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

$962,500
275± Acres
Perry County







MORE INFO ONLINE:

https://www.forestryrealestate.com/

SUMMARY

Address
00 Highway 60

City, State Zip
Houston, AR 72070

County
Perry County

Type
Ranches, Recreational Land, Hunting Land, Riverfront

Latitude / Longitude
35.013373 / -92.754511

Acreage
275

Price
$962,500

Property Website
www.forestryrealestate.com







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.

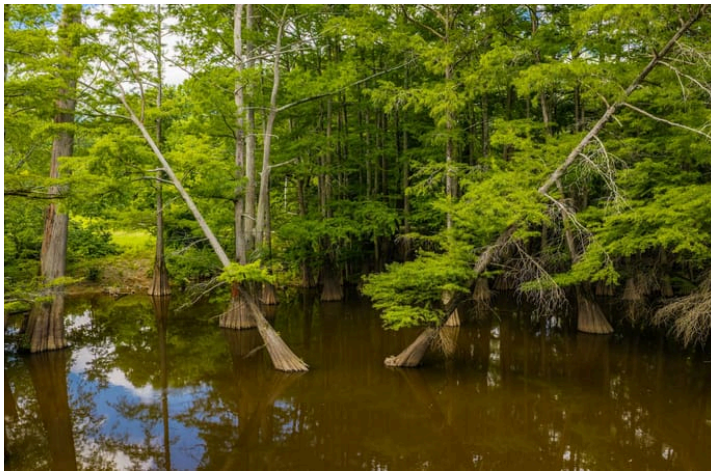
Property Highlights:

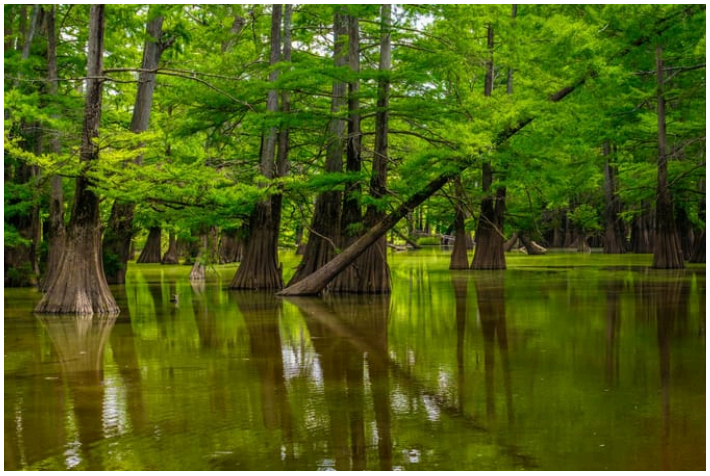
- Fourche La Fave River frontage
- Duck, deer & turkey hunting
- Fishing
- Working cattle lease (continuable or terminable)
- 1/4 + mile of Hwy 60 frontage between Perryville & Houston
- Utilities present
- Homesite, cattle & hunting potential
- Perry County, Arkansas

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.





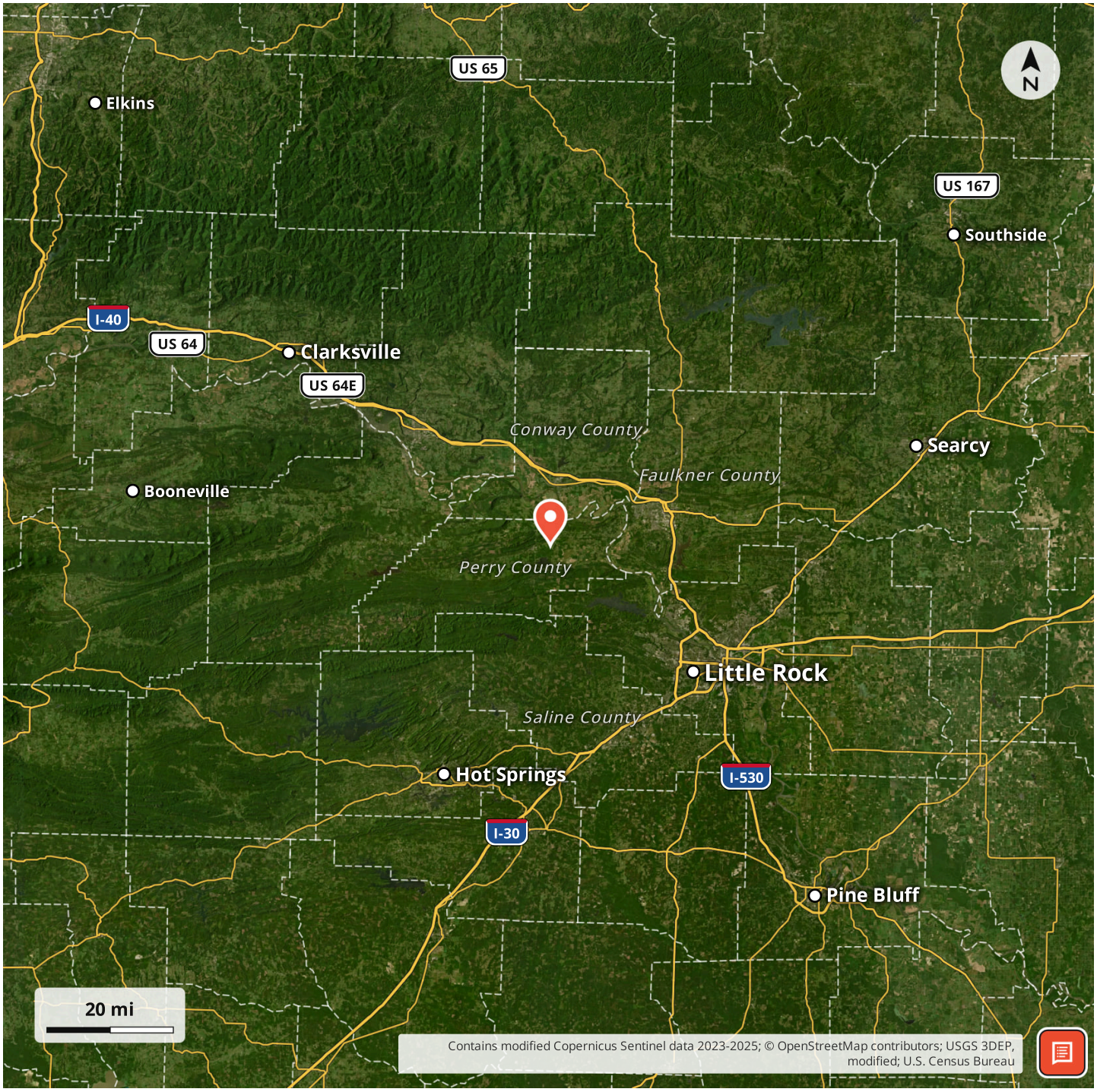



can-am





Regional Map



Locator Map


N
State Hwy 60
0.5 mi
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Doug Moore

Mobile
(478) 357-0213

Office
(501) 219-8600

Email
dmoore@ddkland.com

City / State / Zip
Little Rock, AR 72211

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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.

DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
https://www.forestryrealestate.com/