-creek-jackson-arkansas/50843/>



MORE INFO ONLINE:

ArkansasLandForSale.com



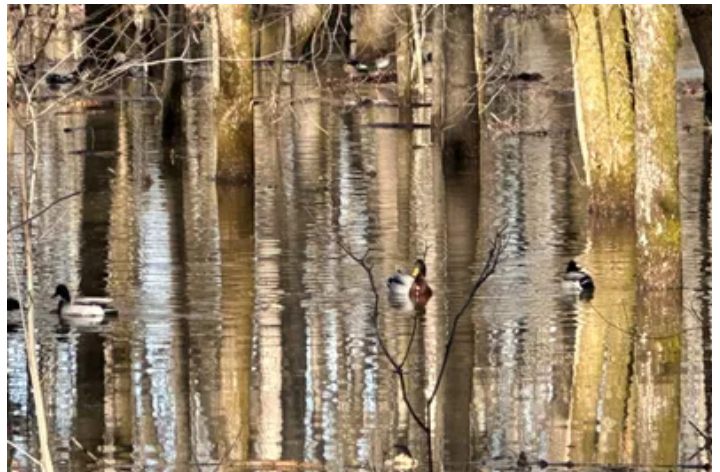
**1062 +/- acres on Departee Creek
Bradford, AR / Jackson County**

PROPERTY DESCRIPTION

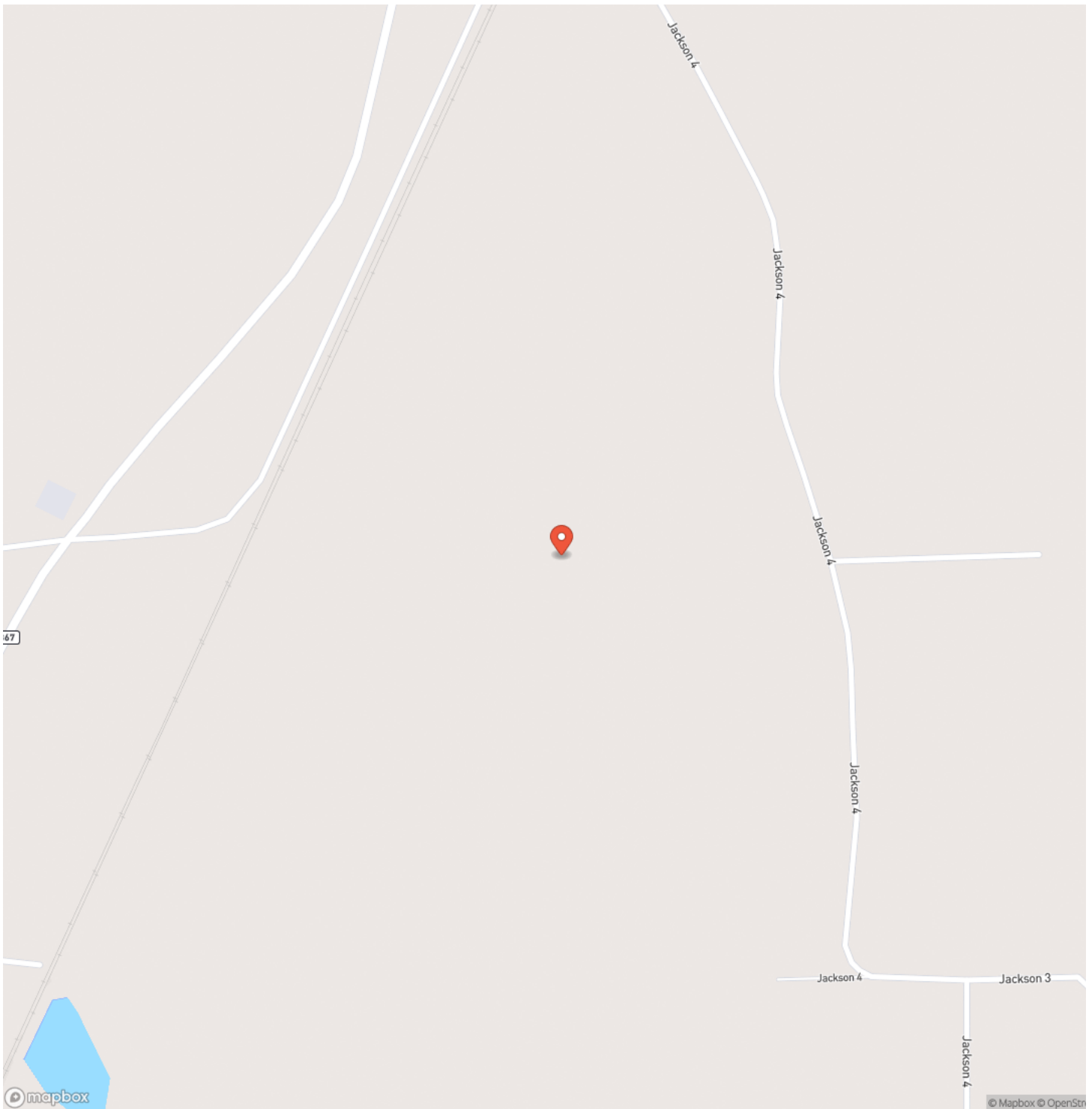
Nestled along the scenic White River just a few miles from Bradford, Arkansas, and conveniently located only an hour away from Little Rock, this expansive 1,062-acre property is an ideal haven for hunting enthusiasts. With its diverse terrain and habitats, it offers exceptional opportunities for deer, duck, and turkey hunting. Beyond its hunting potential, this property serves as a sustainable income source, with approximately 273 acres of farmland and 186 acres of Conservation Reserve Program (CRP) hardwoods, making it a versatile investment. Additionally, a portion of the acreage is dedicated to the Wetlands Reserve Program (WRP), featuring three moist soil units along the creek for waterfowl management. This unique property combines hunting, investment potential, diverse habitats, and easy accessibility, making it an exclusive opportunity worth exploring. For more details on this remarkable listing, please contact Listing Agent Lance Talbert at [501-951-3073](tel:501-951-3073) to schedule a tour..



