

Departee Creek Ranch
1269 Blackland Road
Oil Trough, AR 72564

\$749,000
104.700± Acres
Independence County



Departee Creek Ranch
Oil Trough, AR / Independence County

SUMMARY

Address

1269 Blackland Road

City, State Zip

Oil Trough, AR 72564

County

Independence County

Type

Farms, Ranches, Horse Property, Hunting Land, Recreational Land,
Residential Property, Business Opportunity

Latitude / Longitude

35.592091 / -91.490038

Dwelling Square Feet

1665

Bedrooms / Bathrooms

3 / 2

Acreage

104.700

Price

\$749,000

Property Website

<https://habitatlandcompany.com/property/departee-creek-ranch-independence-arkansas/89636/>



Departee Creek Ranch Oil Trough, AR / Independence County

PROPERTY DESCRIPTION

Welcome to Departee Creek Ranch

Tucked away in tall pines just off Blackland Road, your new home at Departee Creek Ranch overlooks the beautiful Departee Creek bottomland. Imagine settling into a rocking chair on the porch with a warm cup of coffee and enjoying the serene surroundings.

This land offers endless potential for farming, ranching, recreation, or equestrian pursuits. The Departee Creek bottoms are teeming with wildlife year-round. The current landowners have spotted deer, turkey, and even mallard ducks, and you'll want to check the listing pictures for this season's buck potential. Large timber tracts to the south and east further enhance its status as a wildlife sanctuary. This is currently a mixed-use ranch, with owners historically running a cow-calf operation and reserving areas for hay production. They also enjoy evening horseback rides to check fences and count cattle. While fertile, Departee Creek can experience flash flooding, so it's recommended to keep cattle on the north side of the creek when storms are approaching.

The 3-bedroom, 2-bath home is situated on the highest elevation of the property, safely out of the floodplain. Finished with a mix of cedar, pine, cypress, and sheetrock, it offers a rustic feel with all the modern amenities. With propane appliances, you'll have comfort and warmth regardless of weather that may affect other utilities. Find your inner child when climbing the knotted rope into the unique 8x14 playroom. The master suite features an ensuite with a walk-in shower, cedar closet, soaker tub, and direct access to the laundry room. Built with simplicity and longevity in mind, the home features stained concrete floors for ease of maintenance. Despite its less than 1600 square feet, the excellent layout you will never feel cramped and if you enjoy outdoor entertaining the full-length porches on the front and rear of the house are a dream. The views are priceless, and the potential here is truly endless.

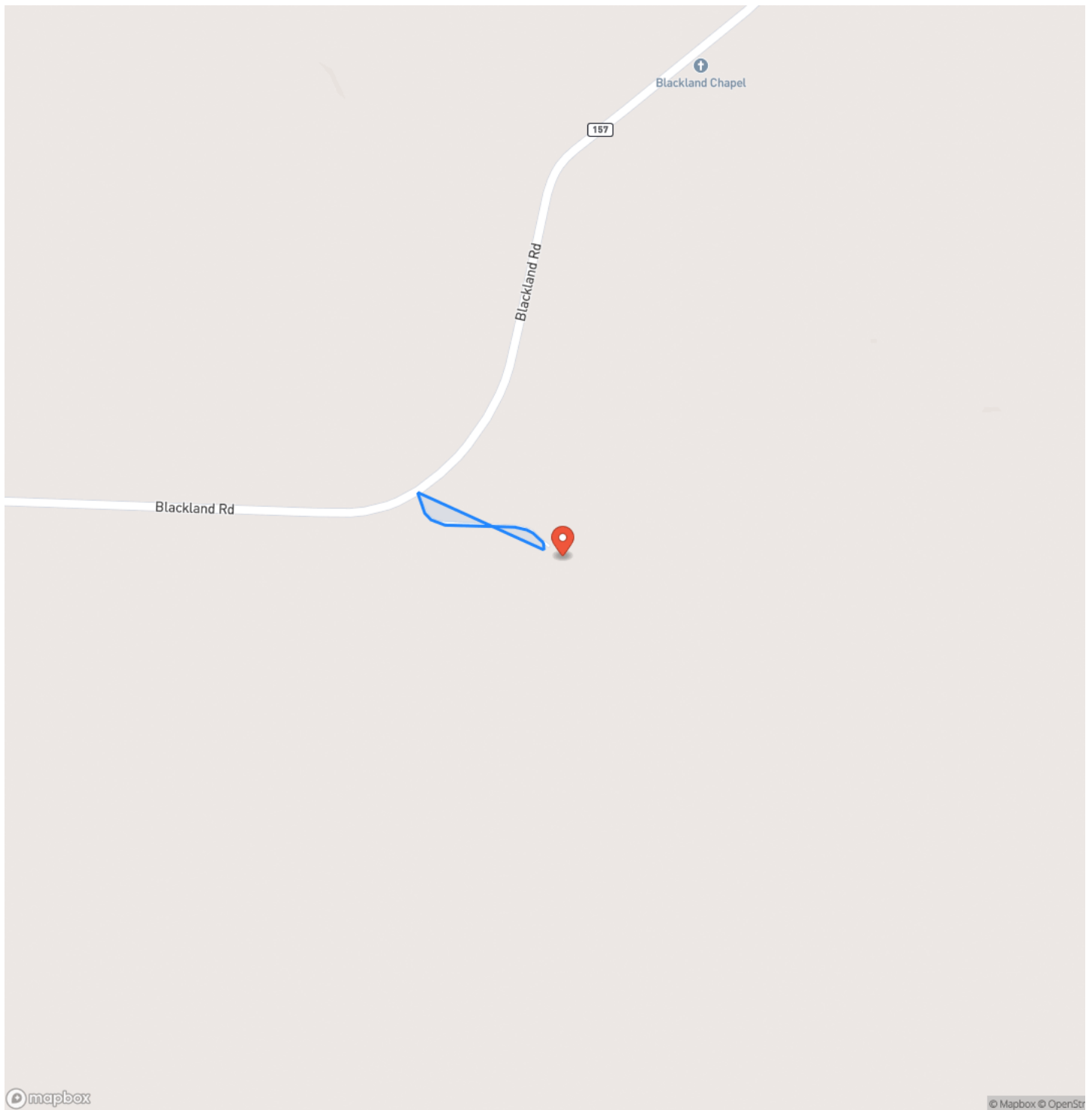
If you are in the market for a one-of-a-kind property, please give me a call today.



