

Fourche La Fave River Ranch
00 Highway 60
Houston, AR 72070

\$962,500
275± Acres
Perry County



Fourche La Fave River Ranch
Houston, AR / Perry County

SUMMARY

Address

00 Highway 60

City, State Zip

Houston, AR 72070

County

Perry County

Type

Ranches, Recreational Land, Hunting Land, Riverfront

Latitude / Longitude

35.012992 / -92.754516

Acreage

275

Price

\$962,500

Property Website

<https://www.forestryrealestate.com/property/fourche-la-fave-river-ranch-perry-arkansas/103042/>



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PROPERTY DESCRIPTION

Discover a rare opportunity to own a versatile riverfront property along the scenic Fourche La Fave River, ideally situated between Perryville and Houston on Highway 60. With over a quarter mile of highway frontage, this outstanding tract offers exceptional visibility and accessibility while delivering the best of Arkansas rural living.

This property is a sportsman's paradise, featuring productive habitat for duck, deer, and turkey - with Fourche La Fave River frontage across the river from Harris Brake Wildlife Management Area (WMA). The Fourche La Fave River also offers excellent fishing, making this a true four-season destination for outdoor enthusiasts. Whether you're looking for a legacy hunting retreat or a working agricultural operation, this land delivers both.

Perfectly positioned for those seeking a rural escape without sacrificing convenience, the property sits approximately 20 minutes from Morrilton, 30 minutes from Conway, and about an hour from Little Rock - keeping you close to shopping, dining, and services when you need them. Outdoor enthusiasts will also appreciate being just 15 minutes from the Ouachita National Forest, putting millions of acres of additional recreational land practically at your doorstep.

Currently operating as a cattle operation, the new owner has the flexibility to continue leasing the land for livestock production or terminate the lease and take full personal advantage of the acreage. Utilities are already in place, making this an ideal candidate for a private homesite, recreational compound, or continued agricultural use.

Property Highlights:

- Fourche La Fave River frontage
- Duck, deer & turkey hunting
- Fishing
- Working cattle lease (continuable or terminable)
- 1/4 + mile of Hwy 60 frontage between Perryville & Houston
- Utilities present
- Homesite, cattle & hunting potential
- Perry County, Arkansas

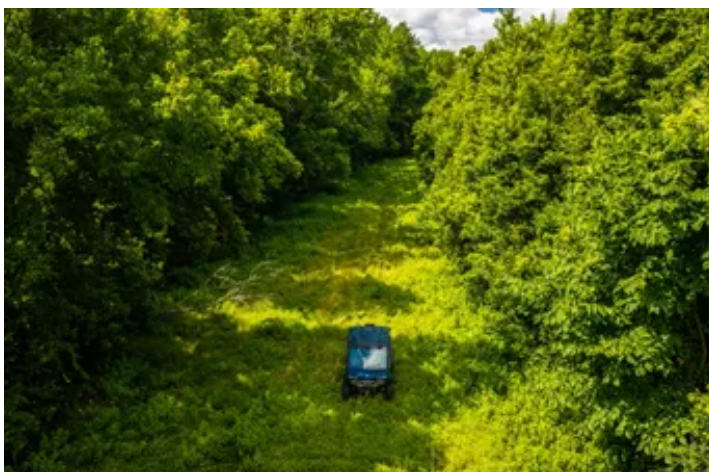
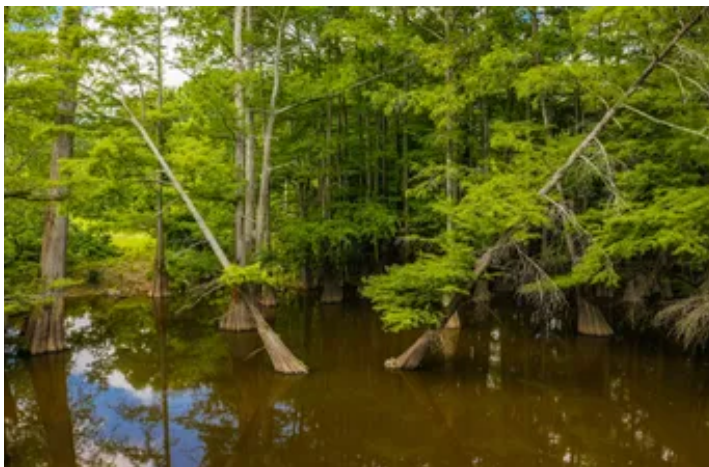
Acreage Breakdown:

