

71± ACRES
INDEPENDENCE COUNTY, AR
\$350,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE INDEPENDENCE 71

PROPERTY PROFILE

LOCATION:

- Big Creek Road
Floral, AR 72534
- Independence County
- 6± Miles E of the Jim Kress WMA
- 19± Miles E of Greers Ferry Lake
- 26± Miles SW of Batesville
- 28± Miles NW of Bald Knob
- 61± Miles NE of Conway
- 89± Miles NE Little Rock

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Investment

COORDINATES:

- 35.5542, -91.7578

PROPERTY INFORMATION:

- 71± Acres
- Rolling Terrain
- Mountain Views
- Barbed Wire Fencing
- Mixed Timber
- Wildlife
- Utilities Available Nearby

TAX INFORMATION:

- TBD



NICK PATE | LAND SPECIALIST
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CALEB DECKER | LAND SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE INDEPENDENCE 71

IF YOU'VE BEEN SEARCHING FOR A TRUE ARKANSAS HUNTING AND RECREATIONAL TRACT, THIS 71± ACRE PROPERTY NEAR THE FLORAL COMMUNITY IN INDEPENDENCE COUNTY IS ONE YOU'LL WANT TO SEE. The Independence 71 offers the ideal blend of habitat, terrain, and accessibility that today's land buyers are after.

Approximately three-quarters of the property is enclosed with a brand new five-strand barbed wire fence, providing strong boundary definition and added value right out of the gate. The timber has been selectively harvested, creating excellent edge cover and a diverse mix of habitat that wildlife thrive in, including quality bedding areas and natural travel corridors.



Not a Survey



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MORE ABOUT THE INDEPENDENCE 71

One of the standout features of this tract is how well it holds wildlife. There are water sources located just north and south of the property, helping keep game in the area year-round. In addition, rural water and electricity are nearby and easily accessible, making this property well-suited for a future cabin, hunting camp, or homesite.

The land offers several scenic mountain views, giving you that classic North Arkansas backdrop whether you're hunting, riding the property, or simply enjoying the peace and quiet. Wildlife is abundant, with regular sightings of whitetail deer, turkey, black bear, and hogs.

With water, bedding cover, and feeding areas all packed into this 71± acre outdoor paradise, this Independence County property sets up perfectly for the serious hunter or recreational landowner. Whether you're looking for a hunting retreat, weekend getaway, or a solid land investment, this tract checks all the boxes. **Disclaimer: Mineral rights do not convey.*

Contact Nick Pate or Caleb Decker today to schedule a private showing and experience #TheSmallTownWay.