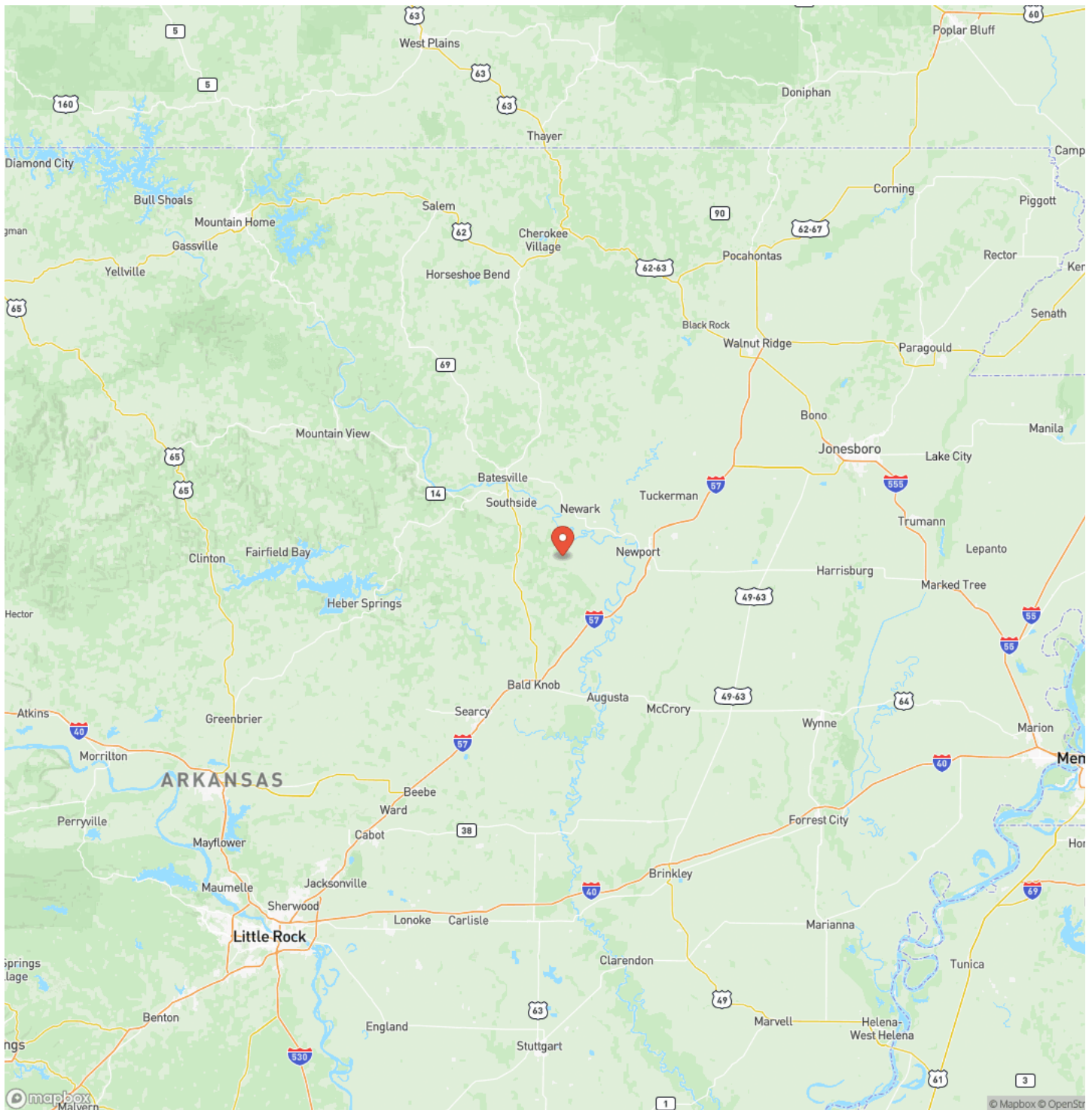
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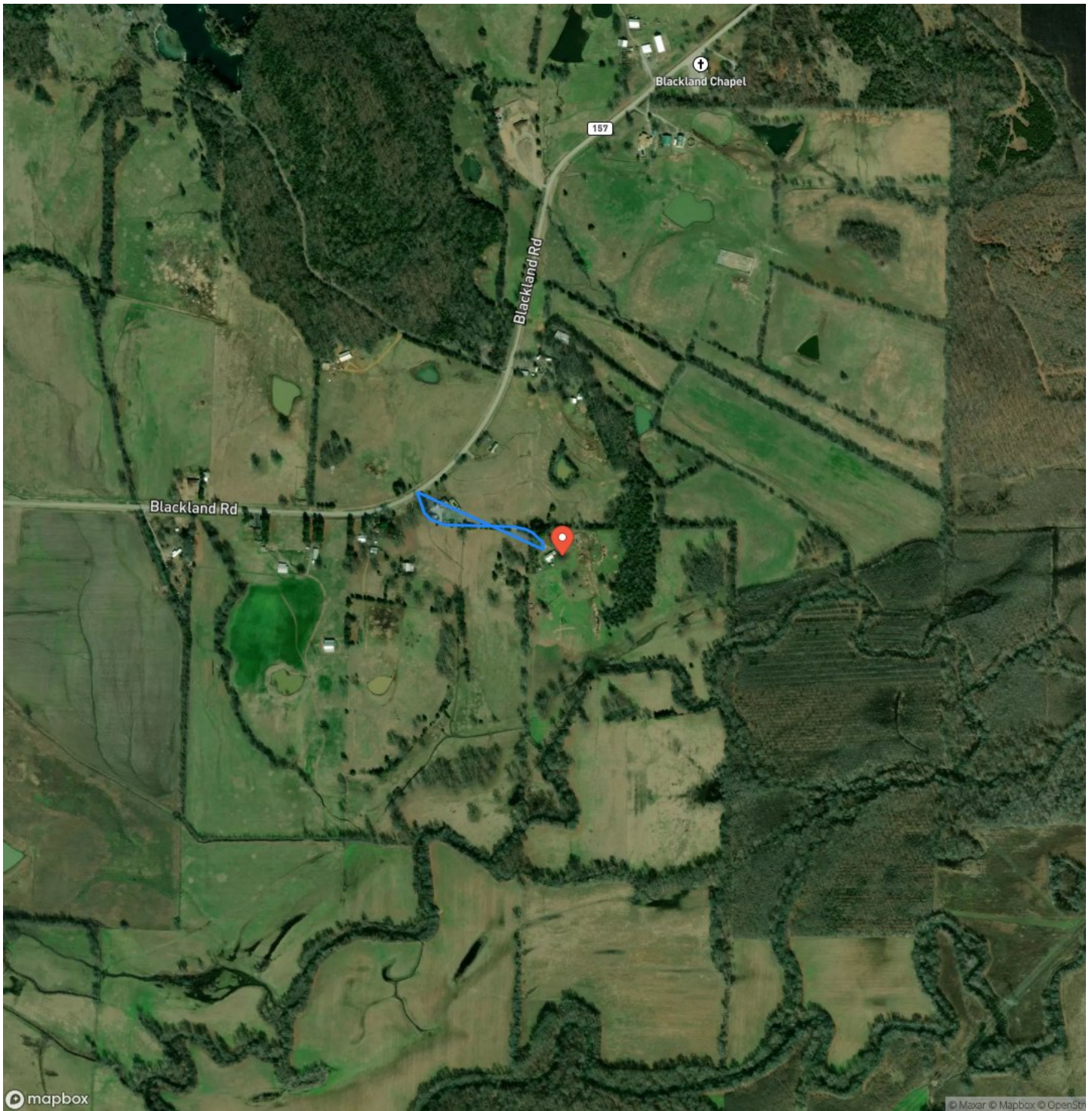
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Seth Davis

Mobile

(870) 217-3537

Email

seth@habitatlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



<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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

