

**Wolf Creek Farm**  
**Strawberry Road**  
**Delight, AR 71940**

**\$240,000**  
**77.420± Acres**  
**Pike County**





## Wolf Creek Farm Delight, AR / Pike County

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### **SUMMARY**

**Address**

Strawberry Road

**City, State Zip**

Delight, AR 71940

**County**

Pike County

**Type**

Farms, Hunting Land, Ranches, Undeveloped Land, Horse Property, Timberland, Recreational Land, Lot

**Latitude / Longitude**

34.0377 / -93.5142

**Taxes (Annually)**

175

**Acreage**

77.420

**Price**

\$240,000

**Property Website**

<https://www.mossyoakproperties.com/property/wolf-creek-farm-pike-arkansas/35423/>



## **PROPERTY DESCRIPTION**

Wolf Creek Farm is the perfect destination for the discerning buyer. Whether you're looking for a perfect spot to build your dream retirement home without having neighbors fifty feet away, a spot for a cozy remote cabin with room to roam, a place for your horses with room to build or a site for a home and either a cattle or poultry operation. This acreage can accommodate just about anything your heart desires. The rare level ground, less than ten feet change in elevation, makes up almost seventy five percent of this tract providing buildable areas across much of the property. A natural stand of pine and mixed hardwoods directly in the middle of the property would provide an ideal location for a new home with a nearly one quarter mile of uninterrupted timber for a view to the east to watch some glorious Arkansas sunrises. Easy access from both Strawberry Road and Burnett Road make every part of the property accessible. Electricity, rural water and new high speed internet are all available for connection along both roads. The properties pastures are a mixture of Bahia grass and Fescue providing all season grazing opportunity. The various sheds could provide the basics for a cattle or horse operation or hay storage. The Wolf Creek Farm has it all and is ready for a new owner to make it theirs. Give Michael a call today to schedule a tour at [8708185418](tel:8708185418) or send an email to [mclayton@mossyoakproperties.com](mailto:mclayton@mossyoakproperties.com). But you better hurry, I don't think this one will last long.

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.



