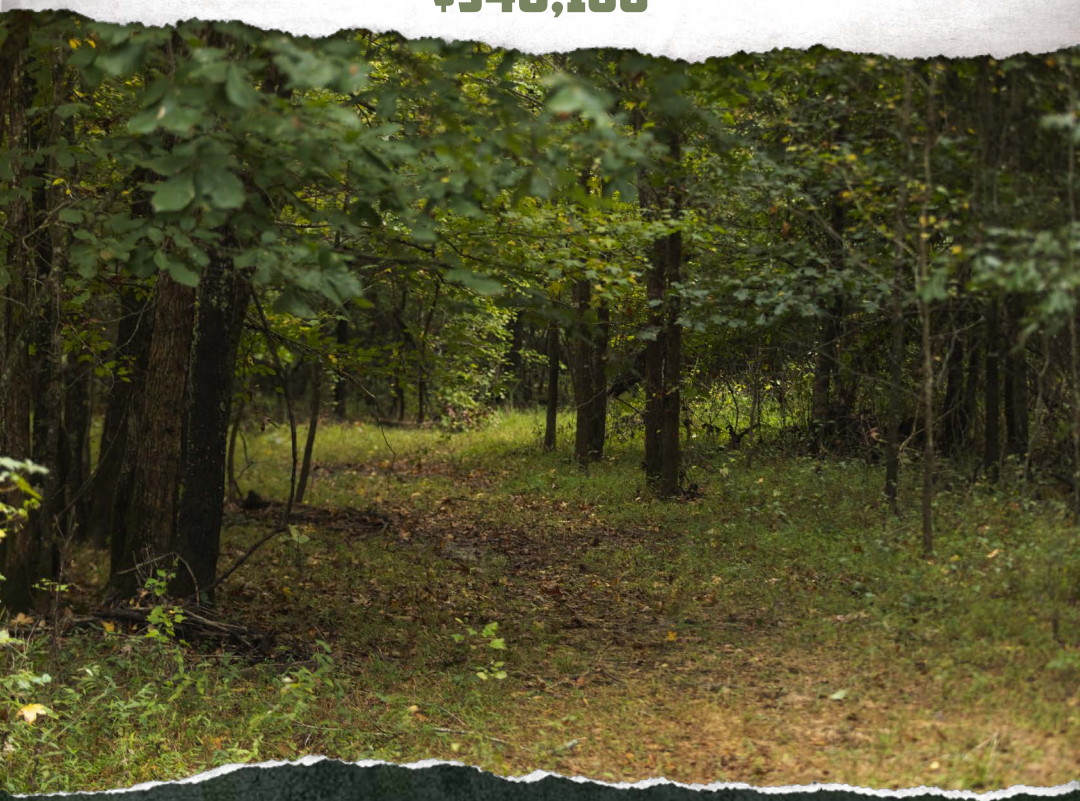
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

203± ACRES
GRANT COUNTY, AR
$548,100



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE GRANT 203

PROPERTY PROFILE

LOCATION:

- Tull, AR 72015
- Grant County
- 13.6± Miles S of Benton
- 17.6± Miles N of Jenkins Ferry State Park
- 18.3± Miles NW of Sheridan
- 25.3± Miles NE of Malvern
- 40.9± Miles S of Lake Maumelle
- 43.2± Miles NW of Pine Bluff
- 44.2± Miles E of Lake Hamilton
- 45.9± Miles SE of Hot Springs
- 51.3± Miles SW of the Little Rock Airport
- 54.5± Miles NE of DeGray Lake

COORDINATES:

- 34.41605, -92.60690

PROPERTY USE:

- Hunting
- Recreational
- Investment
- Timber
- Potential WRE Enrollment

PROPERTY INFORMATION:

- 203± Acres
- Trails Throughout
- Deer Blinds
- Multiple Creeks

TAX INFORMATION:

