

Membership Into Big Island Land & Timber LLC
00 Highway 167
Sheridan, AR 72150

\$120,000
7,160± Acres
Grant County



Membership Into Big Island Land & Timber LLC
Sheridan, AR / Grant County

SUMMARY

Address

00 Highway 167

City, State Zip

Sheridan, AR 72150

County

Grant County

Type

Hunting Land

Latitude / Longitude

34.139383 / -92.406904

Acreage

7,160

Price

\$120,000

Property Website

<https://arkansaslandforsale.com/property/membership-into-big-island-land-timber-llc-grant-arkansas/40832/>



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PROPERTY DESCRIPTION

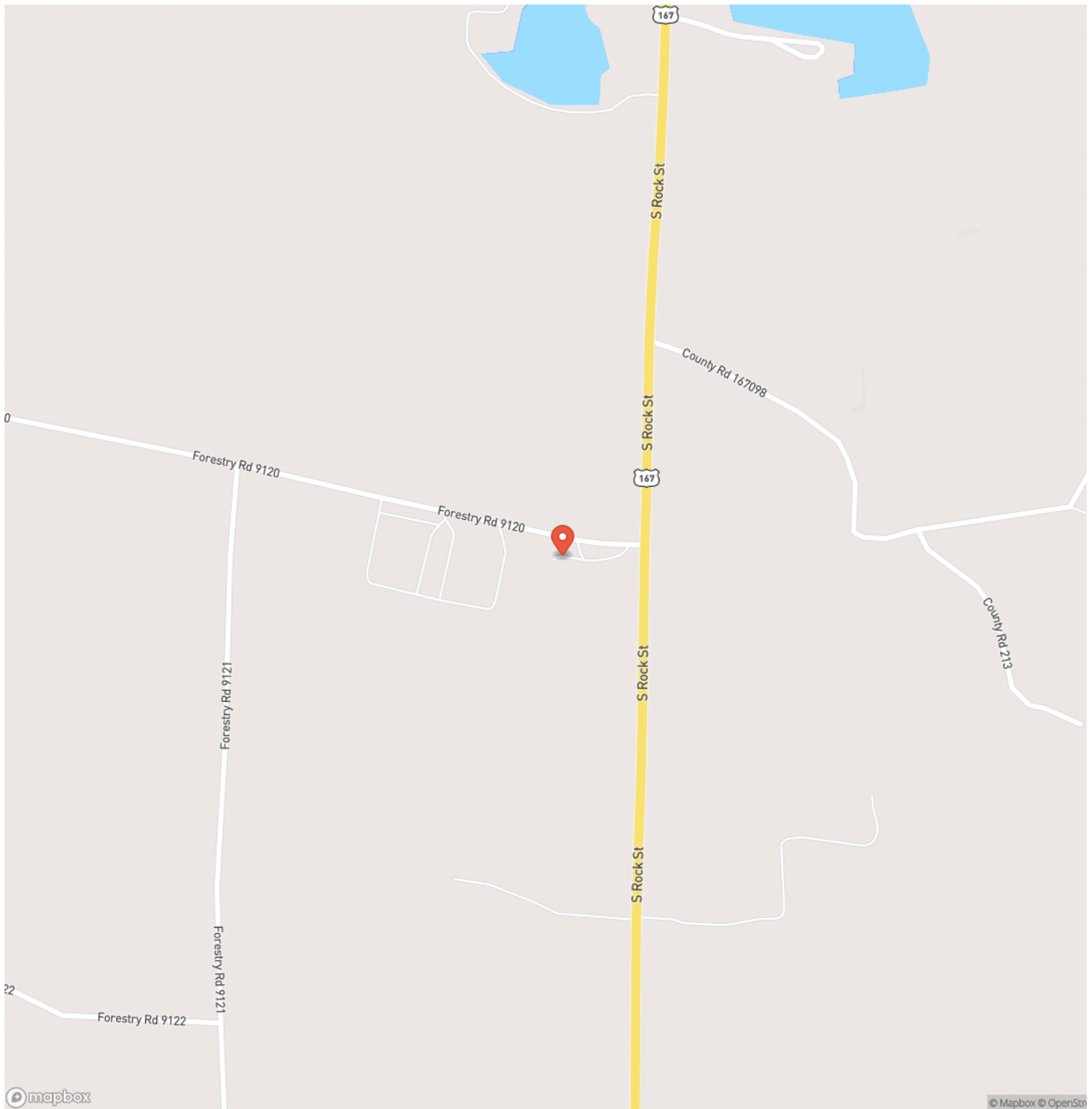
Equity ownership purchase. Big Island Land & Timber is a large club consisting of over 7,100 acres located in the Saline River Bottoms that offers deer, duck, and turkey hunting along with year-round enjoyment of the Saline River. The property consists of two large tracts south and southwest of Sheridan, in Grant County. The great thing is that it's only 45 minutes from downtown Little Rock meaning that anyone in Central Arkansas can place their resources in the purchase of the land without having to allocate a large sum of money in a cabin. Further, there are opportunities over time for a member to purchase additional memberships which grows the footprint that individual can hunt while also reducing the total number of members in the club. There are people in place that prepare all of the food plot areas leaving broadcasting seed and dragging it in as the only real prep work an owner has to worry about. For many, this is a critical component so that tractor and implement purchases are of no concern. Aside from the financial savings of not having to own a tractor/implements, we're all short on time these days so only spending one day in prep for hunting season is huge bonus. From an investment standpoint, these shares have increased in sales price over time and any future timber harvest will yield owners a paid dividend with the only caveat being the club choosing to purchase additional acreage with said capital. Many years this tract will be dry in the Fall and lend itself perfectly to a good deer season, followed by later flooding of the Saline River which provides true flooded timber duck hunting. Higher portions of the tracts provide the room you need to roam chasing gobblers in the Spring. The ownership provides one box stand location (stand included) for rifle deer with archery deer, duck, and turkey being more flexible on the owner roaming other portions of the property. Annual dues are \$900 which have been paid for the [2023-2024](#) hunting season. For more information on this excellent, low input ownership contact Kevin Keen at [\(870\)215-1185](tel:(870)215-1185).



