Sugarloaf Mountain Legacy Tract
TBD Sugarloaf Mountain Rd
Hartford, AR 72037

$3,000,000
1,175± Acres
Sebastian County

SUMMARY

Address
TBD Sugarloaf Mountain Rd

City, State Zip
Hartford, AR 72037

County
Sebastian County

Type
Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude
35.054713 / -94.376348

Acreage
1,175

Price
$3,000,000

Property Website
www.mossyoakproperties.com

PROPERTY DESCRIPTION

1,175± Acres on Sugarloaf Mountain — Hartford, Arkansas

Some properties are for sale. This one belongs in a brochure for the state. Spanning 1,175± acres across Sugarloaf Mountain in Hartford, Arkansas, this tract delivers the kind of dramatic, varied terrain that usually only shows up on public land — cliff faces, exposed rock ledges, long-range views, and mile after mile of trail winding through cleared ground and hardwood timber. It's the rare large acreage listing where every corner of the property has something worth walking to.

The Land for Sale

This is not a flat, featureless tract. The topography climbs and drops across the mountain, opening into cleared acreage in places and closing into timber in others, with a network of existing trails already cut throughout for side-by-sides, hunting access, or exploring on foot. Cliff faces and rock ledges break up the terrain in multiple spots, and the elevation gain across the property delivers sweeping, long-distance views in several directions — the kind of scenery that makes people stop the truck and just look for a minute.

Two ponds sit on the property, providing water for wildlife and adding to the recreational value of a tract that already has camping, hiking, hunting, and off-road access built in.

There is one developed area on the property with power already run to it, along with a stone-lined water well at that same location — a strong head start for anyone looking to build a cabin, lodge, or homestead, or simply to develop a base camp. No home or existing structures remain on the property today, giving a buyer a clean slate to build exactly what they want, where they want it.

Bordering Protected Land

Adding to the property's long-term value and privacy, this tract borders land held by the Arkansas Natural Heritage Commission — the Sugarloaf Mountains–Midland Peak Natural Area, roughly 1,191± acres the Commission acquired in 2022 specifically to protect this mountain's rare bluff, glade, and woodland habitat, including the largest known population of the globally rare maple-leaf oak. Because that adjoining land is permanently protected as a natural area, it will never be developed — meaning this property's neighbor, in effect, is protected wilderness. That's an unusual and valuable thing to have next door.

Property Highlights

- 1,175± acres on Sugarloaf Mountain, Hartford, Arkansas (Sebastian County)
- Two ponds on the property
- Cleared acreage and an established network of trails throughout
- Cliff faces, rock ledges, and dramatic elevation change
- Long-range views from multiple points on the property
- Power pole for Ellectric on property
- Stone-lined water well at that same location
- No home or existing structures — a clean slate to build
- Borders the Arkansas Natural Heritage Commission's Sugarloaf Mountains–Midland Peak Natural Area, permanently protected land
- Minutes from Hartford, roughly 30 minutes south of Fort Smith via Highway 45

Nearby Things to Do

- **Sugarloaf Mountains–Midland Peak Natural Area** — right next door; hiking and wildlife viewing on one of the most ecologically significant mountain ranges in the Arkansas River Valley
- **Ouachita National Forest** — a short drive south, with national forest access for hunting, camping, and off-road recreation
- **Fort Smith** — roughly 30 minutes north via Highway 45; the Fort Smith National Historic Site, U.S. Marshals Museum, and a full range of dining and shopping
- **Greenwood** — Sebastian County's southern county seat, with a classic town square, local shops, and restaurants
- **Lake Hinkle & Little Pines Recreation Area** — a scenic drive south into Scott County, offering a 960-acre Game and Fish Commission lake for fishing, swimming, and camping in the Ouachita foothills