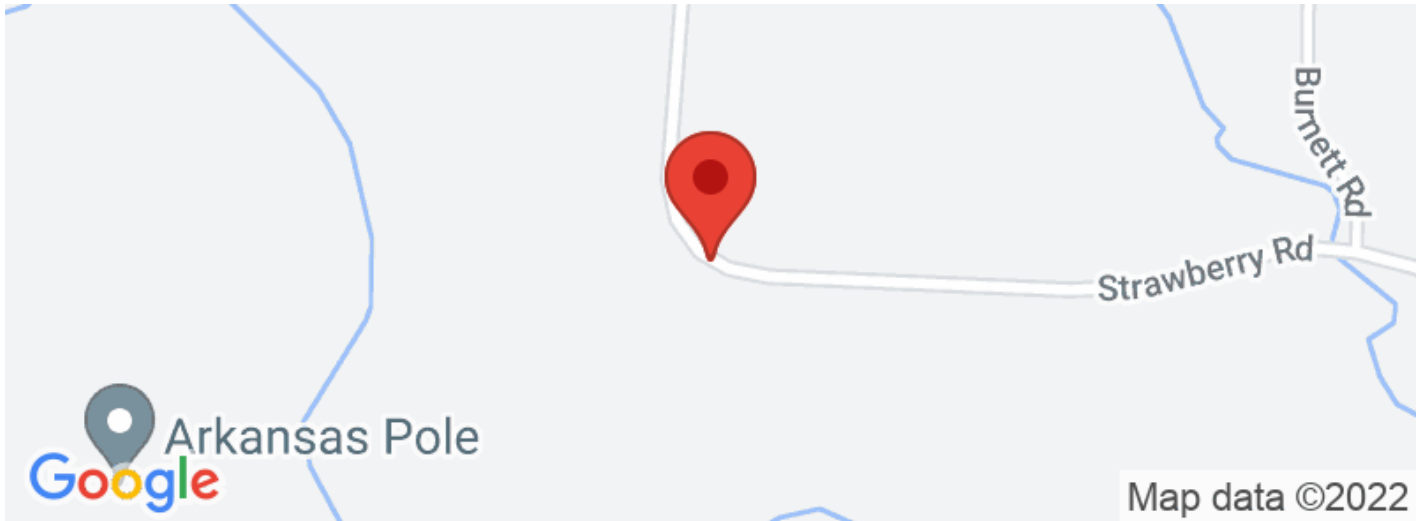


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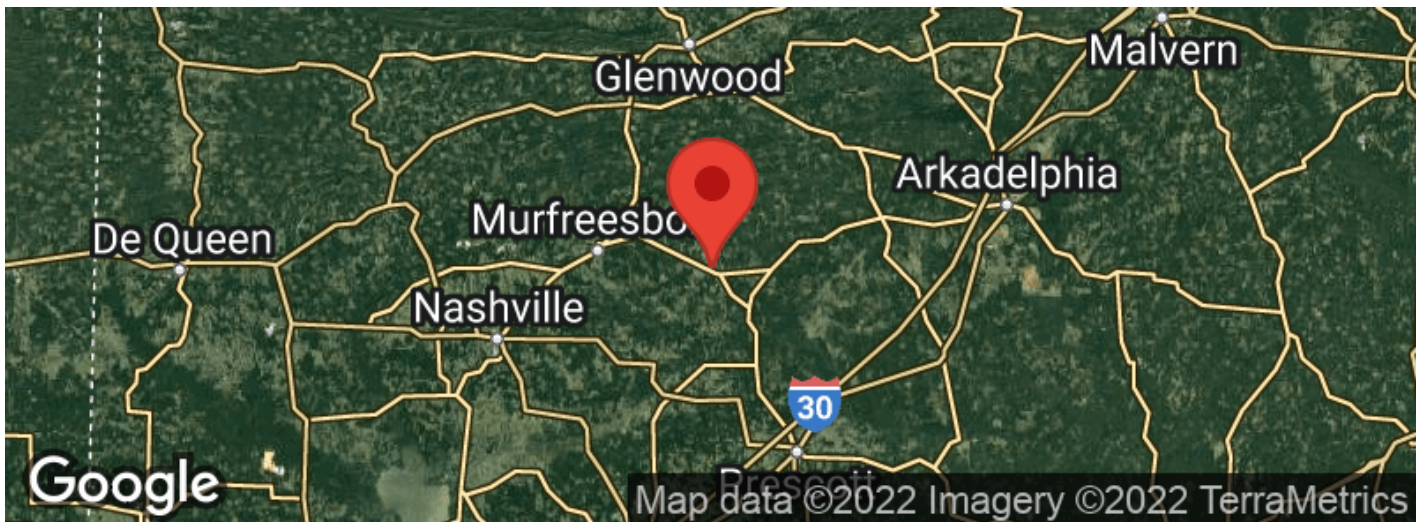
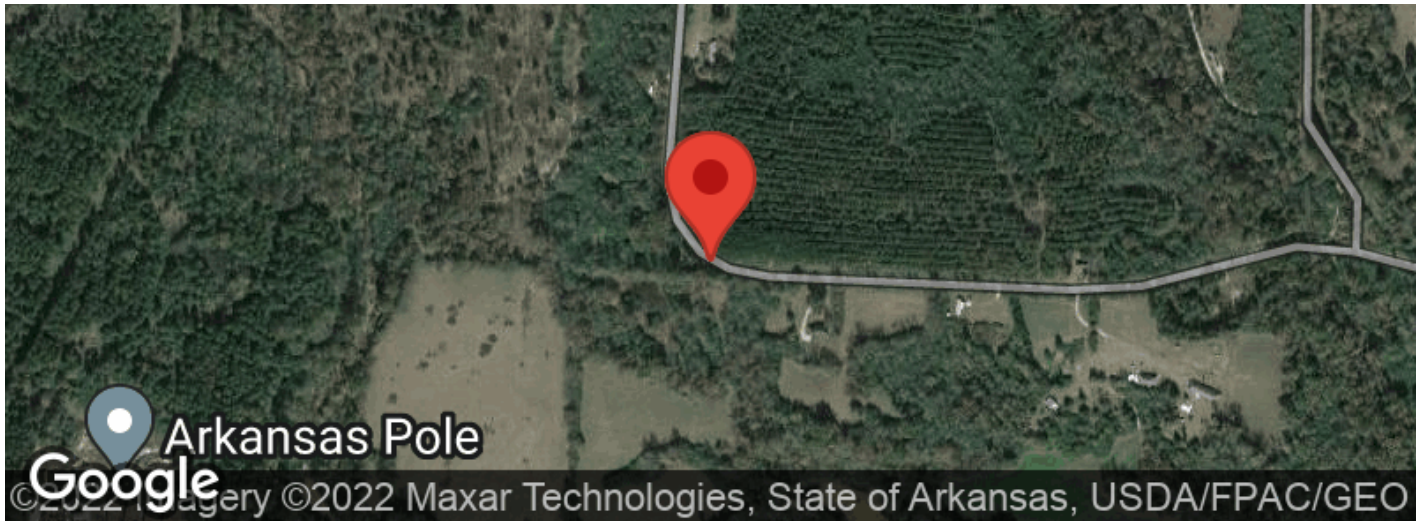


## Locator Maps





## 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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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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