

80+/- Acre Duck and Deer hunting tract with House
284 SFC 120
Forrest City, AR 72335

\$460,000
80± Acres
St. Francis County



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Forrest City, AR / St. Francis County

SUMMARY

Address

284 SFC 120

City, State Zip

Forrest City, AR 72335

County

St. Francis County

Type

Hunting Land

Latitude / Longitude

35.066613 / -90.892279

Taxes (Annually)

727

Dwelling Square Feet

960

Bedrooms / Bathrooms

3 / 1.5

Acreage

80

Price

\$460,000

Property Website

<https://arkansaslandforsale.com/property/80-acre-duck-and-deer-hunting-tract-with-house-st-francis-arkansas/52071/>



MORE INFO ONLINE:

[ArkansasLandForSale.com](https://arkansaslandforsale.com)



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PROPERTY DESCRIPTION

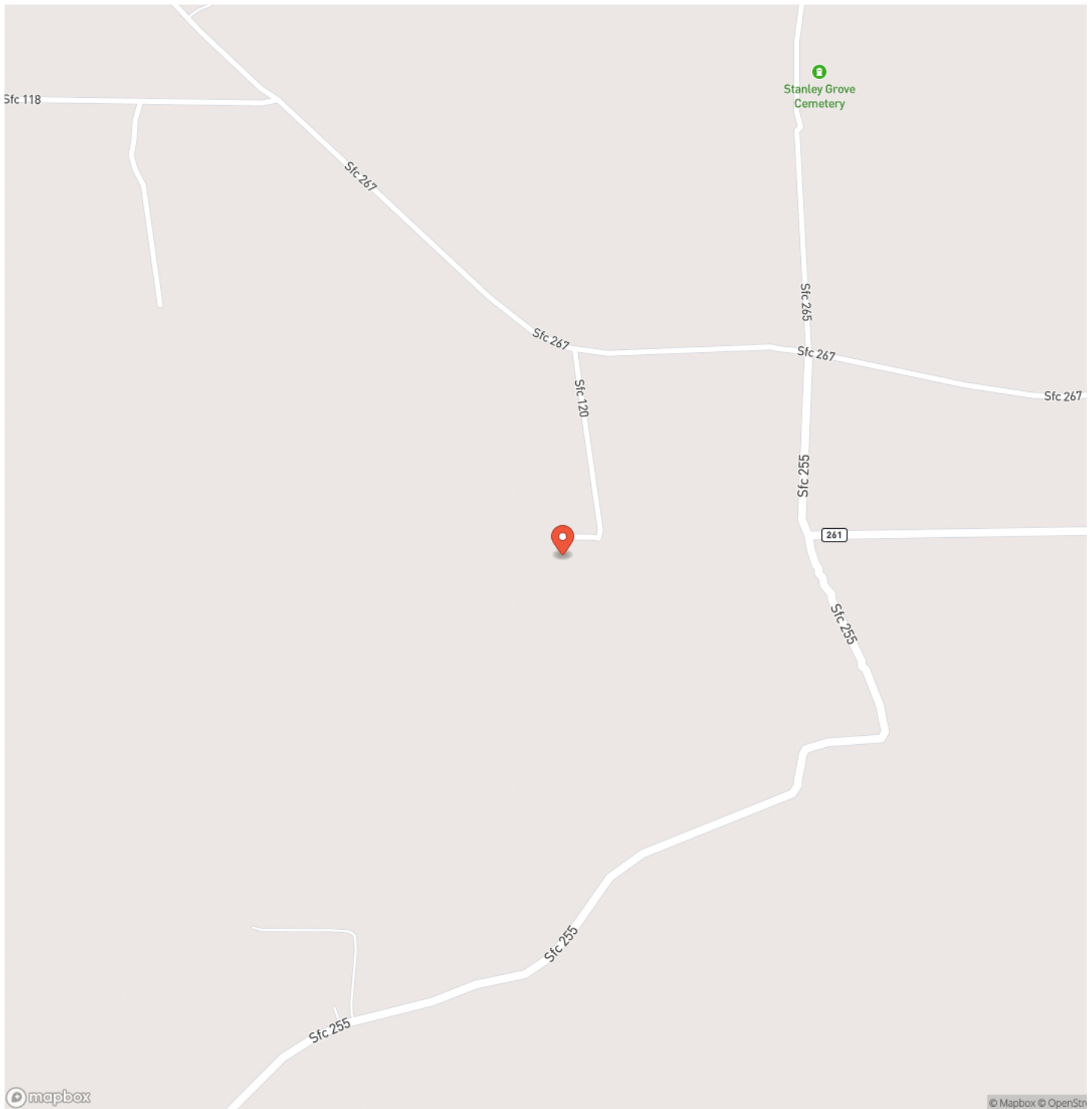
Nestled on First Creek near Palistine, Arkansas, this 80-acre tract offers an unparalleled blend of hunting and homestead living. The property is a hunter's paradise, providing opportunities for both deer and duck hunting, with the added bonus of frequently spotting deer right outside the back window. It comes fully equipped with essential tools including a 60-horsepower tractor, rotary cutter, tiller, Argo, and zero-turn mower, ensuring seamless land management and recreational pursuits. Additionally, the property generates just under \$5,000 in income from CRP each year, which can help offset future management costs or utilities. Renovated to perfection, the 960+/- sqft, 3 bedroom, 1.5 bath home boasts modern comforts throughout, including a backup Generac system and storm shelter for added safety. Whether seeking adventure in the wilderness or serene moments in the comfort of home, this property presents an ideal retreat for the whole family. To schedule a tour, please contact Lance Talbert at [501-951-3073](tel:501-951-3073).



