

**135+- Little Red River Ranch and Homesites**  
000 Bypass Road (Hwy 25)  
Heber Springs, AR 72543

**\$6,287,000**  
135± Acres  
Cleburne County



**135+- Little Red River Ranch and Homesites**  
**Heber Springs, AR / Cleburne County**

---

**SUMMARY**

**Address**

000 Bypass Road (Hwy 25)

**City, State Zip**

Heber Springs, AR 72543

**County**

Cleburne County

**Type**

Hunting Land, Commercial, Horse Property, Riverfront, Ranches, Recreational Land

**Latitude / Longitude**

35.503064 / -92.000458

**Acreage**

135

**Price**

\$6,287,000

**Property Website**

<https://www.mossoakproperties.com/property/135-little-red-river-ranch-and-homesites-cleburne-arkansas/106620/>



## 135+- Little Red River Ranch and Homesites Heber Springs, AR / Cleburne County

---

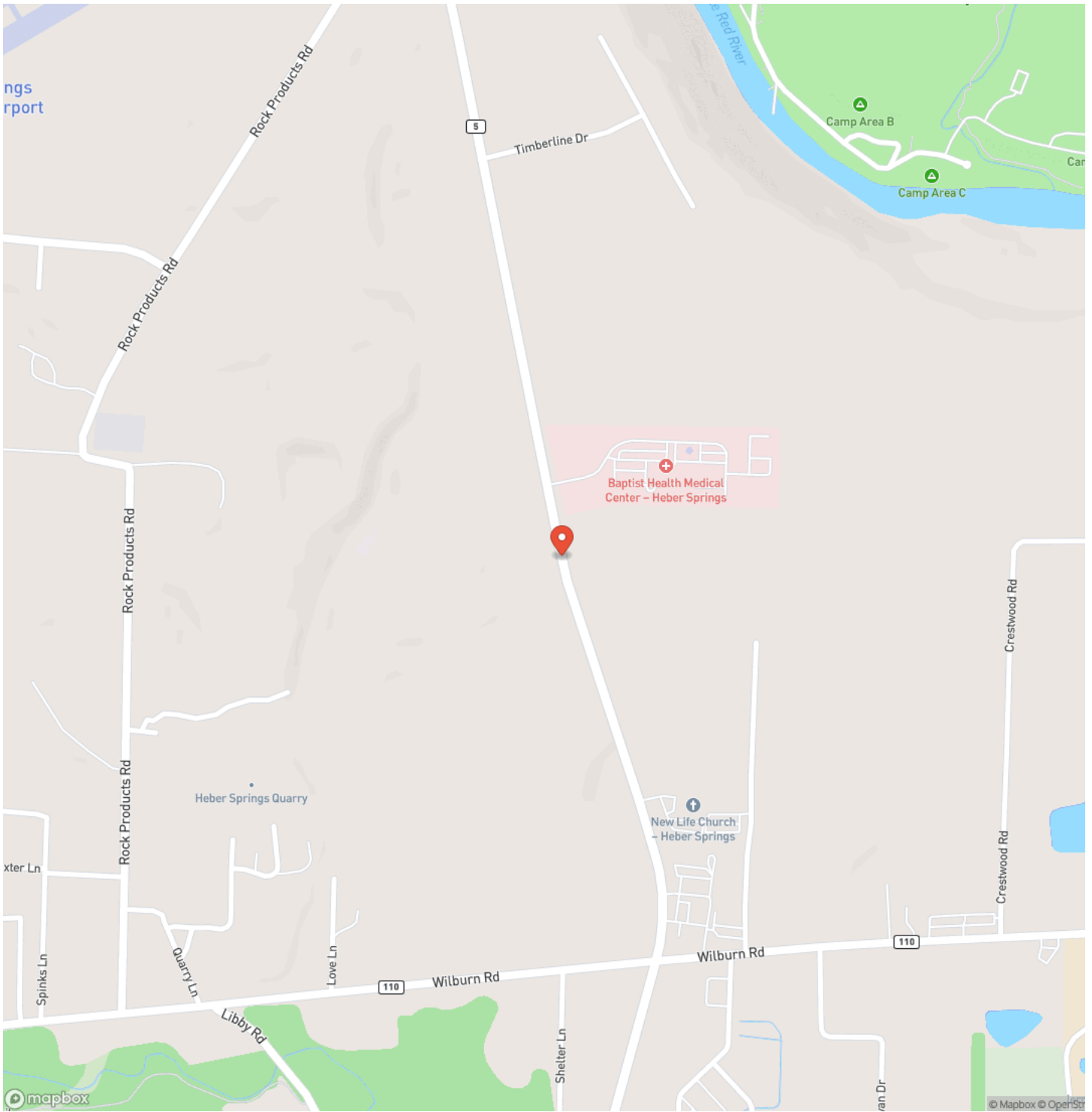
### **PROPERTY DESCRIPTION**

135+- acres located next to Baptist Hospital and Doctors office park in Heber Springs, Arkansas. HUGE DEVELOPMENTAL PROPERTY RESIDENTIAL & COMMERCIAL. The Little Red River flows on the North side of property offering views that are extraordinary. On