

**1104 +/- Acres in Saline River Bottoms**  
**Benton, AR 72002**

**\$1,738,000**  
**1,104 +/- acres**  
**Saline County**





# 1104 +/- Acres in Saline River Bottoms Benton, AR / Saline County

## SUMMARY

### City, State Zip

Benton, AR 72002

### County

Saline County

### Type

Recreational Land, Hunting Land, Riverfront

### Latitude / Longitude

34.4601 / -92.6044

### Acreage

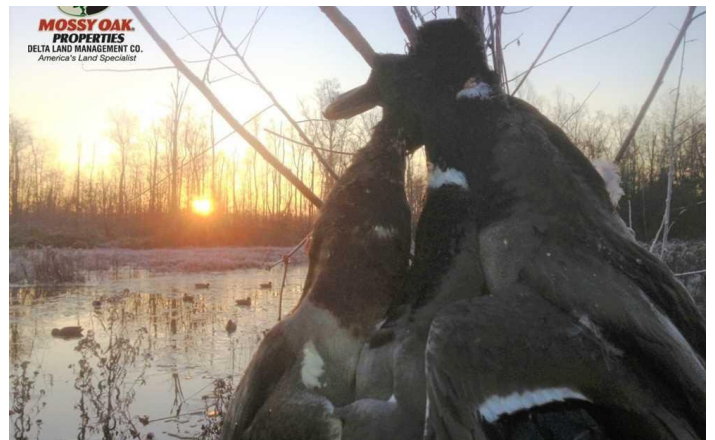
1,104

### Price

\$1,738,000

### Property Website

<https://arkansaslandforsale.com/property/1104-acres-in-saline-river-bottoms-saline-arkansas/8929/>



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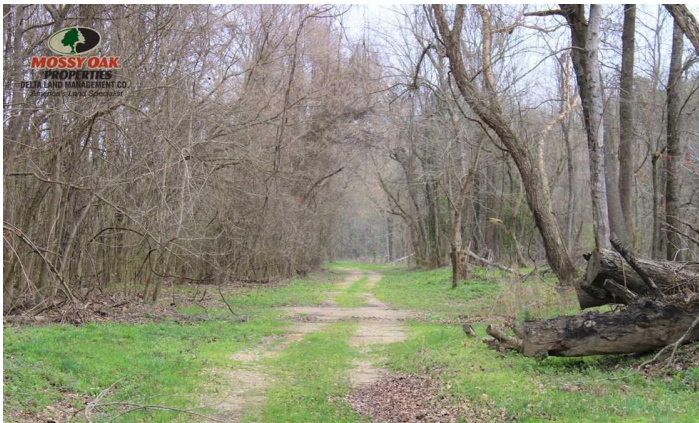
### **PROPERTY DESCRIPTION**

This 1,104 acres is located in what is known as the Tull Bottoms in Saline County, Arkansas. This tract has a variety of features ranging from thick stands of young native hardwoods, wetlands, clearings, river frontage, and a huge slough that runs through the entire center of the property. This slough backs up every fall and floods approximately 350 acres which has been very attractive to waterfowl over the years. Several large flocks of Mallards, Gadwalls, Teal, and Wood Ducks have been observed on this property. Not only is the duck hunting on this property good, the deer hunting is good too, especially in the cleared areas. To see 20-30 deer off the stand is not uncommon on this property. All in all if you live West of Little Rock and dont feel like driving over an hour to get in some good duck and deer hunts, then this place is for you. 10 minutes from Benton, 35 minutes from Little Rock, and all the deer, ducks, turkey, and hogs you want to hunt.

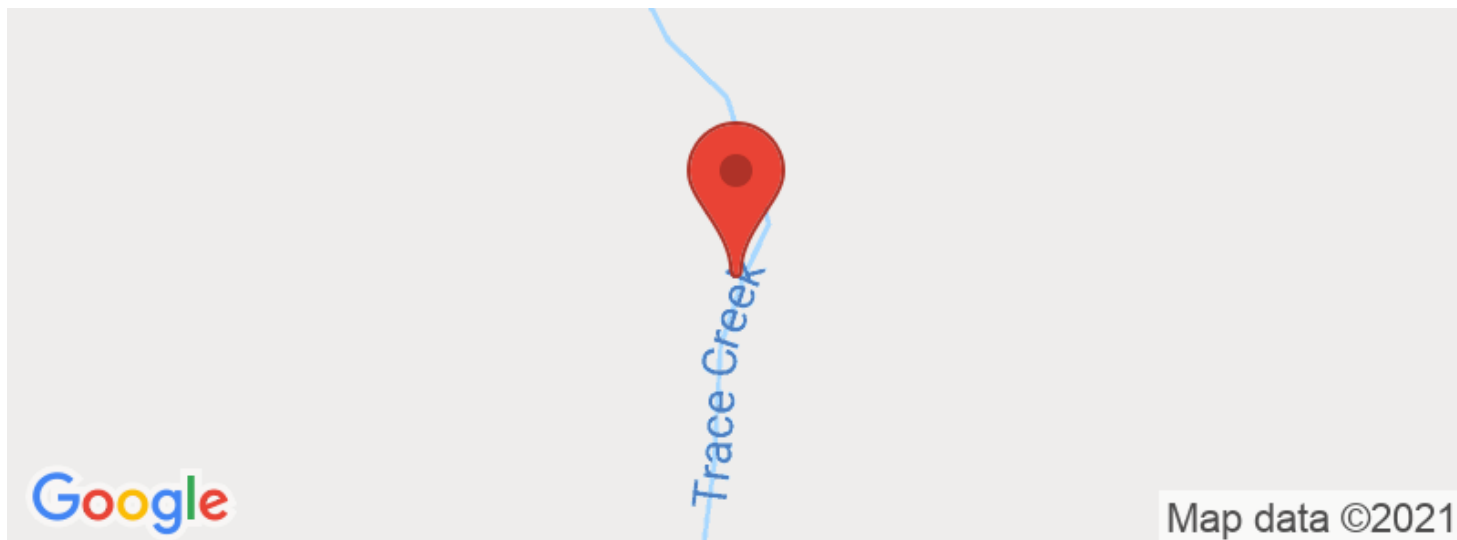




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## Locator Maps





1104 +/- Acres in Saline River Bottoms  
Benton, AR / Saline County

# Aerial Maps



1104 +/- Acres in Saline River Bottoms  
Benton, AR / Saline County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Talbert

Mobile

(501) 951-3073

Email

ltalbert@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES

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## This image shows a blank 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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**Mossy Oak Properties Delta Land Management Co. LLC**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 416-6923  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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