

River Valley Rotational Grazing
8213 N Highway 252
Lavaca, AR 72941

\$934,750
117± Acres
Sebastian County



River Valley Rotational Grazing Lavaca, AR / Sebastian County

SUMMARY

Address

8213 N Highway 252

City, State Zip

Lavaca, AR 72941

County

Sebastian County

Type

Farms, Hunting Land

Latitude / Longitude

35.3931 / -94.0987

Taxes (Annually)

210

Acreage

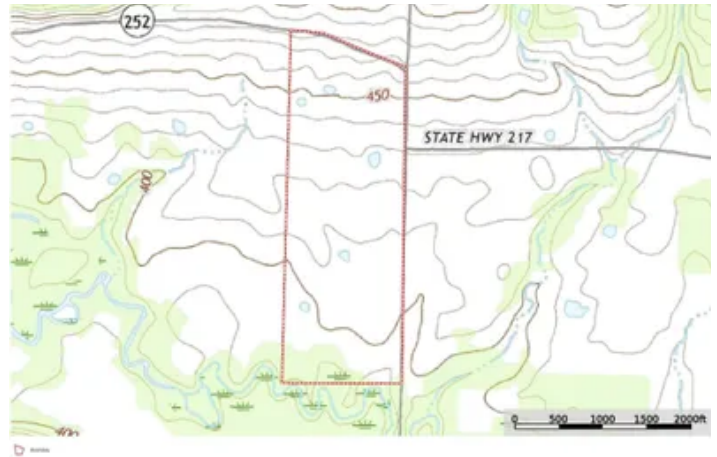
117

Price

\$934,750

Property Website

<https://livingthedreamland.com/property/river-valley-rotational-grazing-sebastian-arkansas/84249/>



PROPERTY DESCRIPTION

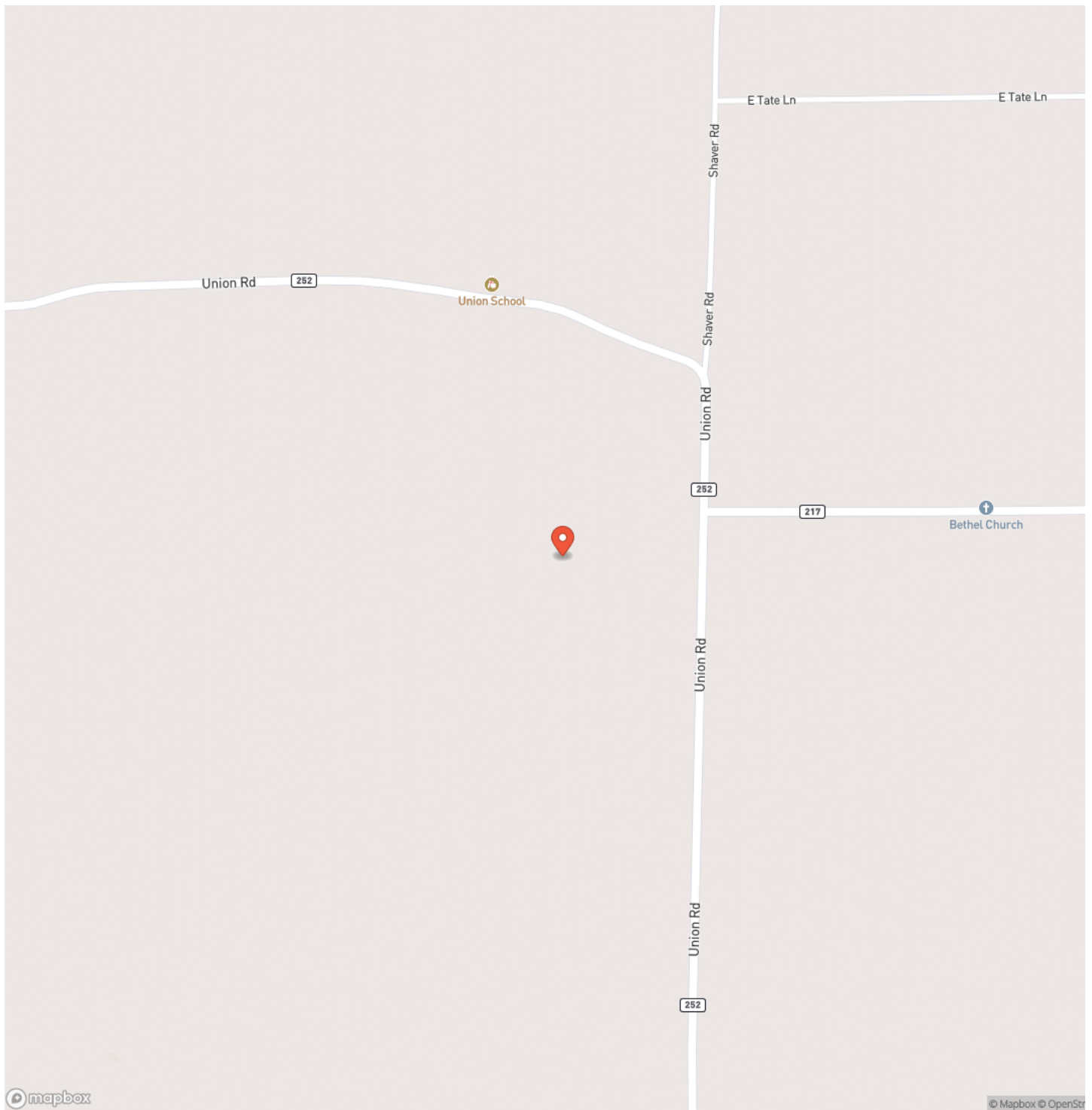
This well-maintained 117-acre +/- property is perfectly set up for cattle, hay production, or a multi-use operation. Featuring two 60' x 60' barns—one dedicated to hay storage and the other serving as a combination hay and equipment shed—this ranch is built for efficiency and productivity. The land is divided into three fenced pastures, each with its own pond for dependable water access and a separate bull trap and working pens to streamline livestock management. Pastures have been carefully maintained using sustainable agricultural practices, promoting long-term soil health and forage quality. Old-growth oak trees provide ample shade for livestock, while a sizable wooded area offers excellent hunting opportunities and natural wildlife habitat. This property perfectly blends ranching, recreation, and rural living. Cattle and equipment may be purchased at an additional cost, making this a true turnkey opportunity for the right buyer.



