

**The Ridges**  
Nubbin Ridge Road  
Ravenden Springs, AR 72460

**\$399,000**  
146± Acres  
Randolph County



**The Ridges**  
**Ravenden Springs, AR / Randolph County**

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**SUMMARY**

**Address**

Nubbin Ridge Road

**City, State Zip**

Ravenden Springs, AR 72460

**County**

Randolph County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

36.402402 / -91.232811

**Acreage**

146

**Price**

\$399,000

**Property Website**

<https://habitatlandcompany.com/property/the-ridges-randolph-arkansas/96995/>





## **The Ridges**

### **Ravenden Springs, AR / Randolph County**

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#### **PROPERTY DESCRIPTION**

This solid hardwood timber tract offers an opportunity to own a recreational property with upside in the heart of quality deer and turkey country. This tract features an internal road system, allowing easy access throughout the property for hunting, habitat work, and future improvements.

Comprised primarily of mature hardwoods, the tract provides excellent natural cover, travel corridors, and habitat for wildlife. Deer and turkey are abundant, making this a proven hunting property with the bones already in place.

With gravel road frontage and electric available, the property is well suited for a variety of uses. Whether you envision a hunting cabin, camper setup, or future lodge, the access and utilities make the dream of owning a hunting camp reality. The land also offers multiple locations ideal for food plots, stand sites, while allowing the next owner to tailor the property to their specific hunting style and management goals.

This is the kind of property you can start hunting immediately, yet still improve over time-shaping it into a true hunting tract. If you're looking for a hardwood timber property with great access, strong wildlife potential, and the freedom to make it your own, this one checks all the boxes.

-Deer, turkey, bear and small game.

-Interior road system.

-Gravel road frontage with electric available.

-7 miles from Ravenden Springs, AR.

-50 miles from Jonesboro, AR.

-Zone 3 deer hunting regulations.

