

185+- DTB Tract with SL&S  
284 Old Dug Road  
Bee Branch, AR 72013

**\$695,000**  
185± Acres  
Van Buren County





**185+- DTB Tract with SL&S**  
**Bee Branch, AR / Van Buren County**

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**SUMMARY**

**Address**

284 Old Dug Road

**City, State Zip**

Bee Branch, AR 72013

**County**

Van Buren County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.491819 / -92.366402

**Taxes (Annually)**

270

**Acreage**

185

**Price**

\$695,000

**Property Website**

<https://www.mossyoakproperties.com/property/185-dtb-tract-with-sl-s-van-buren-arkansas/47703/>



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**PROPERTY DESCRIPTION**

185+-/DTB tract with SL&S = Deer, Turkey, Bear with Shooting Lanes and Stands in Place! Glad you make it her to figure out the name. This tract is an absolutely perfect set up for viewing/pursuing game animals, it is move in ready!! The ownerspared no expense in setting this one up for Fishing and Hunting. White Oaks are sispersed throughout the property with a mix of Hardwoods and Pines distributed evenly as well. 4 acre pond with several other year round ponds holding fish and Wood ducks are attached to this property. alll stands go with the property along with the critters. Bear inhabit this tract along with excellent geneticsand ligh hunting pressure over the last several yearshave increased the quality of the animals that call this place home. Out standing sized Deer Stand serves as the focal point for this tract that will easily hold four people and their gear comfortably. Ladder stands and a second smaller eleveated box stand with feeders also will convey with purchase. The owner has built thirty yard wide shooting lanes with micro food plots placed throughout the property for bow hunting opportunities. For gun hunting he has several stands offering 150+ yard shots.

The only thing you need to bring to this Recreational Bonanza is the key to the front gate!



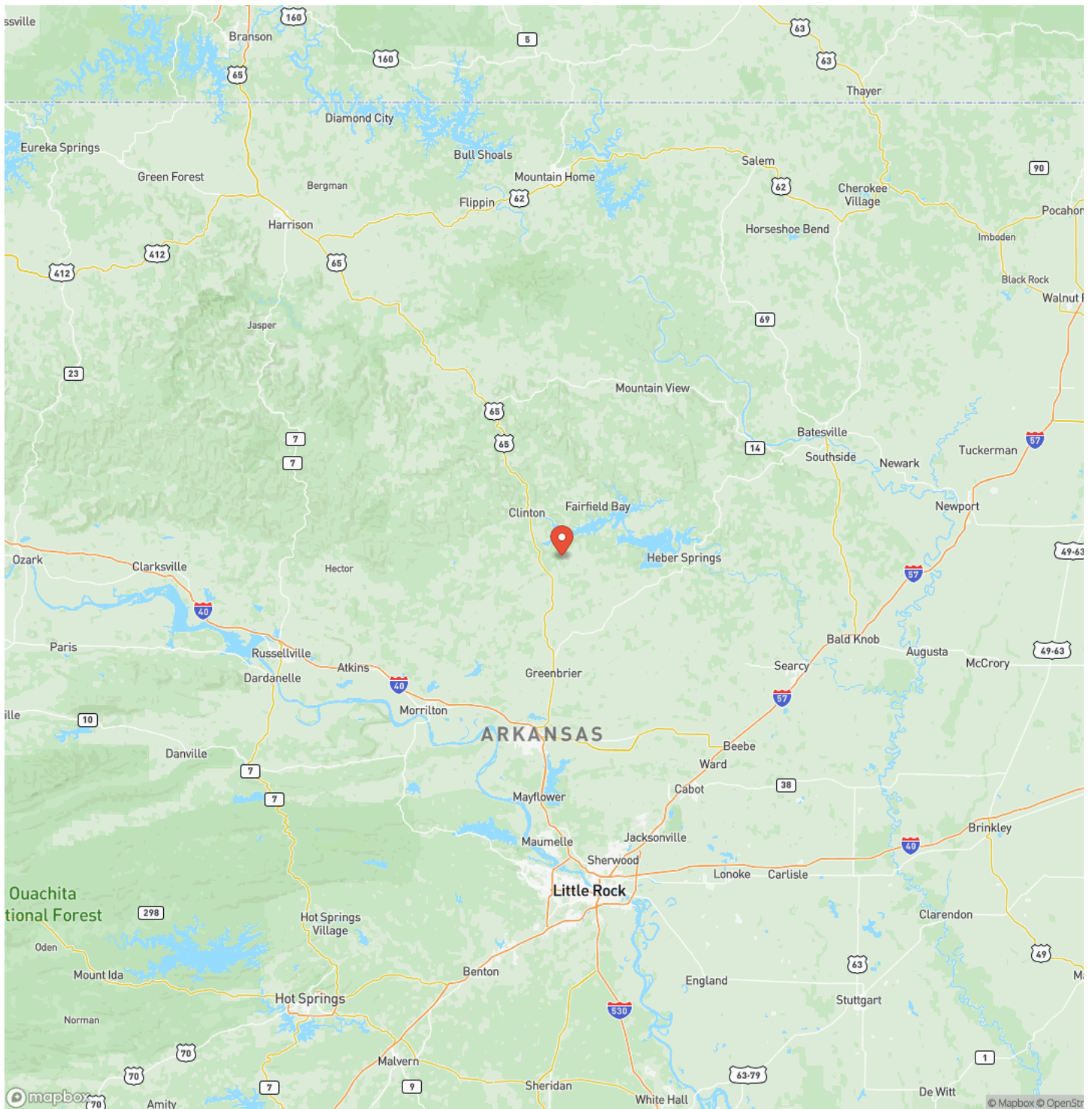
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## Locator Map



## Locator Map





## Satellite Map



**185+- DTB Tract with SL&S  
Bee Branch, AR / Van Buren County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Eric Camp

## Mobile

(501) 388-1947

## Email

ecamp@mossyoakproperties.com

### Address

400 West Race

## City / State / Zip

## NOTES



## 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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**Mossy Oak Properties Cache River Land & Farm**  
400 W Race Street  
Searcy, AR 72143  
(501) 278-5330  
[MossyOakProperties.com](http://MossyOakProperties.com)

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