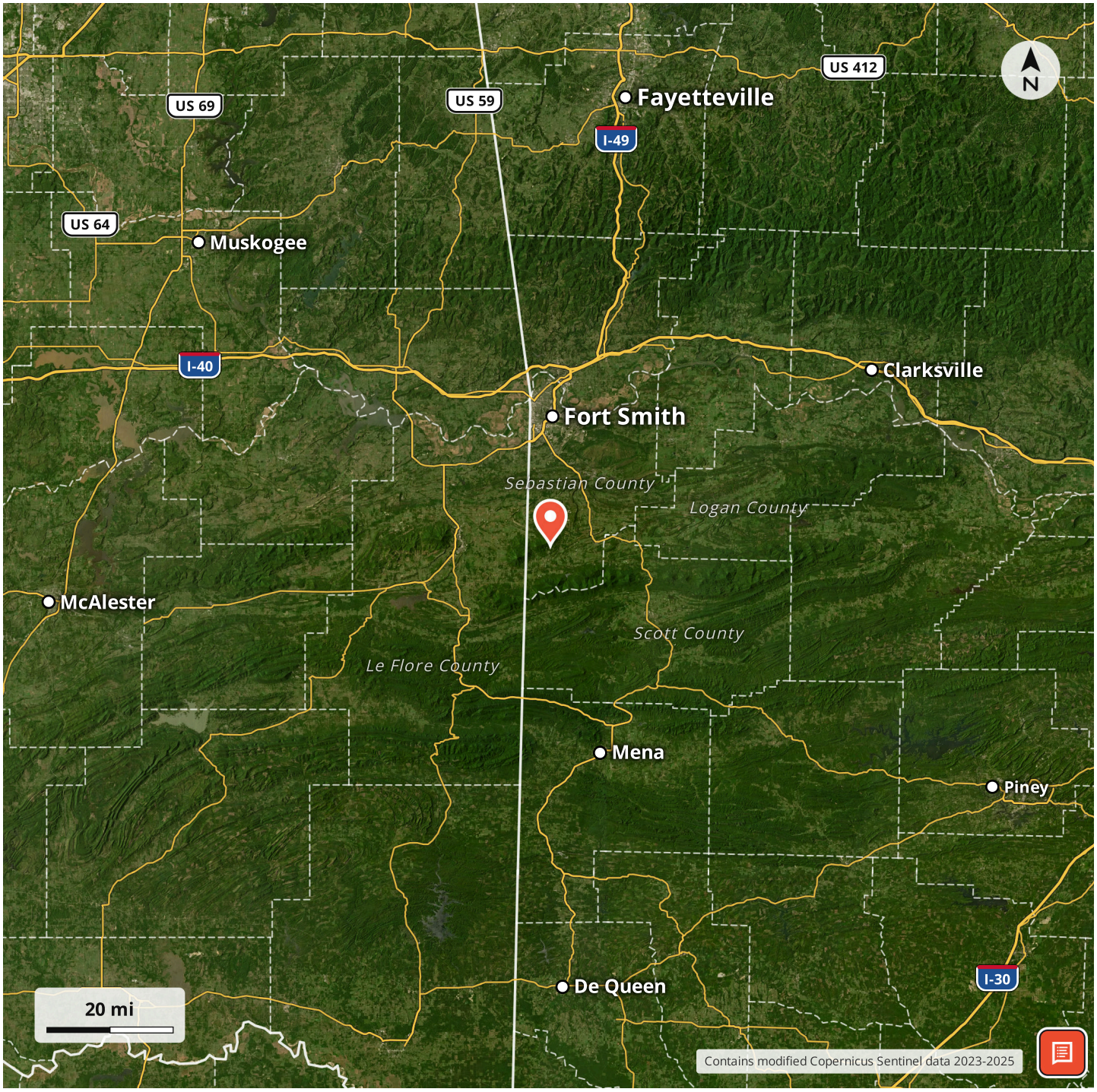
For more information please contact listing agent.

Logan May | REALTOR-Auctioneer-Veteran | Mossy Oak Properties Field Farm and Homes.

