

Cadron Bottoms
00 Shawbridge Rd.
Conway, AR 72007

\$7,050,000
2,000± Acres
Conway County



Cadron Bottoms
Conway, AR / Conway County

SUMMARY

Address

00 Shawbridge Rd. null

City, State Zip

Conway, AR 72007

County

Conway County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

35.196351 / -92.530666

Acreage

2,000

Price

\$7,050,000

Property Website

<https://arkansaslandforsale.com/property/cadron-bottoms/conway/arkansas/108497/>

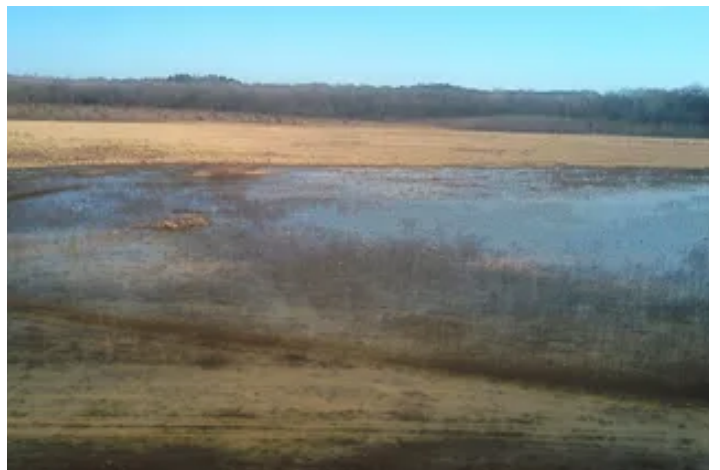


PROPERTY DESCRIPTION

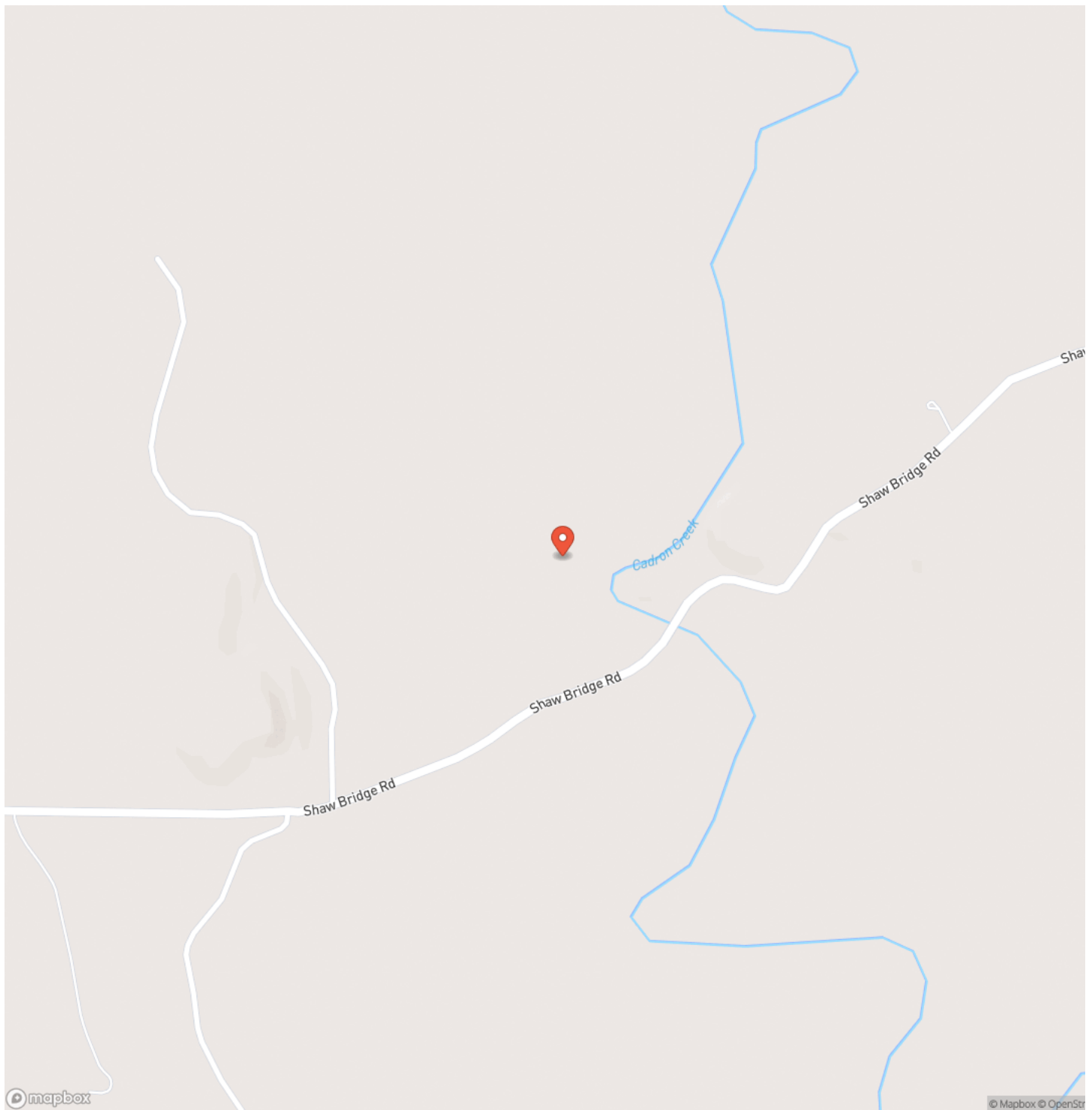
This approximately 2,000-acre property is a rare opportunity to own a large, contiguous recreational tract in Arkansas. A unique blend of upland and bottomland habitat, it features creeks, ponds, wetlands, hardwood stands, and miles of interior trails-an ideal setting for waterfowl, deer, quail, and turkey. The landscape's natural diversity creates travel corridors, loafing areas, and bedding cover that support strong wildlife populations while offering an attractive backdrop for year-round enjoyment. The property participates in a conservation mitigation program similar in spirit to WRE and CRP, yet it offers notable flexibility in regard to management. Landowners collaborate directly with the conservation stewards on the design and placement of future food plots, allowing habitat improvements to be tailored to specific management goals. Importantly, timber harvests are permitted in the upland areas, and all timber revenue from those uplands accrues to the landowner-an uncommon financial upside for a primarily recreational asset. Large, unfragmented properties with this level of habitat variety and management latitude are increasingly rare in Arkansas. Here, thoughtful conservation and active management converge to support long-term recreational value with meaningful future financial benefits. Pictures don't capture the scale, diversity, and potential of this place. We invite you to come ride the trails with us and see everything this property has to offer.



