

**Crossroads Ranch at 4 Corners**  
**Columbia County Roads 98 & 440**  
**McNeil, AR 71752**

**\$500,000**  
**141.440 +/- acres**  
**Columbia County**





# Crossroads Ranch at 4 Corners McNeil, AR / Columbia County

## SUMMARY

### Address

Columbia County Roads 98 & 440

### City, State Zip

McNeil, AR 71752

### County

Columbia County

### Type

Hunting Land, Ranches, Residential Property,  
Undeveloped Land, Horse Property, Lot

### Latitude / Longitude

33.3173 / -93.0749

### Acreage

141.440

### Price

\$500,000

### Property Website

<https://www.mossyoakproperties.com/property/crossroads-ranch-at-4-corners-columbia-arkansas/22283/>



## **PROPERTY DESCRIPTION**

Crossroads Ranch at 4 corners is a cattleman's or developer's dream property. Located just a short drive north and east of Magnolia Arkansas, this property has every box on any wish list checked. With the entire property under fence and multiple gated entrances the various grazing opportunities are endless. With multiple water sources, extra large hay storage, power and water, county road access, multiple cattle handling locations, feed lot, beautiful timbered creek drains, hunting opportunities and development potential this tract is a must see! NOTE: Tract 2 is now sold.

The amenities include:

Fenced and cross fenced

5 strand barbed wire on steel "T" posts

Custom structural steel pipe and sucker rod corners and interior braces

Double steel pipe gates in multiple locations

Interior fence access also double steel pipe gates

Custom steel pipe holding pen and feed lot

Loading shoots, holding pens and squeeze gates in 2 locations

9 acres lake and small stock pond

Timbered creek drains with live water

Merchantable timber

Multiple building sites across tract

Steel truss hay barn (6300 sqft)

Over 2 miles of county road frontage

Power and rural water available at various locations

Equestrian opportunities available

ATV/UTV riding on the miles of interior roads and trails

Hunting opportunities for Whitetail deer, turkey, feral hogs and small game

Multiple stand sites already established

Take a look at this outstanding investment opportunity! A rare opportunity to own a premier all purpose property minutes away from shopping, restaurants, entertainment and the campus of Southern Arkansas University. Don't wait, this one will go fast!