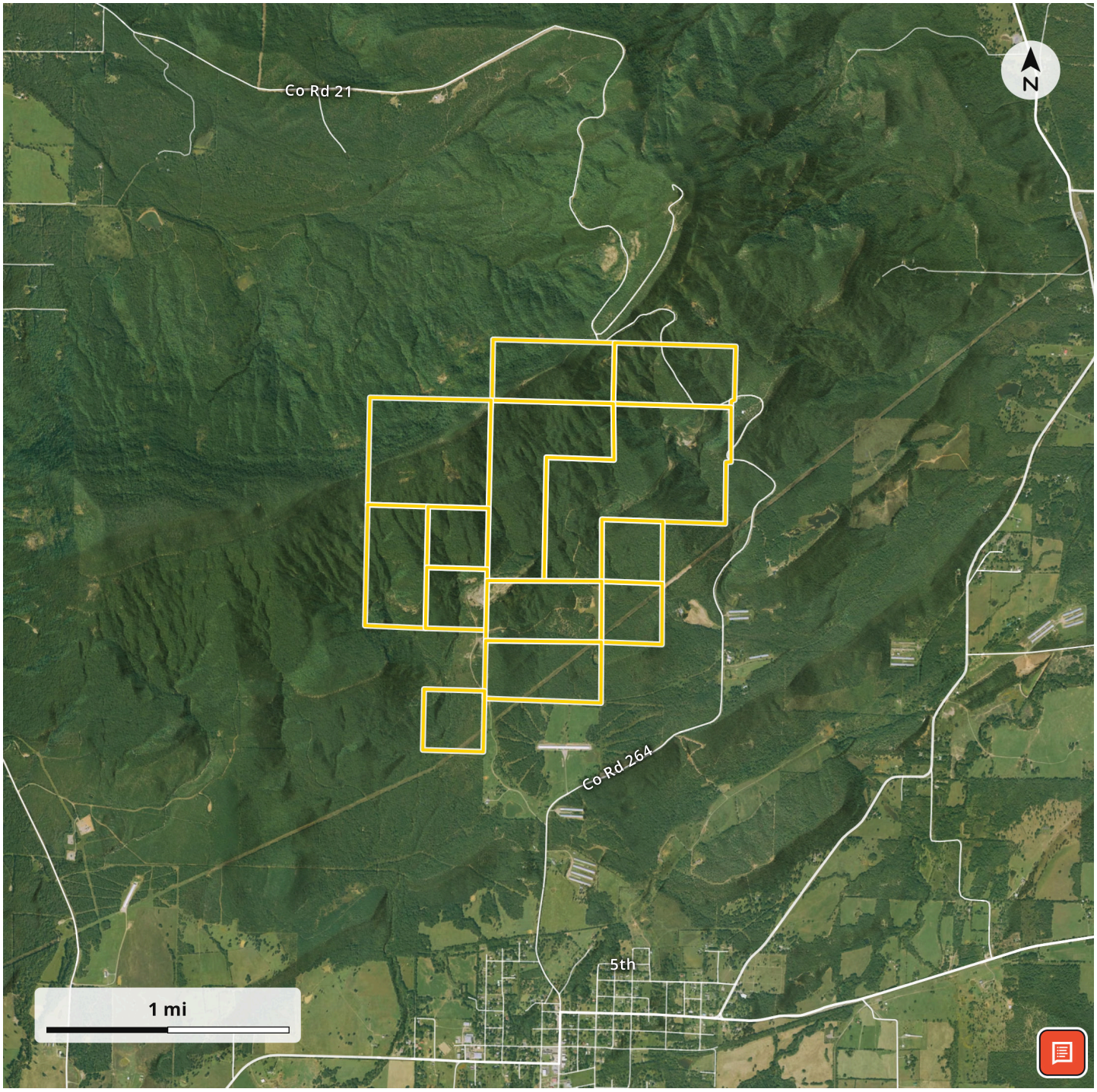
479-223-1898 | moparkansasland.com

Co Brokered by : Mason T. Shirey | Associate Broker, Commercial Sales | Jimmy Bell Real Estate Company