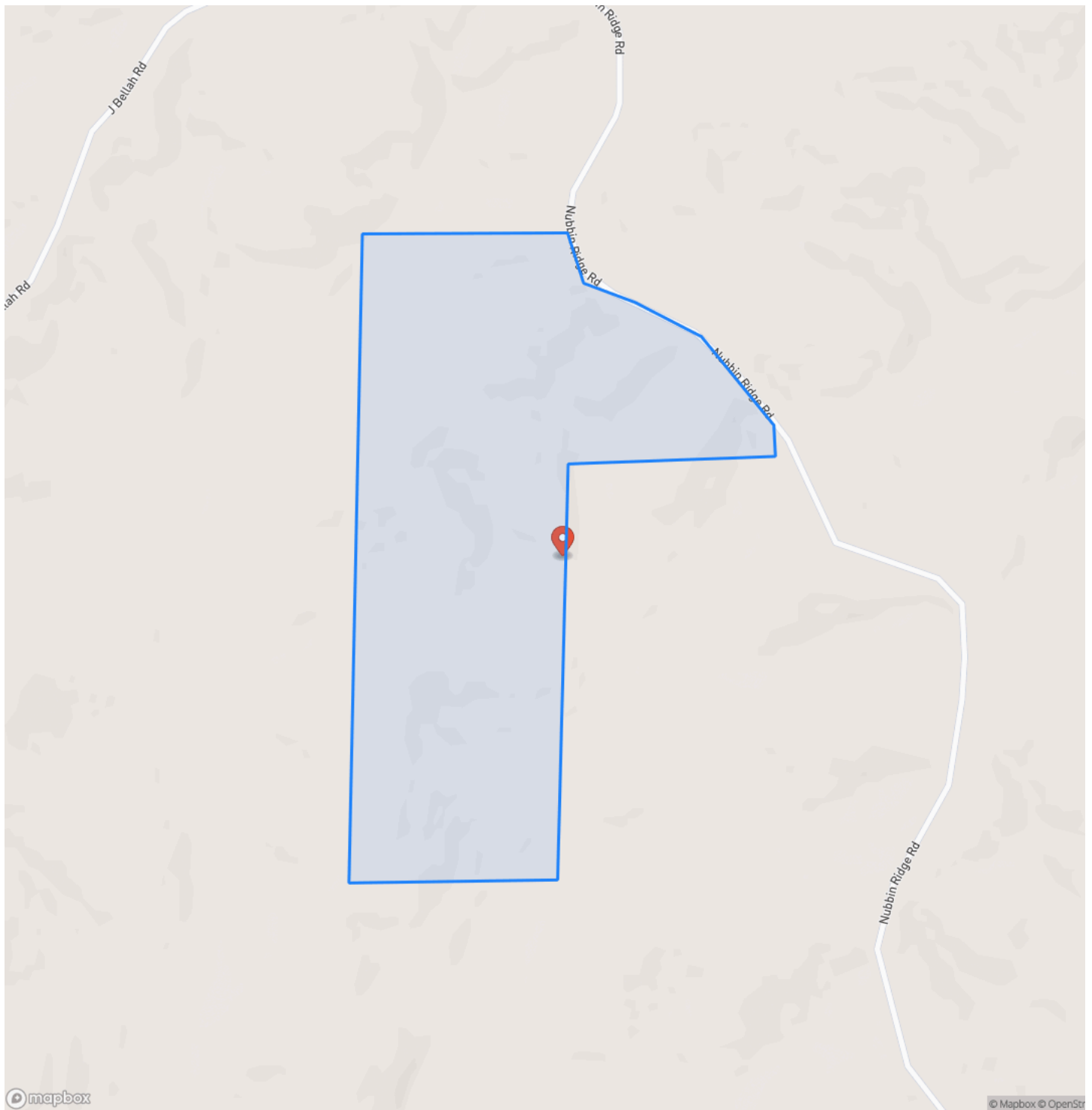


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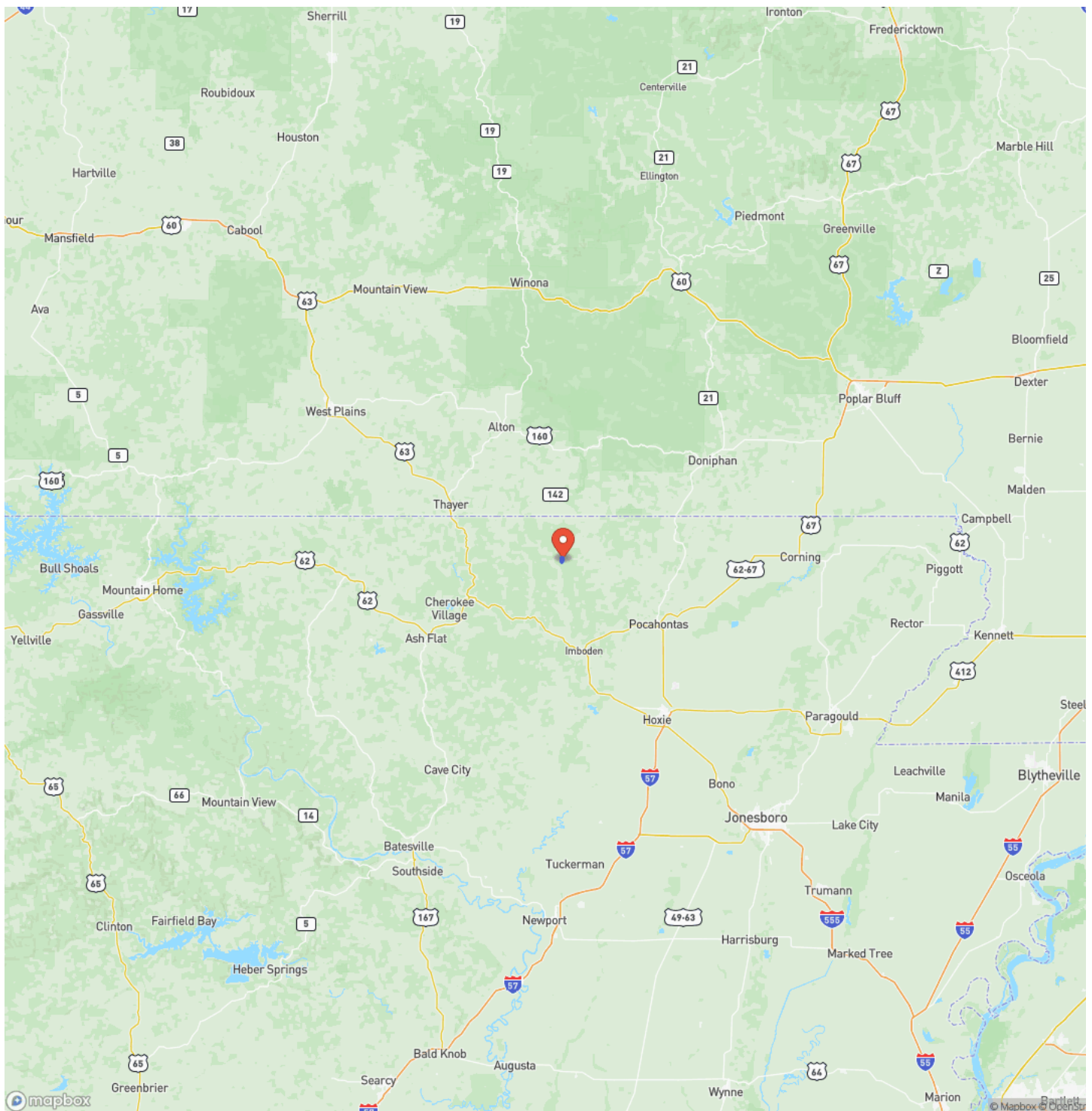