the South side of property you can build a home and wake up to a view of Sugar Loaf Mountain filling your bedroom window. To the West you have a vista view of the mountain ridge surrounding Heber Springs. Property has a gravel road system that can support heavy traffic going and coming. The road system takes you down to the river within a few yards. The property has a secondary entrance on the south end of the property using county road. This oasis can be divided into residential/commerical/agricultural use. City water/sewer/electric are available on the property. Very few acres are not usable across the entire tract. A nice pond in the middle of the property and the owner has divided the property into three tracts utilizing cross fence for cattle production., Mature hardwoods are located on the hillside adjacent to the river. Pasture is encompassing most of the property with amazing views in every direction. Owner will subdivide into 30+ acre tracts.

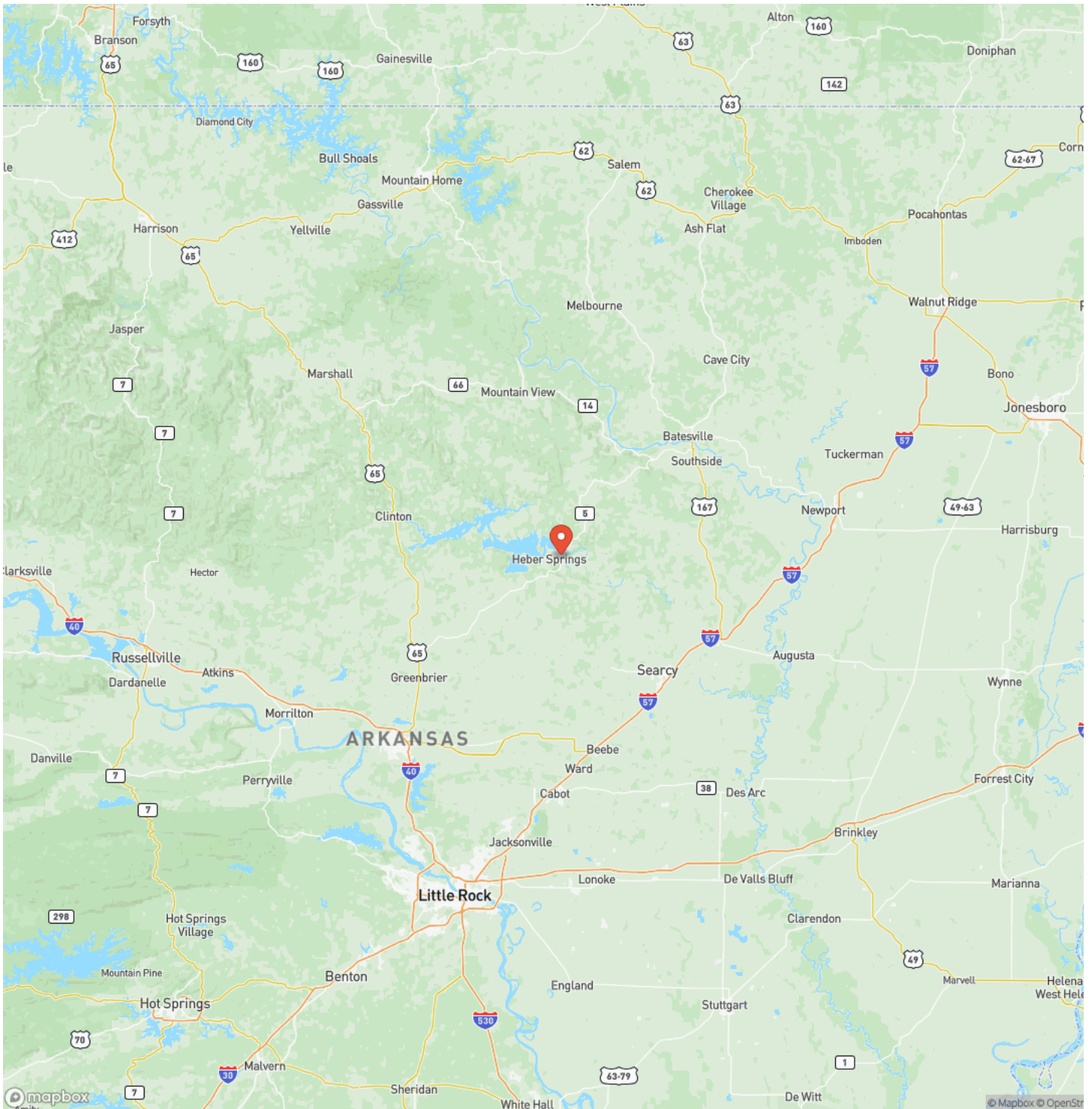
135+- Little Red River Ranch and Homesites  
Heber Springs, AR / Cleburne County