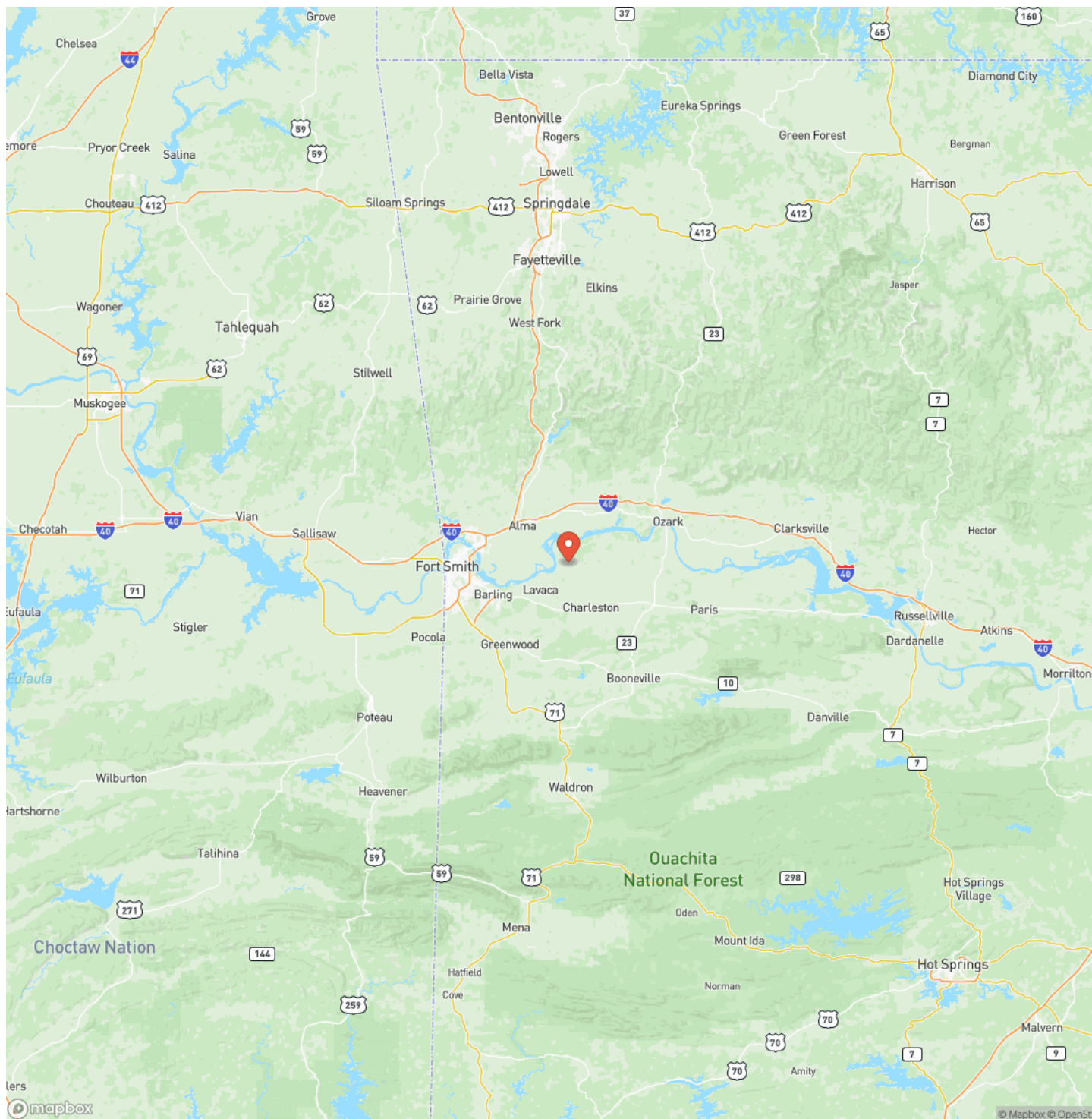
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Lavaca, AR / Sebastian County