- Cypress Hardwood Mix - 78 acres
- Pasture - 172 acres
- Duck Slough/Marsh - 23 acres

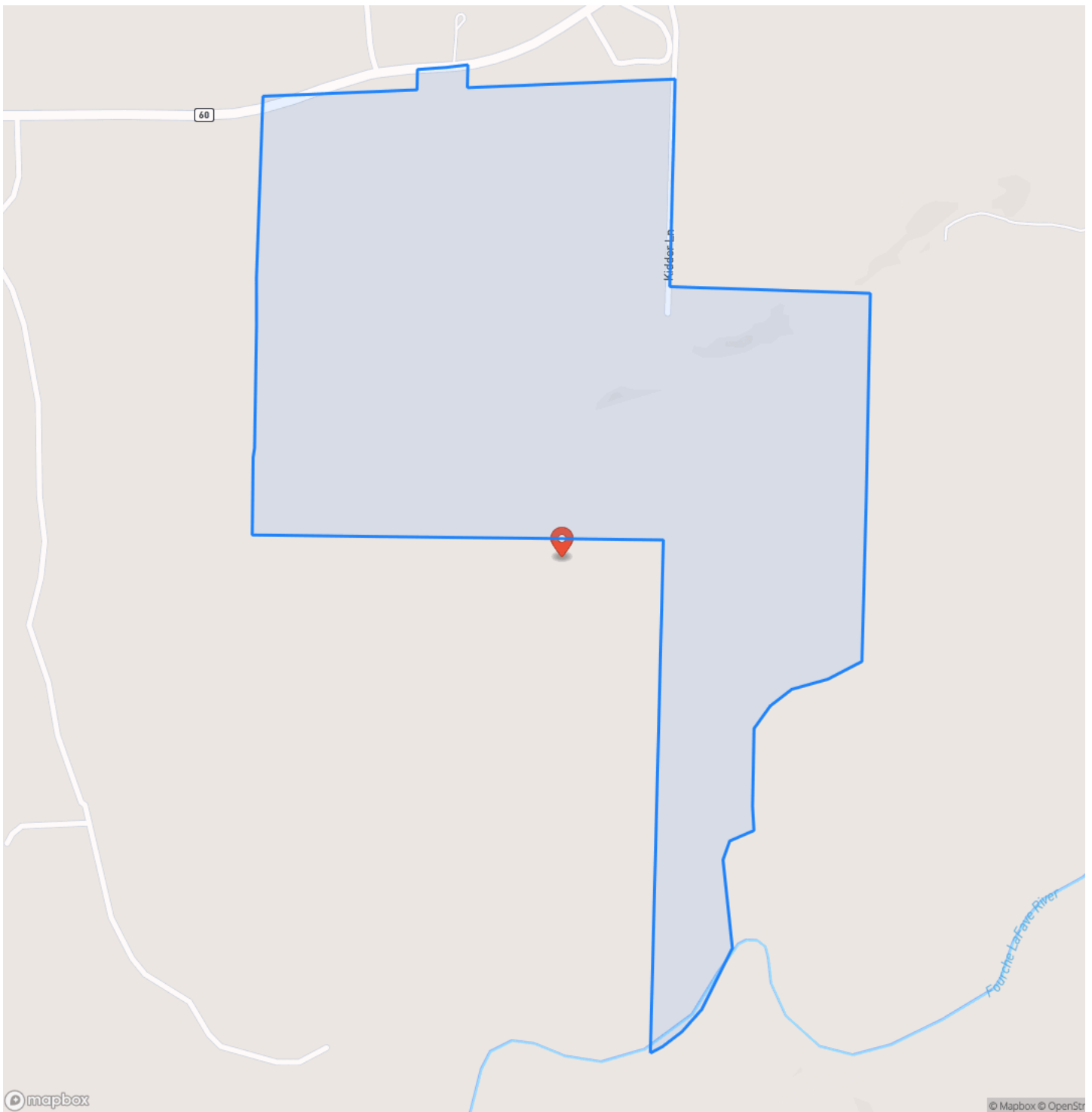
One or more owners are licensed real estate brokers with DDK Forestry & Real Estate.