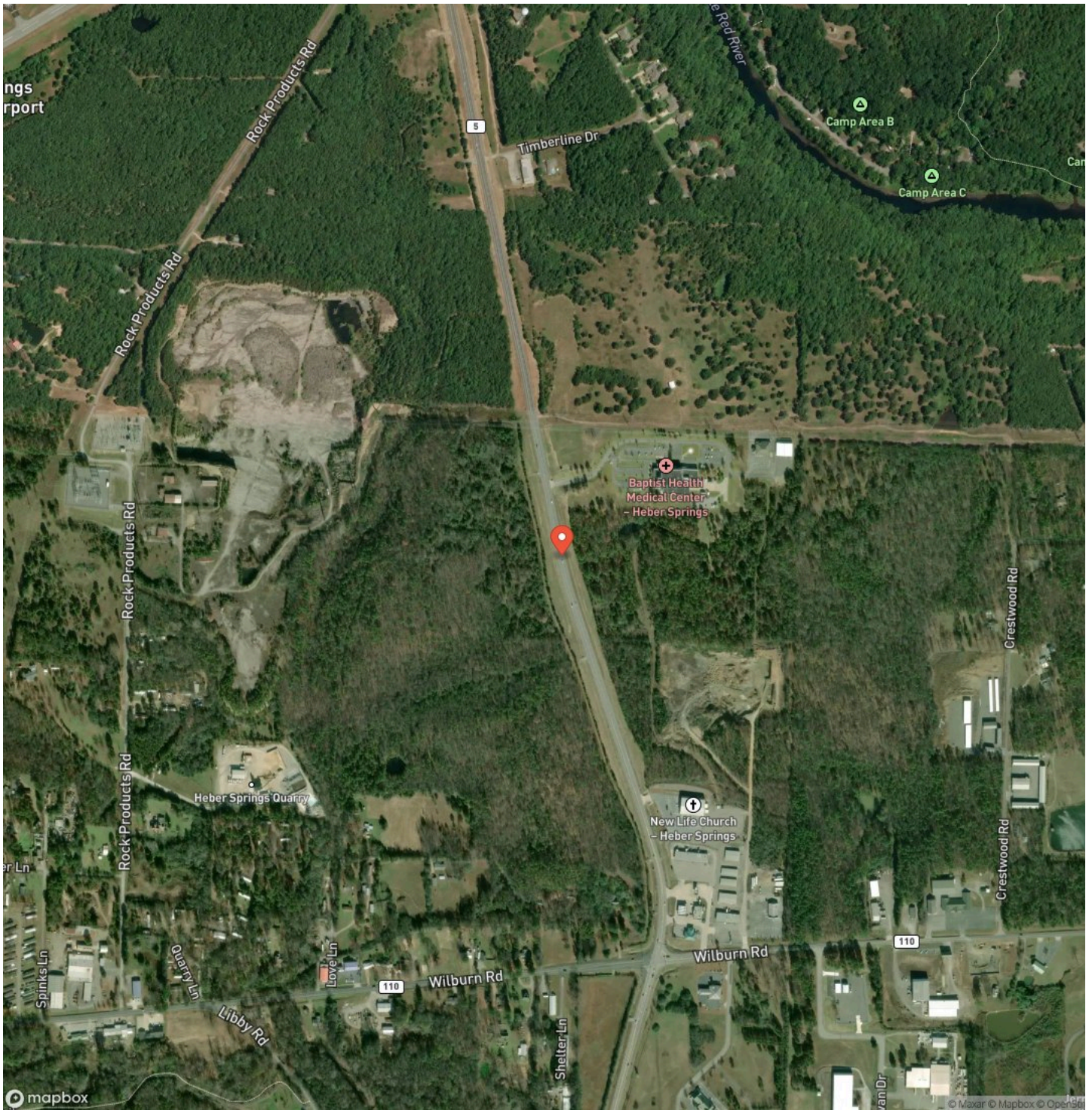
# Locator Map



# Locator Map



## Satellite Map







## **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.

---

**Mossy Oak Properties Stuttgart Land & Farm**  
2309 S Main Street  
Stuttgart, AR 72160  
(855) 934-5263  
<https://www.mossoakproperties.com/>

---