

Sandtown Timber Camp
000 Sandtown Road
Cushman, AR 72526

\$295,000
155.800± Acres
Independence County



Sandtown Timber Camp
Cushman, AR / Independence County

SUMMARY

Address

000 Sandtown Road

City, State Zip

Cushman, AR 72526

County

Independence County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.899103 / -91.706532

Acreage

155.800

Price

\$295,000

Property Website

<https://habitatlandcompany.com/property/sandtown-timber-camp-independence-arkansas/92866/>



PROPERTY DESCRIPTION

Just north of Batesville, this affordable hunting property offers the perfect mix of seclusion, access, and habitat diversity. With paved road frontage and available utilities, it's ready for your dream cabin, hunting camp, or future homestead. A select timber harvest was completed on portions of the property, creating an incredible understory of habitat that's ideal for deer, turkey, and small game. The new growth and browse provide excellent wildlife cover, while mature hardwood stands remain throughout. The oak production has taken off since this was completed with the ground littered with acorns. An established internal road system makes navigating the tract simple—whether you're checking stands, managing habitat, or just exploring. The terrain offers a great balance of rolling ground and wooded ridges, making it both huntable and scenic. This is the idea tract for a variety of buyers, rather than be a person looking to build a home on acreage, a family just wanting a place to hunt and recreate, or an investor looking to expand a land portfolio.

This property checks all the boxes: great access, utilities, timber value, and proven hunting potential—all within easy driving distance of Batesville.

-Deer ,turkey, bear, small game.

-Water and electric with paved road frontage.

-Nice timber and incredible cover.

-Navigable road system

-Highline Right-of -Way easment.

-small cabin.

-gated entrance.

-Minutes from Cushman, AR.

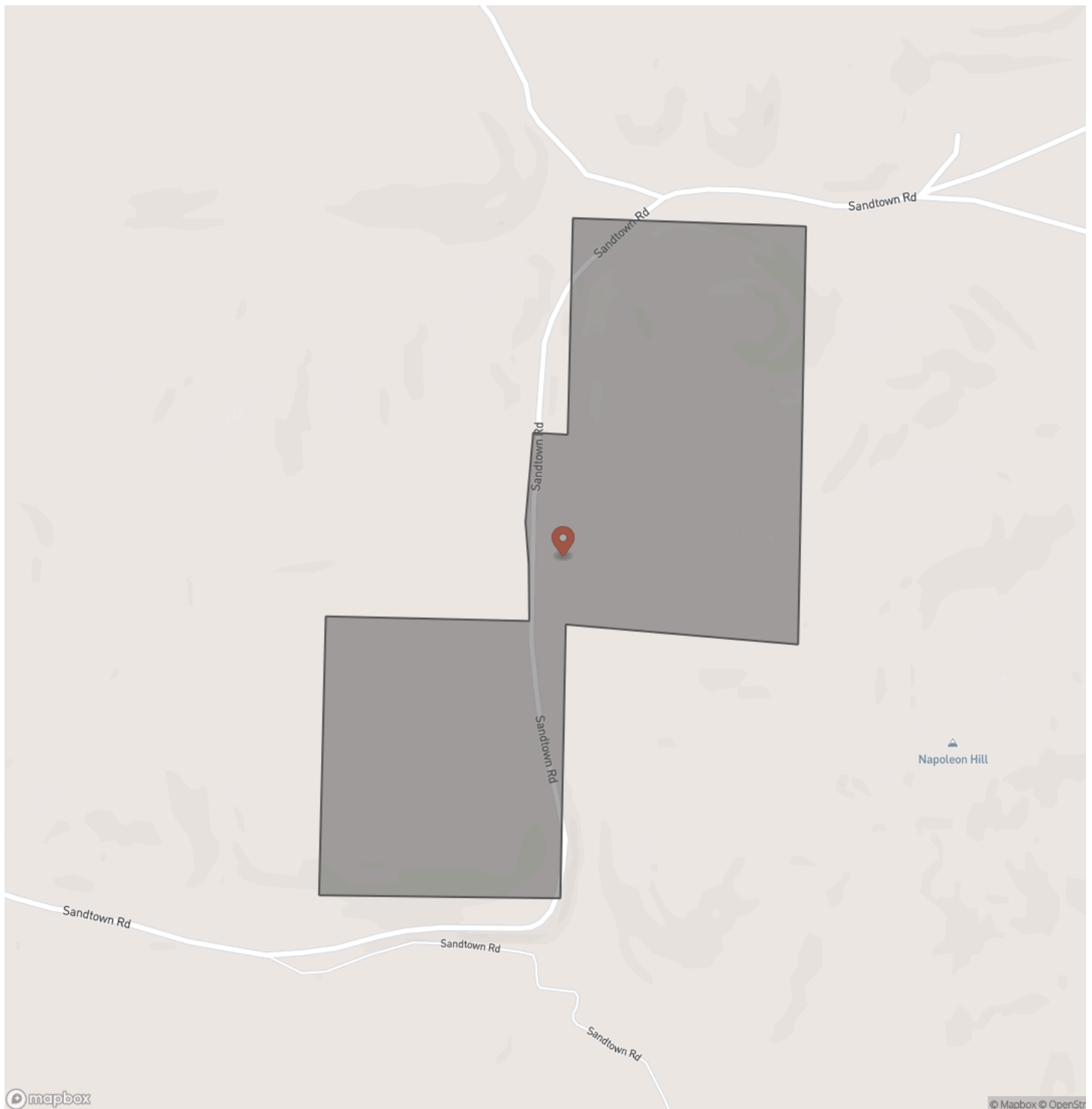
-8 miles from Batesville, AR.