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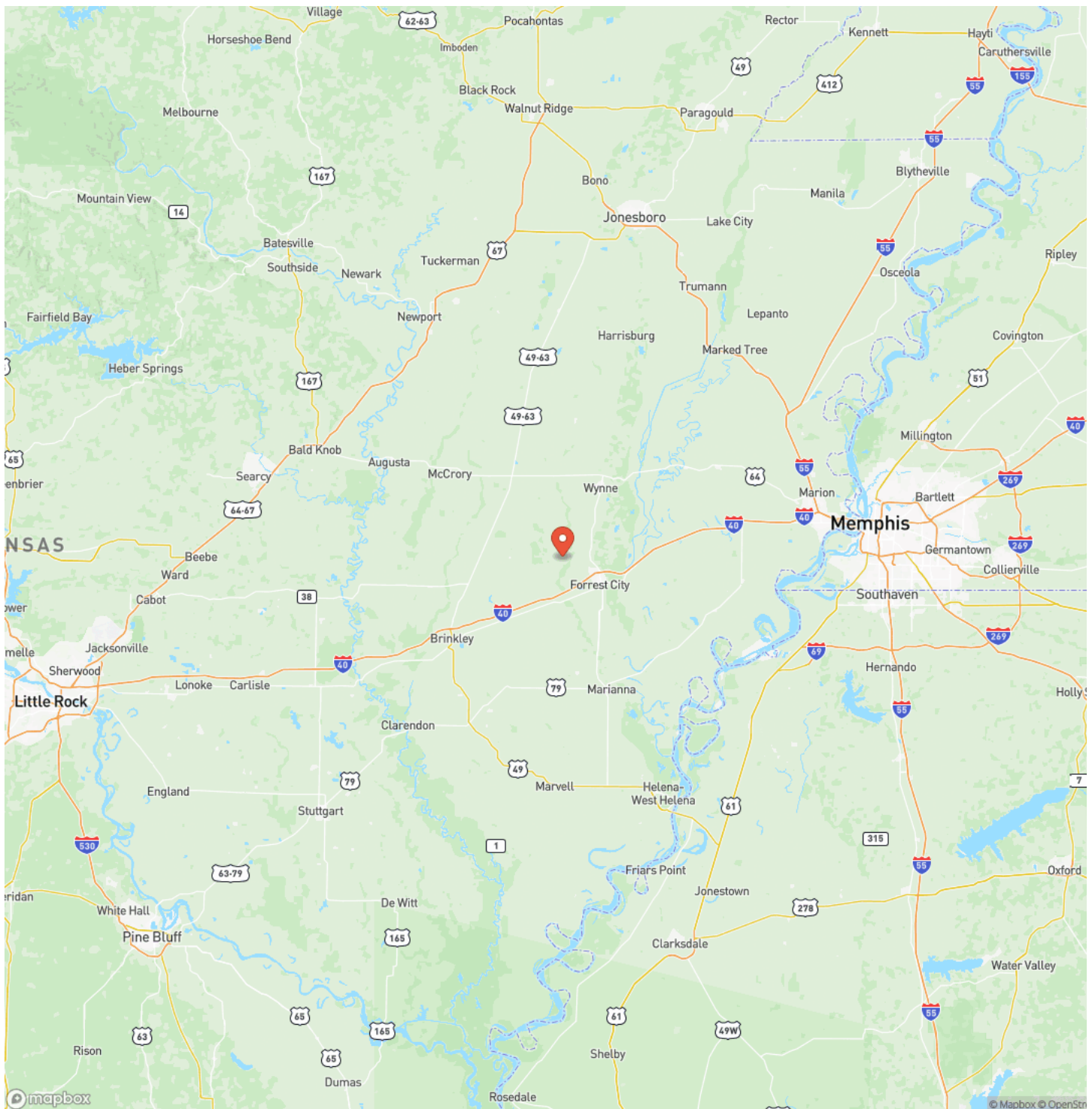