## Locator Map



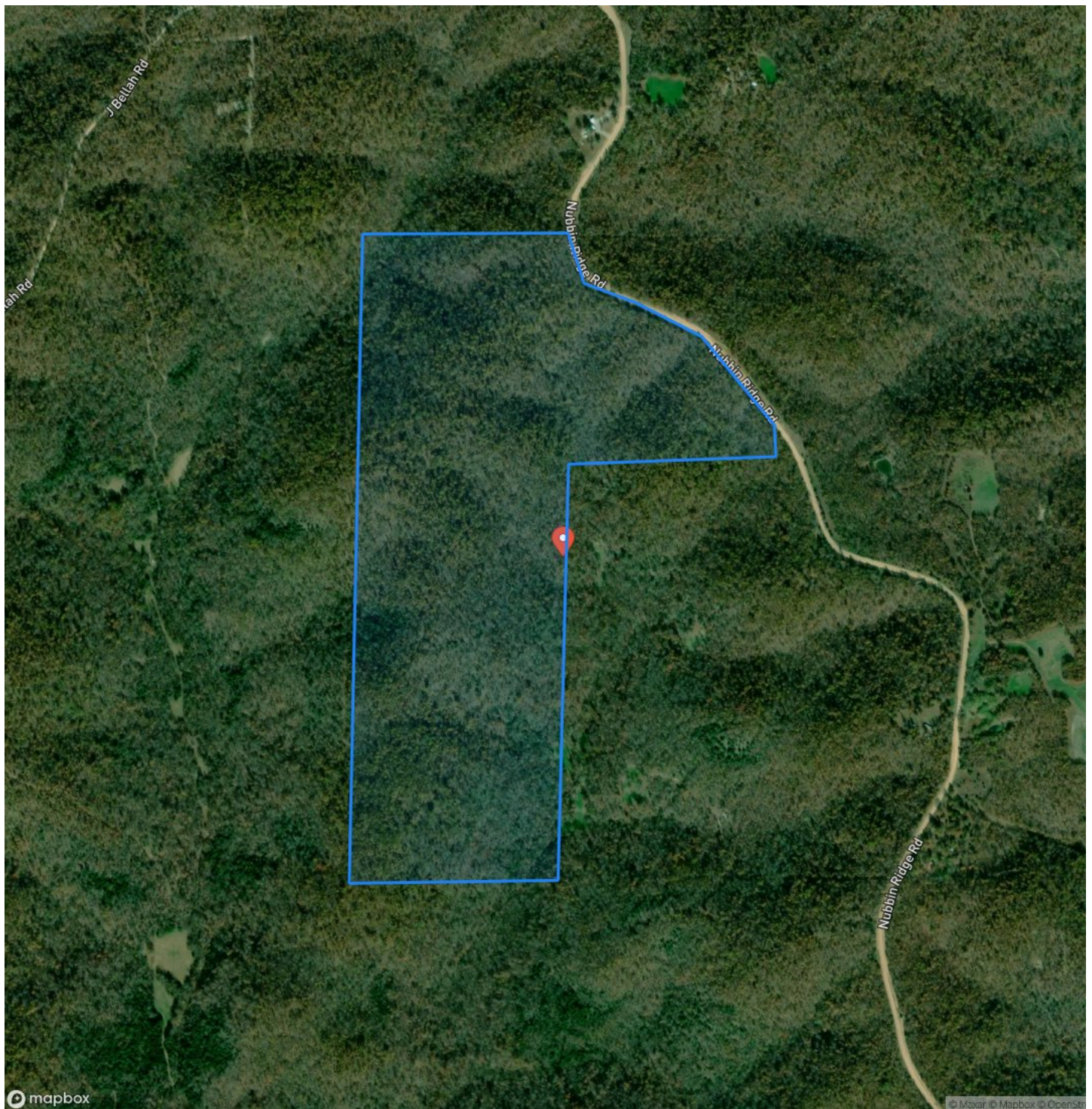


## Locator Map





## Satellite Map



## The Ridges

### Ravenden Springs, AR / Randolph County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Bennett

## Mobile

(870) 819-7306

## Email

chris@habitatlandcompany.com

### Address

City / State / Zip

## 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.



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**<https://www.habitatlandcompany.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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