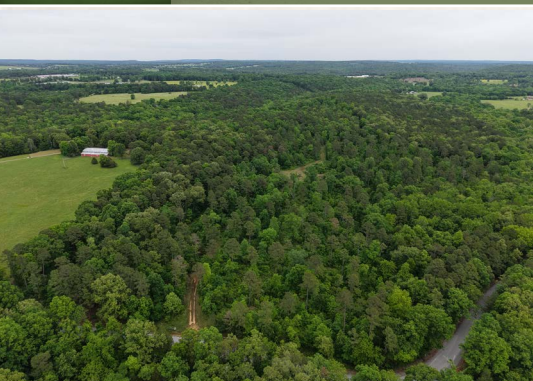


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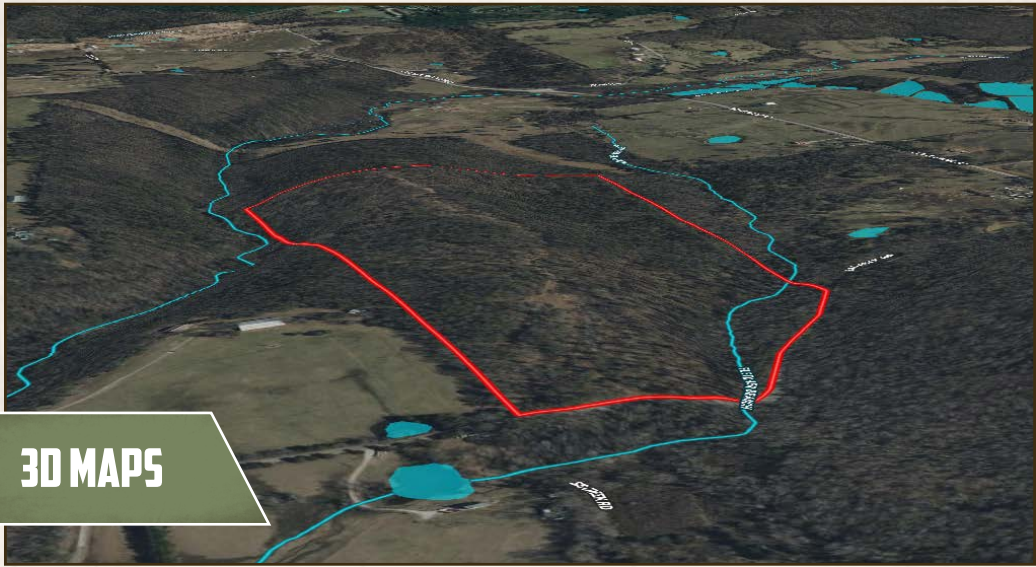
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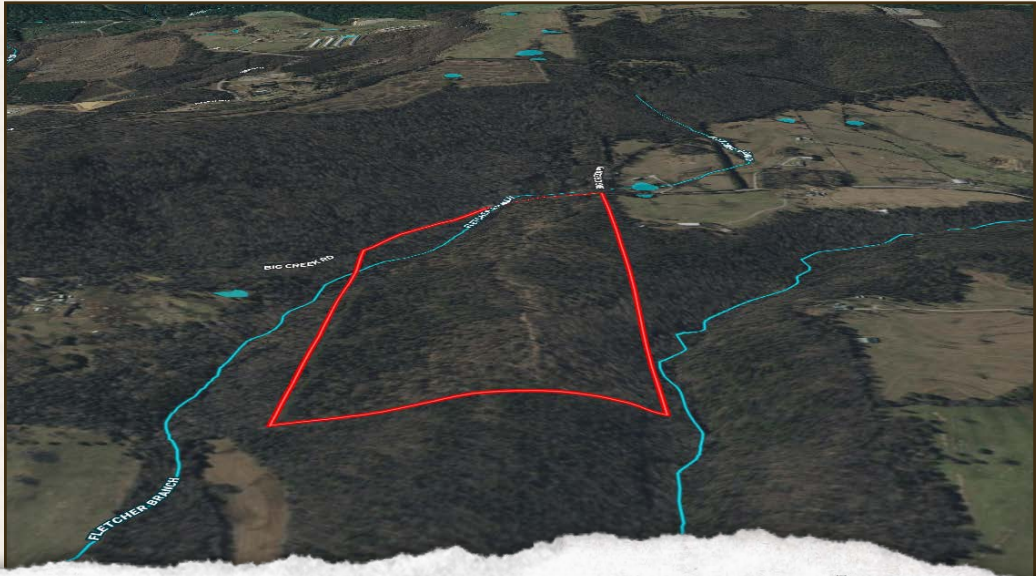
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3D MAPS



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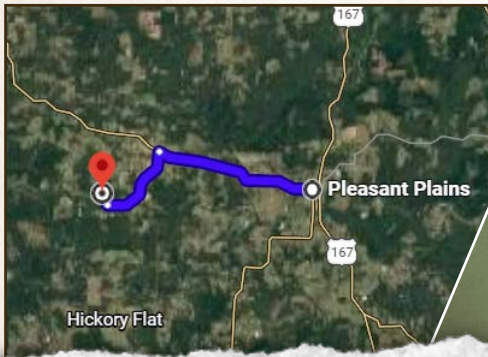
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land **id.** **LINK**



Directions From Pleasant Plains, AR: Travel on Highway 87 for 6 miles. Turn left onto Cedar Grove Road and proceed for 3.2 miles. Turn right onto Big Creek Road, and travel 0.5 miles to the destination on the right.

LINK TO GOOGLE MAP DIRECTIONS



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