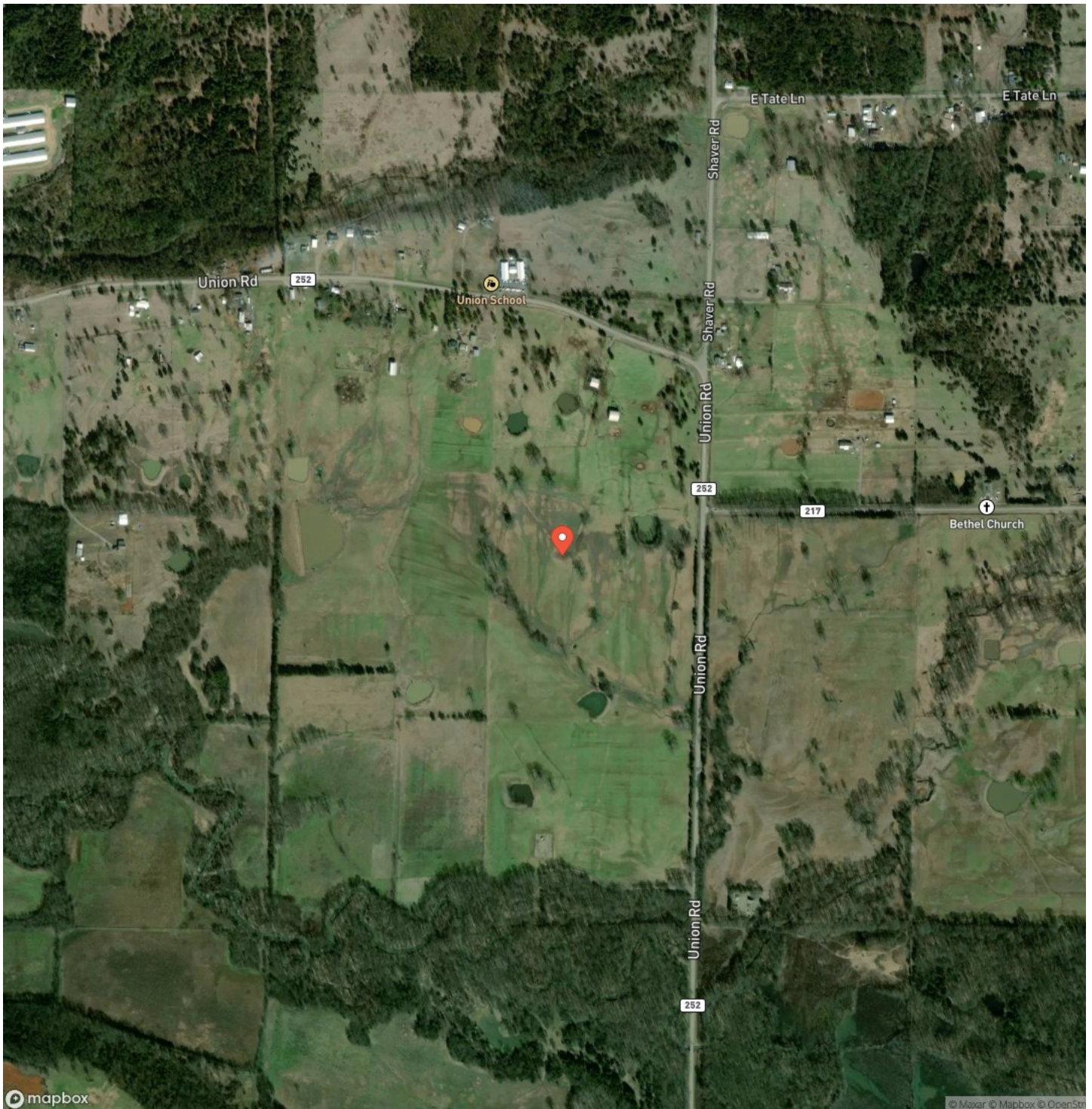
Locator Map



Locator Map



Satellite Map



River Valley Rotational Grazing Lavaca, AR / Sebastian County

LISTING REPRESENTATIVE

For more information contact:



Representative

David Turner

Mobile

(405) 612-3587

Office

(855) 289-3478

Email

davidturner@livingthedreamland.com

Address

6485 N. Service Rd.

City / State / Zip

NOTES



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://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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