Locator Map



80+/- Acre Duck and Deer hunting tract with House Forrest City, AR / St. Francis County

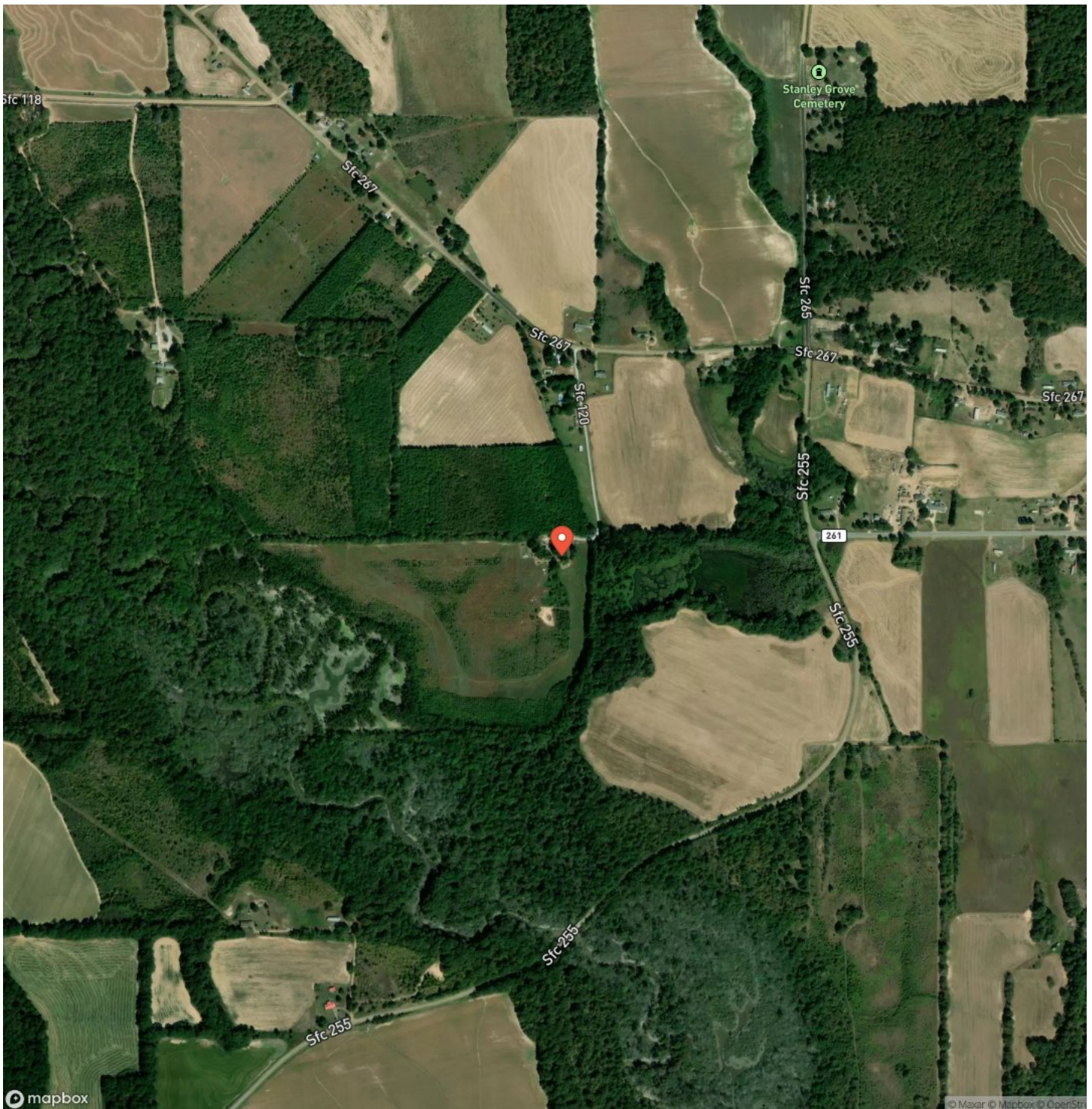
Locator Map



MORE INFO ONLINE:

ArkansasLandForSale.com

Satellite Map



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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

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MORE INFO ONLINE:
ArkansasLandForSale.com

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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(501) 604-4565
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