- Parcels: 001-06638-000, 001-06657-000
- TBD



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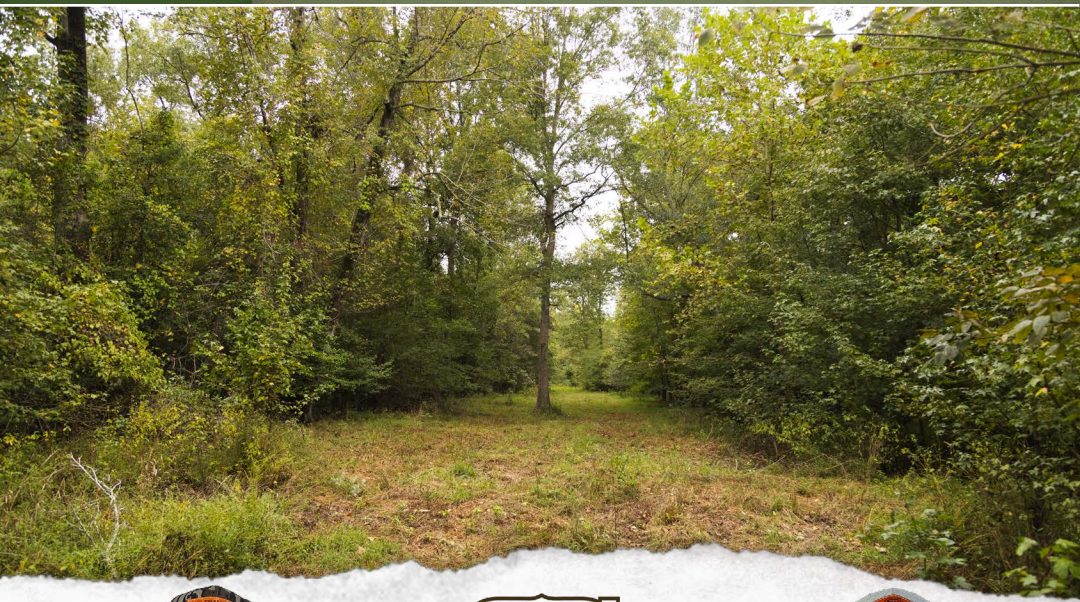
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WELCOME TO THE GRANT 203

WELCOME TO THE GRANT 203, AN EXTRAORDINARY SANCTUARY, PERFECT FOR THOSE SEEKING A TIMBER INVESTMENT, ABUNDANT WILDLIFE, AND LIMITLESS RECREATION. Nestled in a vast river-bottom ecosystem, this 203± acre legacy property offers a rare opportunity to own a piece of land that can be cherished for generations to come.

The landscape is defined by mature bottomland hardwoods and is uniquely bordered by a pipeline easement, offering a stunning mile-long view down the north line of the property. Ideally located just minutes from Interstate 30 in Benton, Arkansas, this Grant County tract provides seamless access south to Texarkana or north to Little Rock and Interstate 40, connecting you easily to destinations across the country.

The property strikes the perfect balance between seclusion and convenience, offering a peaceful escape from city life while keeping you close to essential amenities. The rich timber stands present long-term value for timber harvesting, while the land itself is a haven for outdoor enthusiasts and investors alike.





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MORE ABOUT THE GRANT 203

For hunters, the Grant 203 is a dream come true! Diverse habitats support thriving populations of deer, turkey, hogs, and small game, ensuring every outing is filled with excitement. Well-placed blinds and a developed trail system provide easy access and enhance your hunting experience. The property has been carefully managed for quality, with an 8-point rule in effect for years, resulting in exceptional hunting opportunities. In fact, Grant County produced a remarkable 182 3/8" giant buck in 2018! But this place is more than just a hunter's paradise! Several miles of trails wind through the property, perfect for exploring by ATV or UTV to discover hidden clearings and meandering streams.

Whether you're seeking a weekend retreat to reconnect with nature, a well-managed hunting property, or a long-term investment in timber and recreation, the Grant 203 is the ultimate canvas for your vision. Secluded yet accessible, this property invites you to immerse yourself in the tranquility and beauty of the great outdoors. Additional acreage is available.

Contact Luke Alston or Drey Ozanich to schedule a personal tour and experience #TheSmallTownWay!