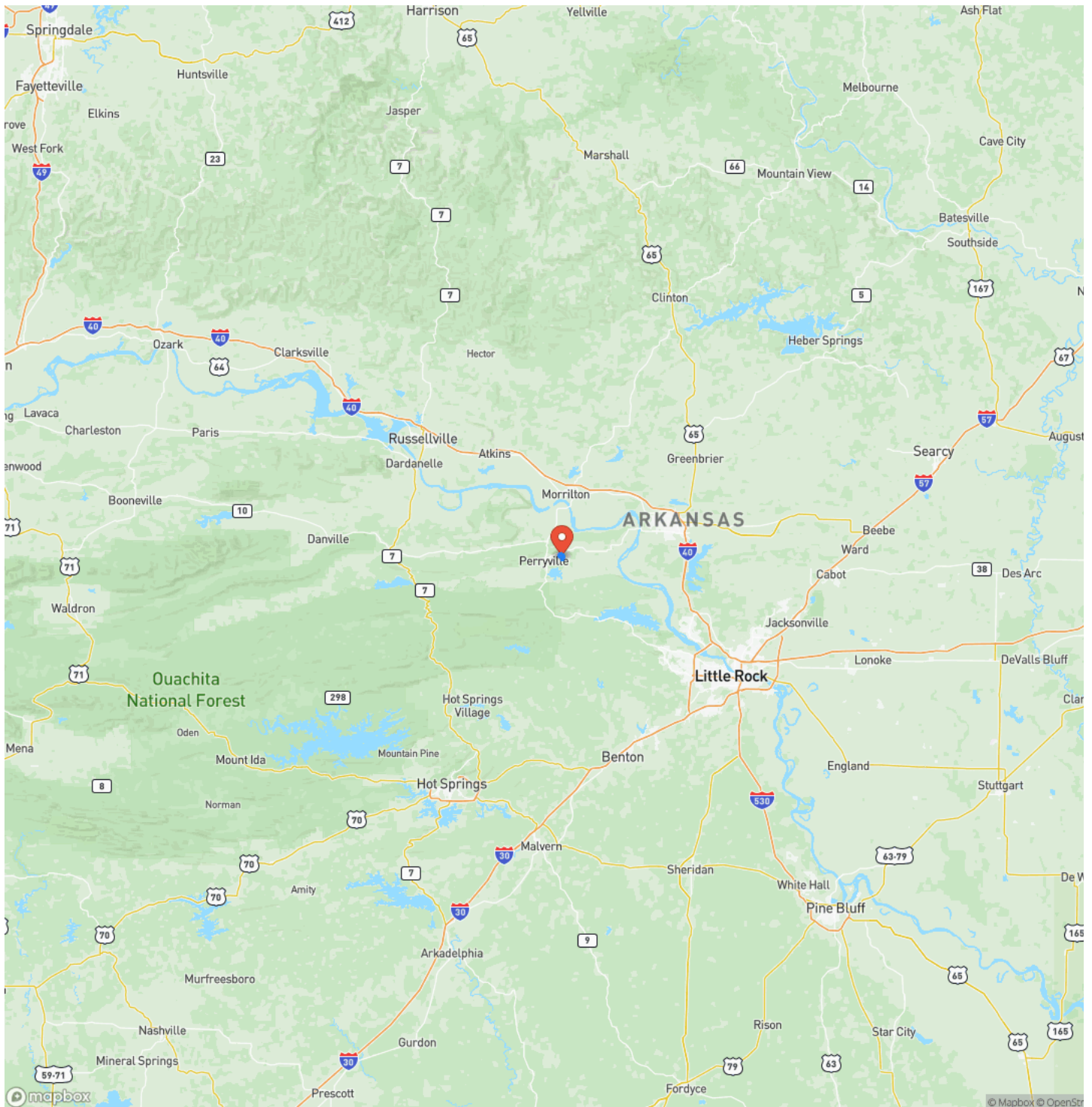
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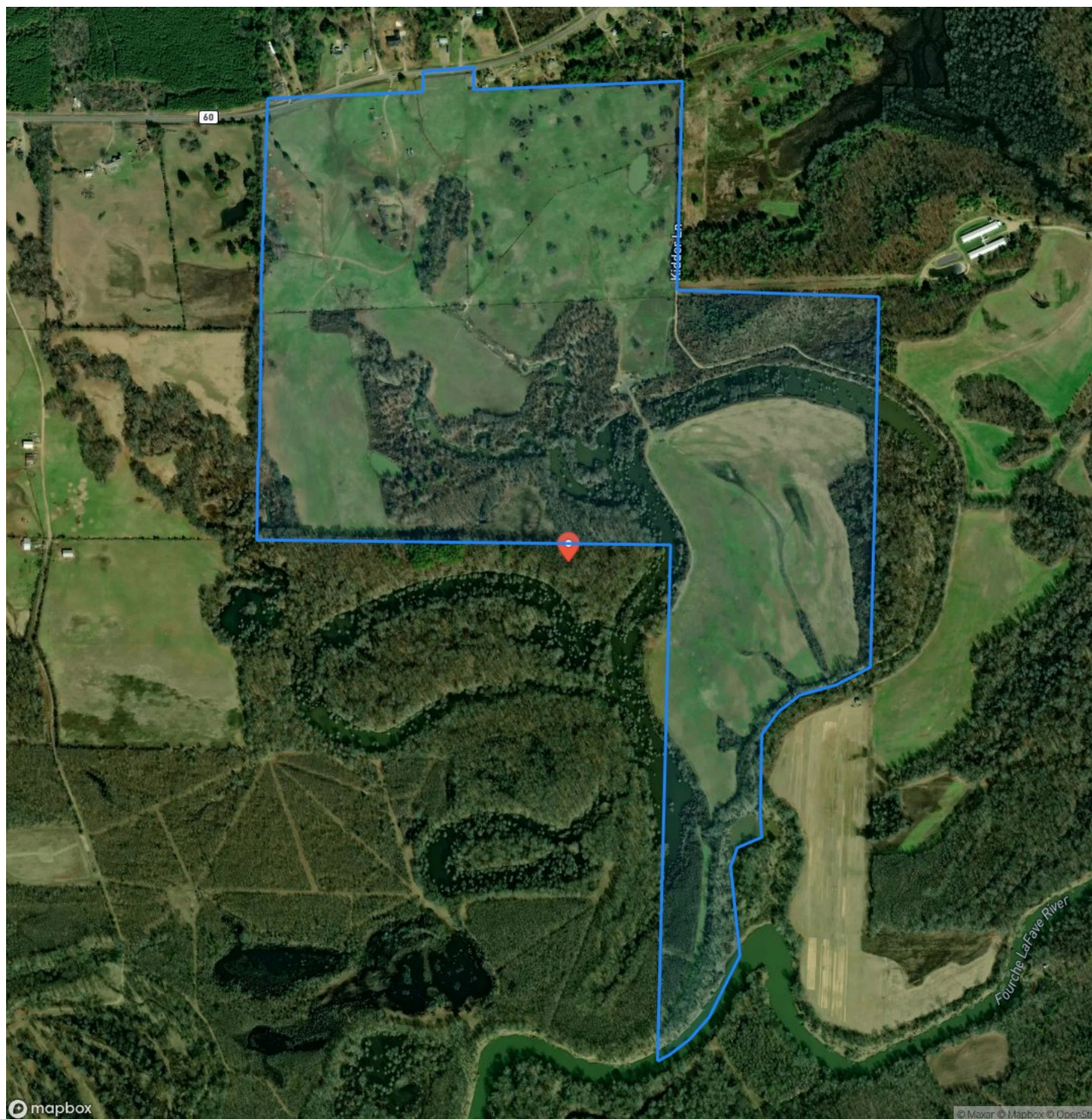
Locator Map



Locator Map



Satellite Map



Fourche La Fave River Ranch Houston, AR / Perry County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES



This image shows a single sheet of white paper with horizontal blue 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://www.forestryrealestate.com/>

DISCLAIMERS

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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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