

BIG CREEK TRACT
0 Big Creek Rd
Rison, AR 71665

\$133,672
121± Acres
Cleveland County



BIG CREEK TRACT
Rison, AR / Cleveland County

SUMMARY

Address

0 Big Creek Rd

City, State Zip

Rison, AR 71665

County

Cleveland County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

33.8768 / -92.0874

Acreage

121

Price

\$133,672

Property Website

<https://compasslandpartners.com/property/big-creek-tract-cleveland-arkansas/94516/>



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PROPERTY DESCRIPTION

Discover an expansive 121-acre haven, the Big Creek Tract, nestled in the heart of Cleveland County, Arkansas. This remarkable property presents an opportunity for those seeking a personal retreat for hunting and recreation, or a strategic investment in timberland. With its diverse potential and natural beauty, this land offers a unique canvas for your vision.

Location

Situated in Rison, Arkansas, within Cleveland County, this tract provides a peaceful escape while maintaining convenient access to local amenities. The natural charm of the area, combined with its rural character, offers an ideal setting for both tranquil living and adventurous pursuits.

Land and Terrain

The 121 acres boast a versatile landscape, characterized by rich silt loam soil, ideal for various endeavors. While much of the land is currently cleared, it offers the opportunity for a buyer to shape its future. The terrain promises a dynamic environment, perfect for developing trails, establishing food plots, or enjoying the natural contours of the land.

Improvements and Infrastructure

This undeveloped land invites you to create your own vision. With no existing structures, the possibilities are boundless for customizing the property to your exact specifications. Imagine designing your dream cabin, establishing essential outbuildings, or simply relishing the untouched natural beauty.

Water and Utilities

The property benefits from the presence of a picturesque creek, offering a natural water source and enhancing the land's appeal. Regarding utilities, the new owner has the freedom to explore and implement modern solutions, ensuring comfort and convenience tailored to their specific needs.

Wildlife and Vegetation

A true sportsman's paradise, the Big Creek Tract is teeming with diverse wildlife, including a healthy population of hogs, turkey, and whitetail deer. The cleared vegetation areas offer excellent opportunities for wildlife management and habitat enhancement, promising exceptional hunting experiences.

Current and Potential Use

Currently utilized for timber, this property offers significant future potential. Its designation as hunting land and recreational acreage, alongside its timber value, provides a flexible asset. Envision creating extensive ATV trails, establishing prime hunting grounds, or continuing its role as a valuable timber resource.

Access and Easements

Access to this exceptional property is via a dirt road, ensuring privacy and a true sense of seclusion. While direct road frontage information is not specified, the existing access points facilitate entry and exploration of the entire tract.

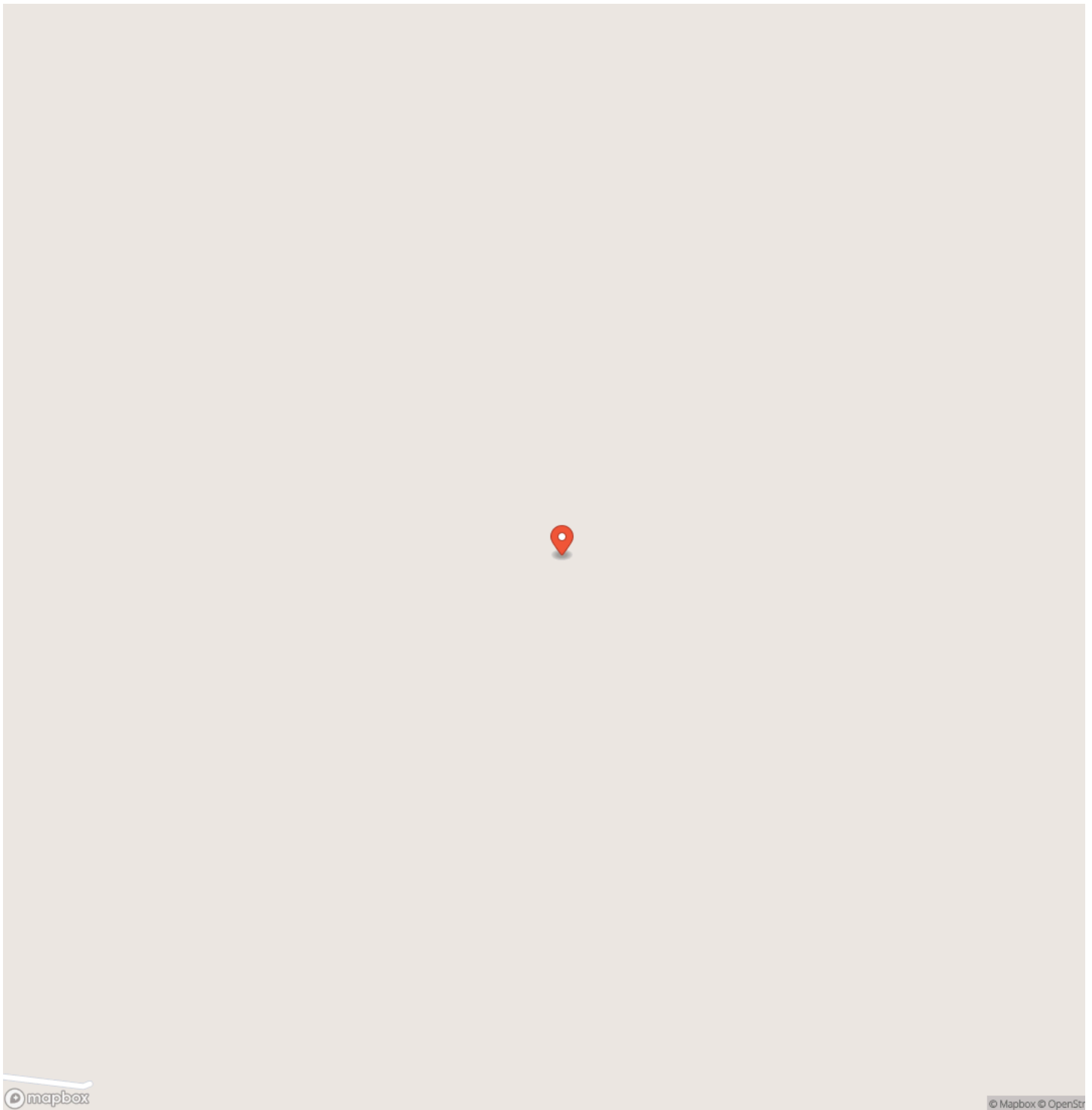
Contact us today to learn more or to schedule a visit.