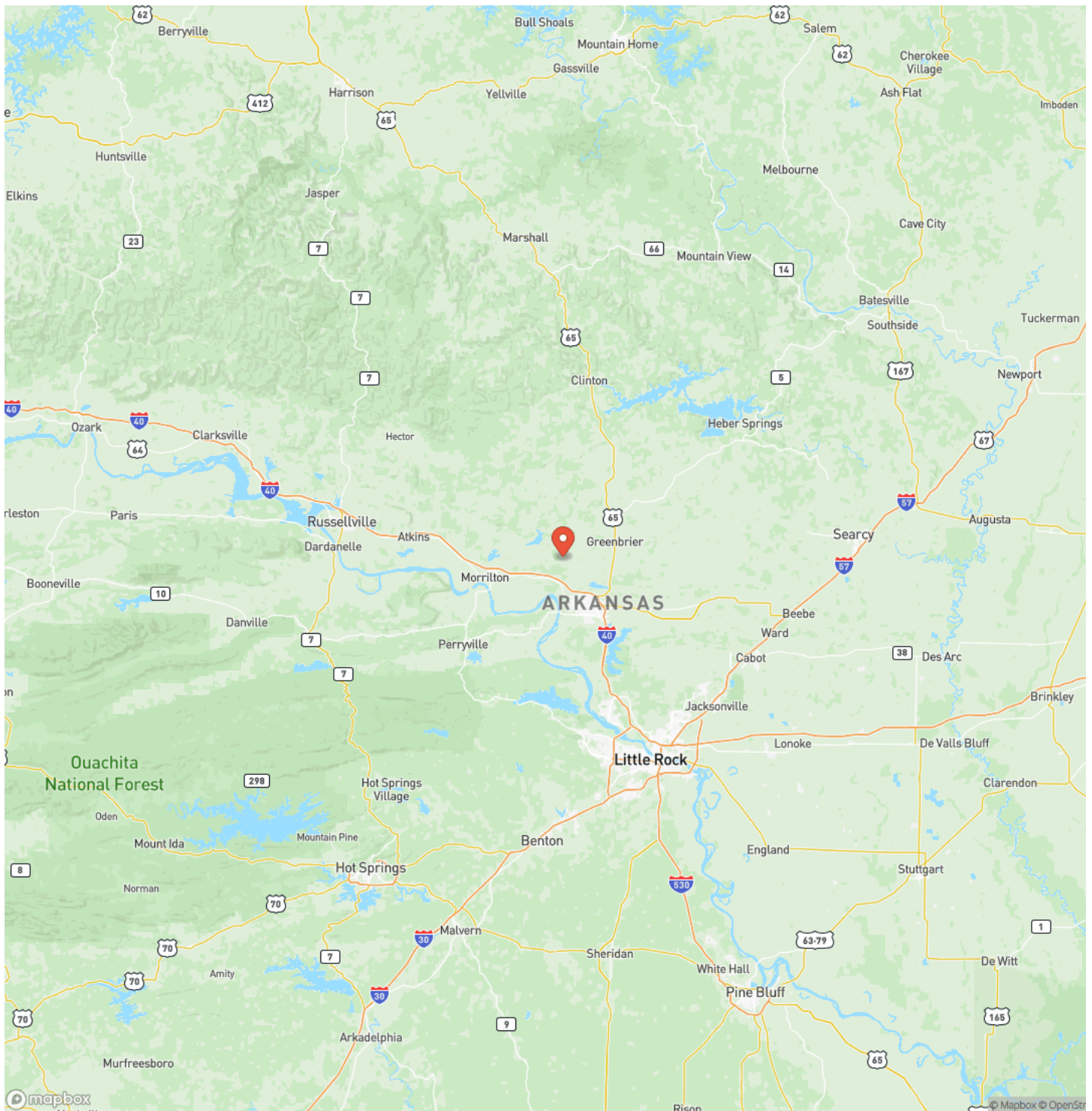
Cadron Bottoms
Conway, AR / Conway County



Locator Map



Locator Map



Satellite Map



Cadron Bottoms
Conway, AR / Conway 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

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.

MORE INFO ONLINE:

<https://arkansaslandforsale.com/>

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<https://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.



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North Little Rock, AR 72114
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