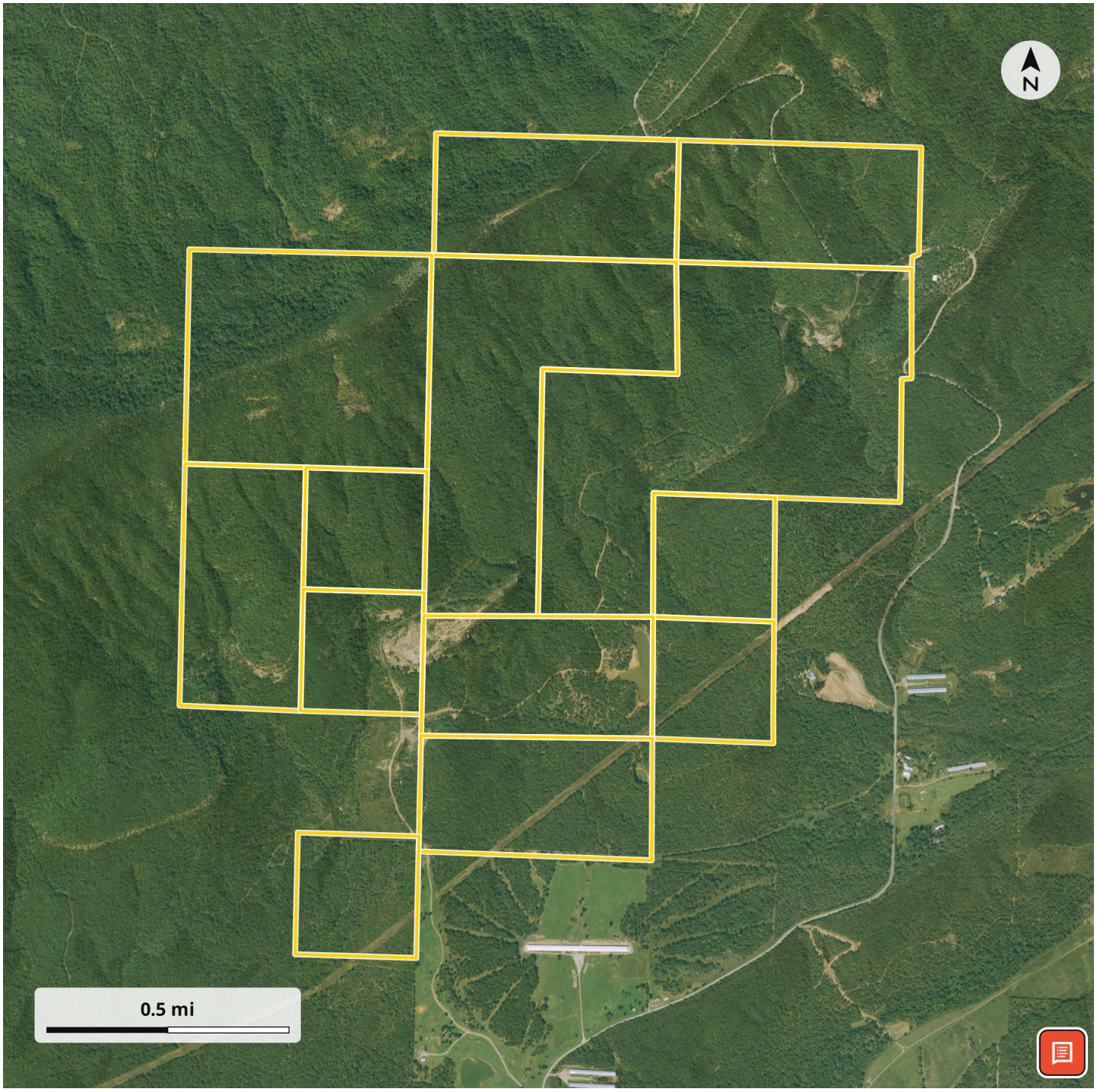
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

Representative
Logan May

Mobile
(479) 223-1898

Office
(479) 480-7000

Email
lmay@mossyoakproperties.com

Address
1200 Fort Street

City / State / Zip
Barling, AR 72923

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Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
Barling, AR 72923
(479) 480-7000
https://www.mossyoakproperties.com/