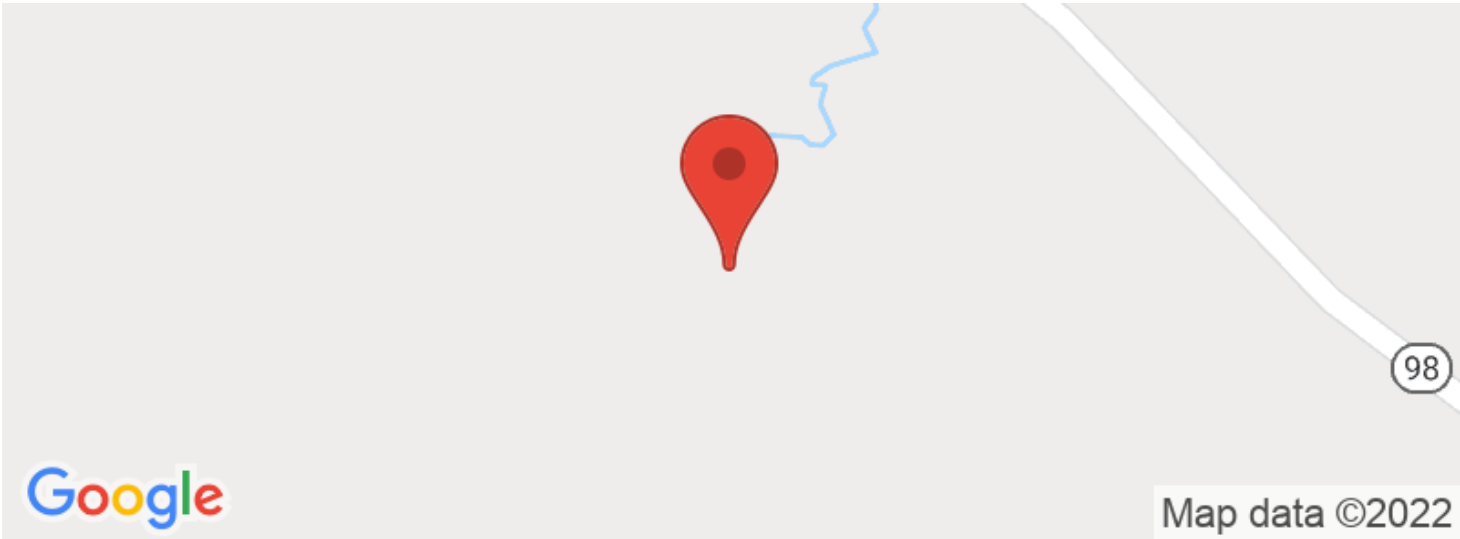


Crossroads Ranch at 4 Corners  
McNeil, AR / Columbia County



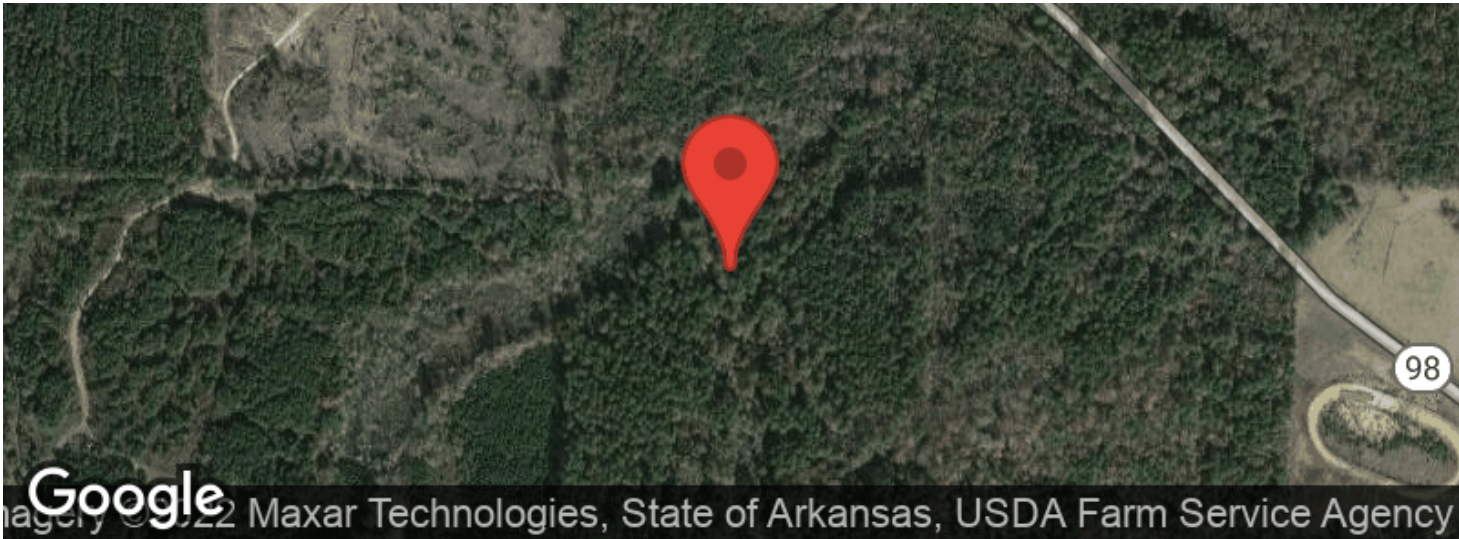


# Locator Maps





# Aerial Maps





**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Michael Clayton

**Mobile**

870-818-5418

**Email**

mclayton@mossyoakproperties.com

**Address**

819 Lakewood Road

**City / State / Zip**

Camden, AR 71701

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**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 Land and Home**  
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