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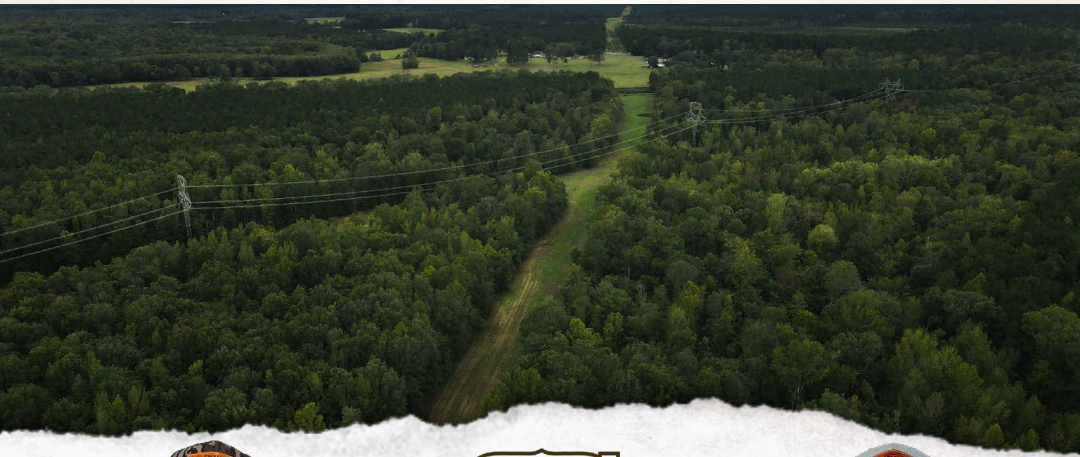
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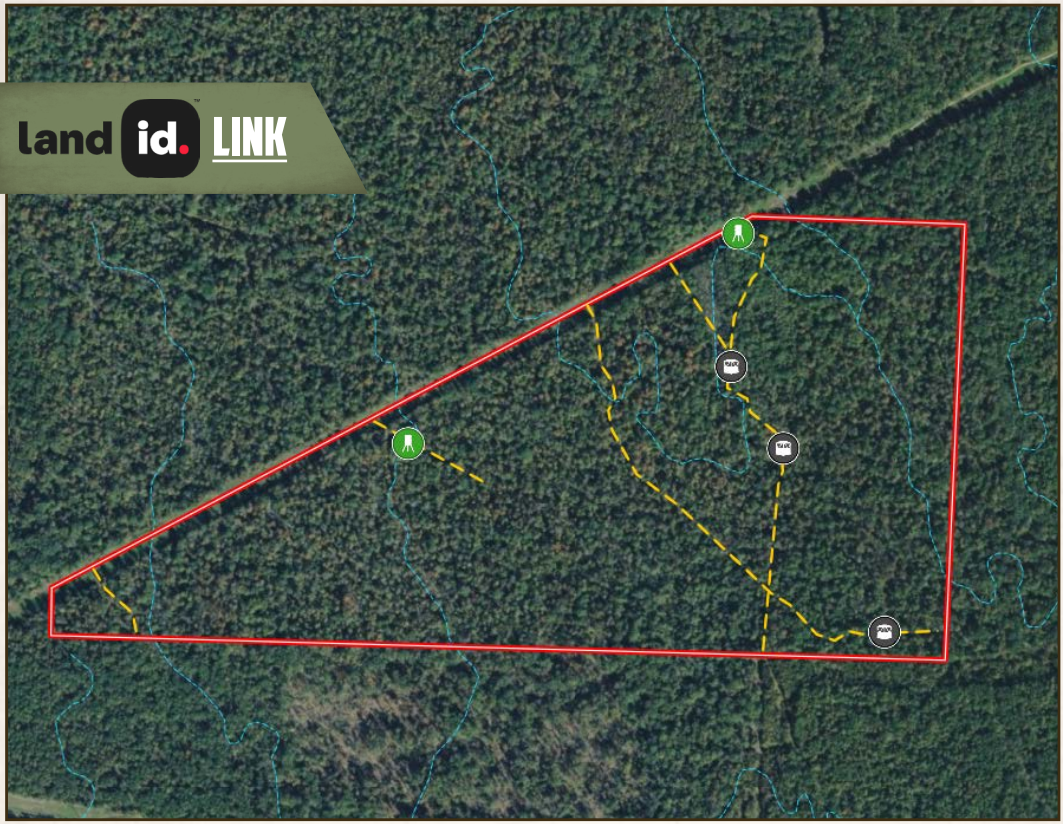
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land id. LINK