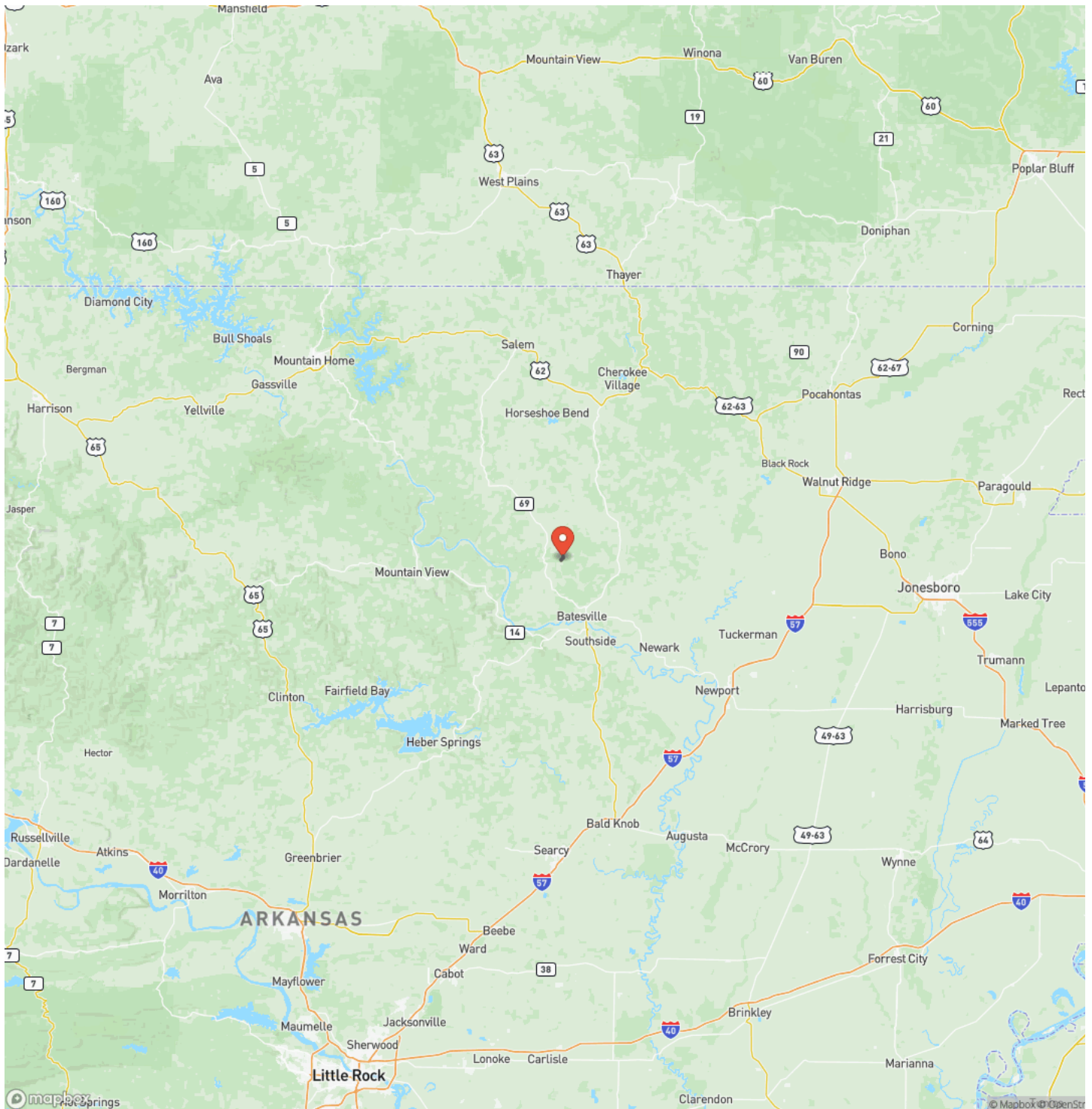
Sandtown Timber Camp
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Locator Map



Locator Map



Satellite Map



Sandtown Timber Camp
Cushman, AR / Independence County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

NOTES

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<https://www.habitatlandcompany.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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