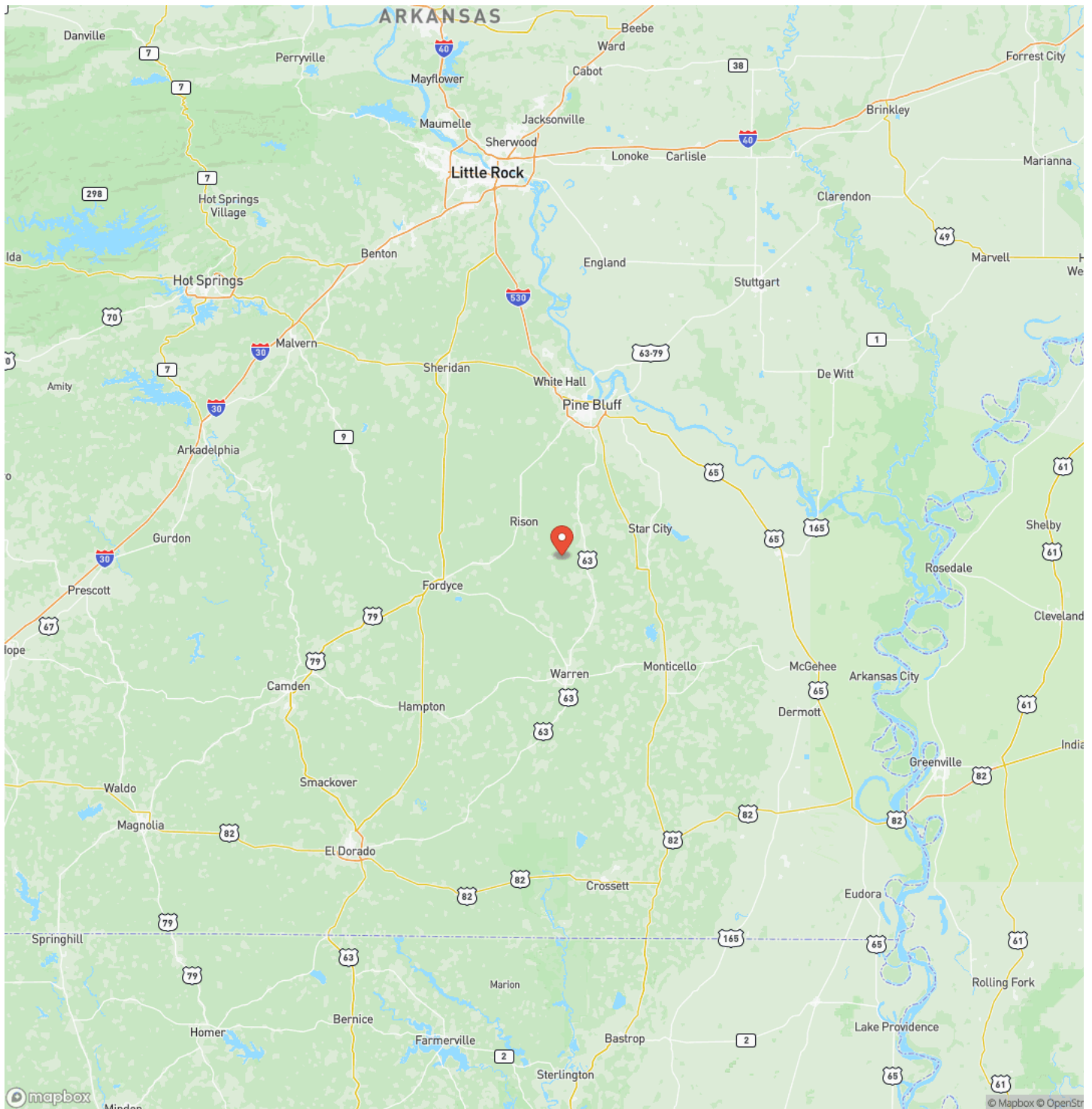
BIG CREEK TRACT
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Locator Map



Locator Map



Satellite Map



BIG CREEK TRACT

Rison, AR / Cleveland County

LISTING REPRESENTATIVE

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NOTES



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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.



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