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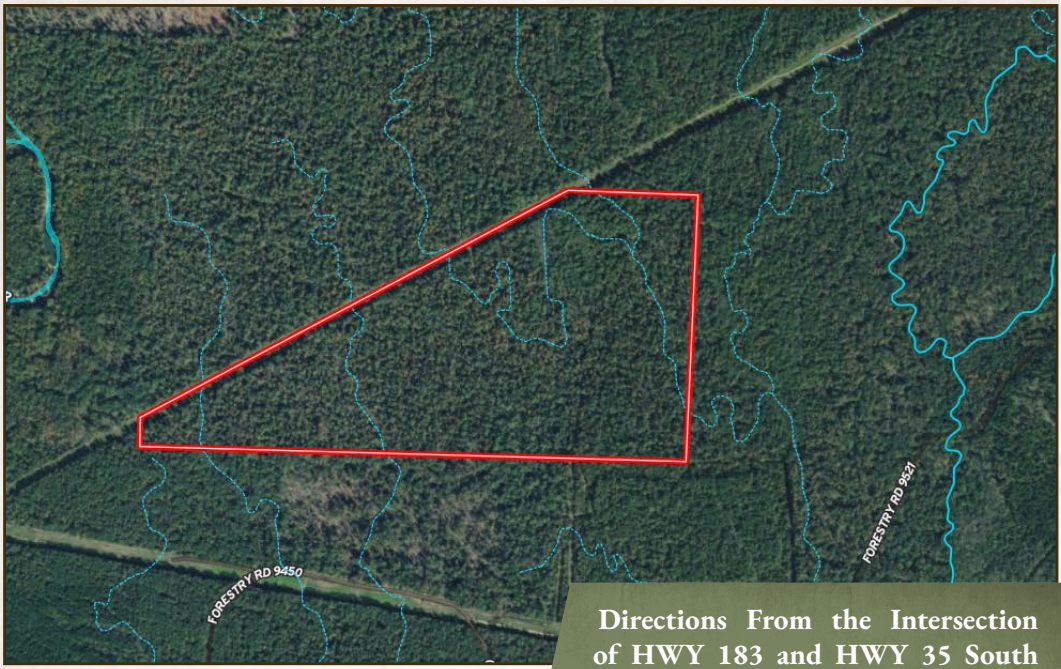
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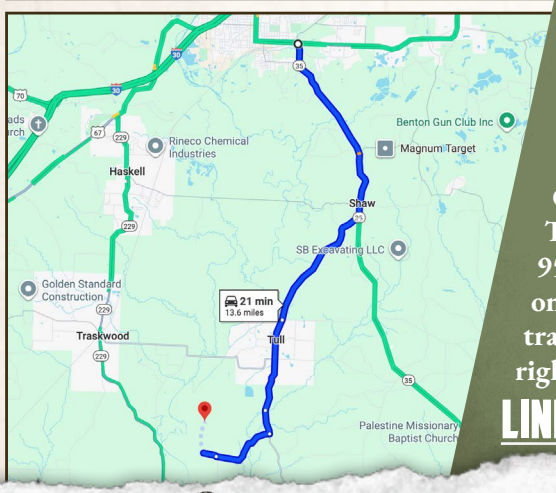
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Directions From the Intersection of HWY 183 and HWY 35 South in Benton, AR: Travel 5.1 miles south on AR-35. Turn right on Hwy 190/Friendship State Hwy 190 and proceed 3.4 miles. Continue straight on State Hwy 190/Main Street 2.4 miles. Continue on AR-291 S for 0.6 miles. Turn right on Co Road 669/Forest Road 9521 and proceed 1.7 miles. Turn right on Co Road 721/Forest Road 9450 and travel 0.3 miles. The gate will be on the right at the Kinder Morgan Pipeline.

LINK TO GOOGLE MAP DIRECTIONS



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