



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

240± ACRES
CLEVELAND COUNTY, AR
\$540,000

PROPERTY LINES ARE APPROXIMATE

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

THE CLEVELAND 240

PROPERTY PROFILE

LOCATION:

- John Hollis Road
Rison, AR 71665
- Access via 30' Deeded Easement
- Permissive Use Access
from Hwy 114
- Cleveland County
- 7.2± Miles SE of Rison
- 31± Miles NW of Monticello
- 35± Miles S of Pine Bluff
- 70± Miles S of Little Rock

COORDINATES:

- 33.89976, -92.09989

PROPERTY USE:

- Timber Investment
- Recreational
- Potential Hunting Club
- 1031 Tax Exchange

PROPERTY INFORMATION:

- 240± Total Acres
- 105+ Acres of 30-Year-Old
Hardwood Regen
- 70± Acres of Bottomland
Hardwood Non-Regen
- 40± Acres of 20-Year-Old
Pine Plantation
- 25± Acres of 25-Year-Old
Hardwood Regen
- Frontage on Year-Round
Big Creek
- Abundant Wildlife

TAX INFORMATION:

- Parcel ID 04116-00 (411600)
- \$294.80



LUKE ALSTON, ALC | EXECUTIVE BROKER
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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 CLEVELAND 240

WELCOME TO THE CLEVELAND 240, LOCATED NEAR THE COMMUNITY OF RISON, ARKANSAS. This Cleveland County tract is 100% timber covered and offers a large variety of species, from income-producing to wildlife forage and habitat. The 30-foot deeded easement that comes in off John Hollis Road leads into 40± acres of 20-year-old pine ready for thinning.

From there it's a "Hardwood Hunters" dream, as the remaining 200 acres are all types and ages of hardwood, from several species of oaks to towering cypress in the creek bottoms. A feature that is sure to catch the eye of the hunter or recreational buyer is the year-round Big Creek that runs from the northern property boundary to the southeast corner. This adds to the game-attracting and holding capacity of this tract.



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MORE ABOUT THE CLEVELAND 240

A few minutes spent on the ground here and you will see evidence of the abundance of critters that call this place home. Potential WRE enrollment for improved duck hunting opportunities is definitely worth looking into for the next owner. Timber investors will find this tract to be a home run for immediate return on investment as well as future income with the volume of harvestable timber.

With the combination of the stump dollars and the recreational value, this place is ripe for the picking.

Contact Lane Self or Luke Alston to schedule a personal tour and experience #TheSmallTownWay!