1062 +/- acres on Departee Creek
Bradford, AR / Jackson County

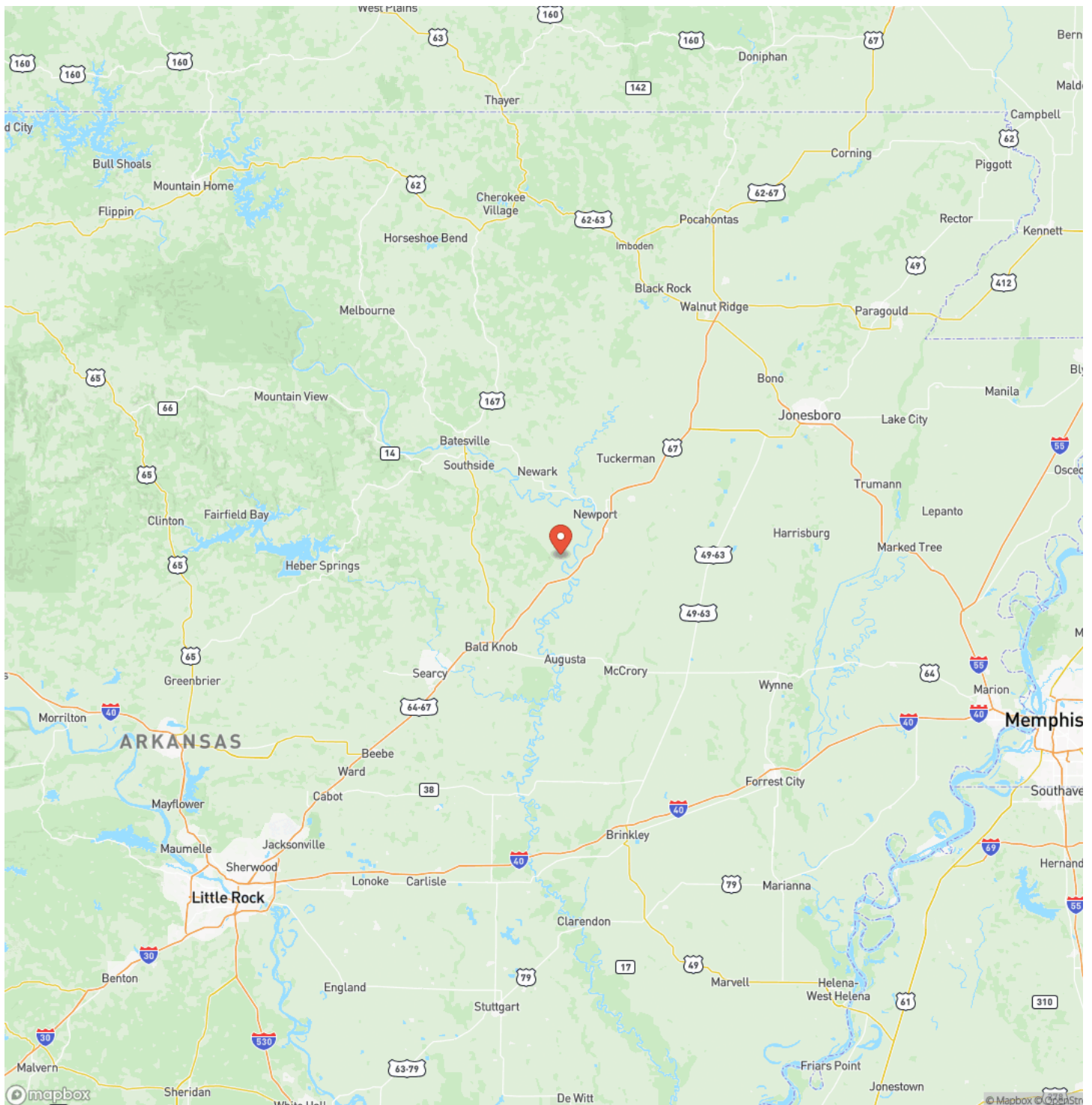


Locator Map



1062 +/- acres on Departee Creek
Bradford, AR / Jackson County

Locator Map



1062 +/- acres on Departee Creek
Bradford, AR / Jackson County

Satellite Map



MORE INFO ONLINE:

ArkansasLandForSale.com



**1062 +/- acres on Departee Creek
Bradford, AR / Jackson County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Talbert

Mobile

(501) 951-3073

Email

lance@arkansas.land

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MORE INFO ONLINE:

ArkansasLandForSale.com

[illegible]

MORE INFO ONLINE:
ArkansasLandForSale.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.



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