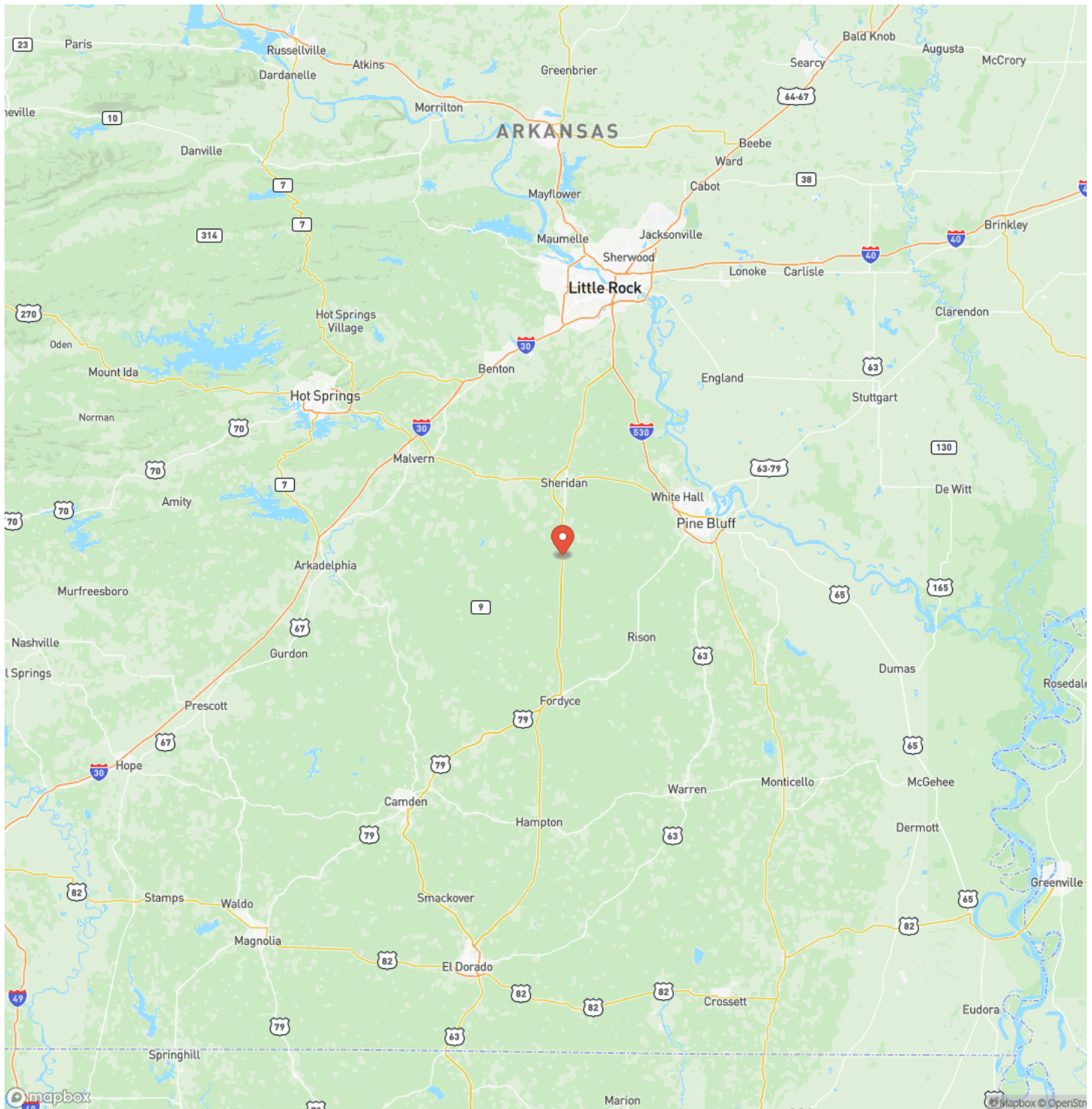
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Locator Map



Locator Map



Satellite Map



Membership Into Big Island Land & Timber LLC
Sheridan, AR / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kkeen@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MORE INFO ONLINE:

ArkansasLandForSale.com

This image shows a single sheet of white paper with horizontal 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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