

Hwy 35 Grant Co. 97
Highway 35
Sheridan, AR 72150

\$510,668
97.27± Acres
Grant County



Hwy 35 Grant Co. 97
Sheridan, AR / Grant County

SUMMARY

Address

Highway 35

City, State Zip

Sheridan, AR 72150

County

Grant County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.381514 / -92.479649

Acreage

97.27

Price

\$510,668

Property Website

<https://www.forestryrealestate.com/property/hwy-35-grant-co-97/grant/arkansas/96395/>



PROPERTY DESCRIPTION

Located just 10 minutes from Sheridan and 20 minutes from Benton, this 97.27 +/- acre Grant County tract along Highway 35 offers an excellent blend of accessibility, recreation, and long-term timber value. With paved highway frontage and utilities available, including electric, water, and gas, the property is both convenient and versatile. The acreage is primarily a well-established 2008 pine plantation with strong genetics, good form class, and level ground. The stand is growing well and positioned for future thinning, offering continued timber value and income potential. A hardwood/pine mix in the SMZ areas adds diversity and enhances wildlife habitat. With robust local timber markets and a very manageable layout, this tract is well-suited for hunting, recreation, or timber investment in Central Arkansas; all at an attractive per-acre value.





Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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