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CLEVELAND COUNTY, ARKANSAS

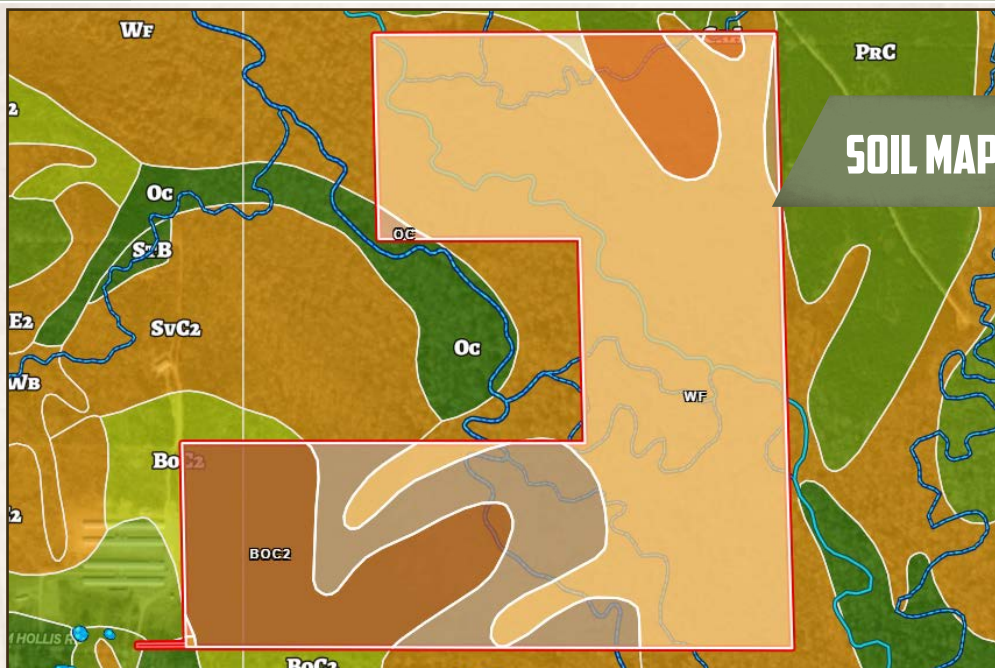


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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Wf	Wehadkee-Falaya association	149.51	61.92	0	48	6w
BoC2	Boswell loam, 3 to 8 percent slopes, eroded	41.68	17.26	0	56	4e
SvC2	Susquehanna very fine sandy loam, 3 to 8 percent slopes eroded	34.64	14.35	0	58	6e
CaA	Caddo silt loam, 0 to 1 percent slopes	12.68	5.25	0	68	3w
PrC	Prentiss very fine sandy loam, 3 to 8 percent slopes	1.41	0.58	0	43	3e
Oc	Ochlocknee very fine sandy loam	0.82	0.34	0	85	2w
Wa	Wehadkee silt loam	0.53	0.22	0	68	4w
TaB2	Tippah silt loam, 1 to 3 percent slopes, moderately eroded	0.1	0.04	0	77	2e
BoB2	Boswell loam, 1 to 3 percent slopes, eroded	0.09	0.04	0	57	3e
TOTALS		241.46(*)	100%	-	52.03	5.46



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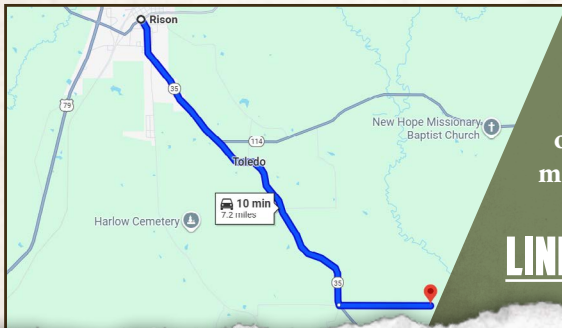
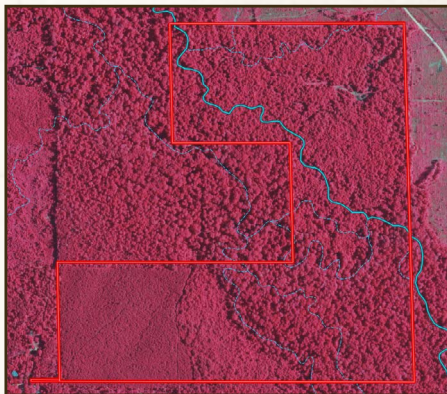
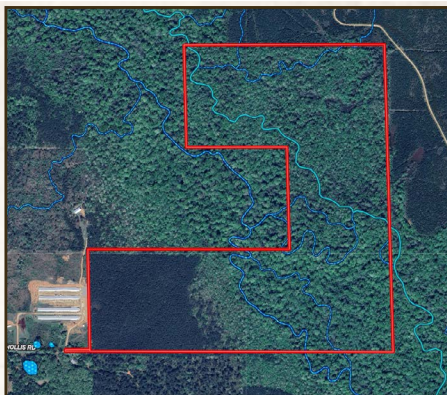
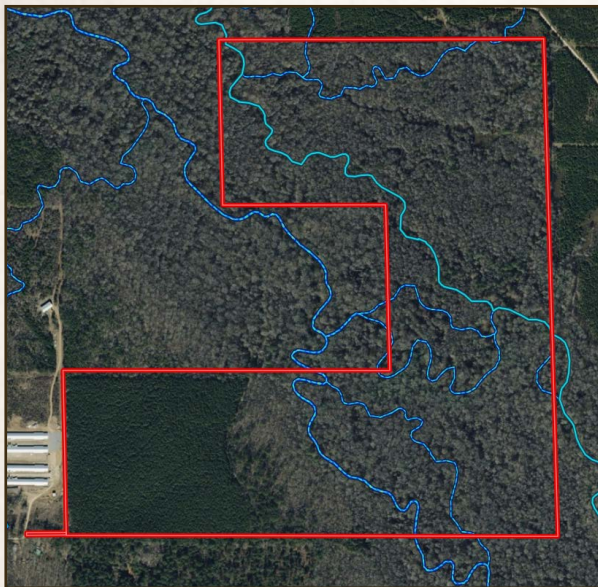
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land id. LINK



Directions From Rison, AR: Travel 5.8 miles south on Hwy 35. Turn left on John Hollis Road and continue 1.4 miles to the flagged easement.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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