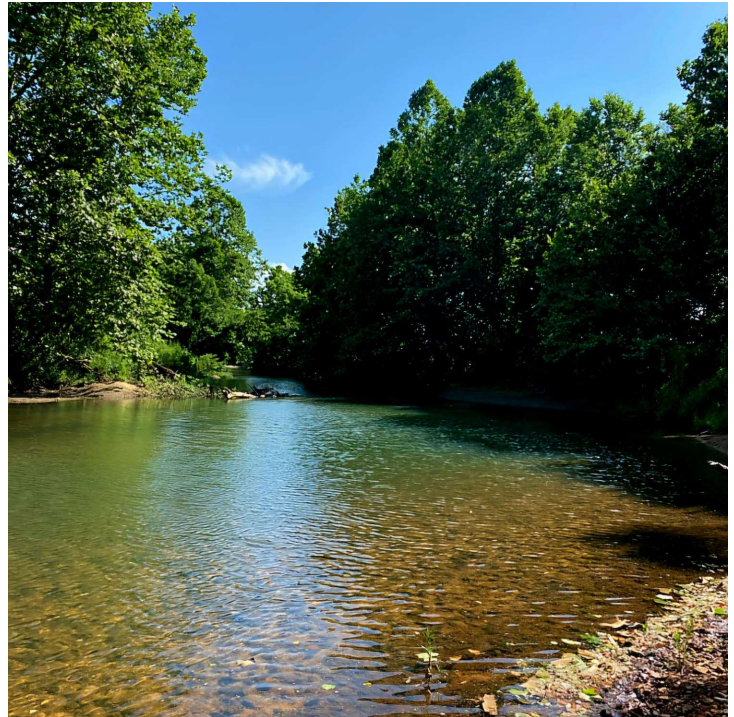




STRAWBERRY RIVER RANCH AND HUNTING CAMP--HUGE PRICE REDUCTION!

1551 South Bullpen Road, Wiseman, AR 72587



#### PROPERTY DESCRIPTION

A rare opportunity awaits in this expansive property nestled in the heart of the Ozark Mountains. Boasting 926+/- acres of versatile land, including mixed farmland, timber, and ranch land, this holding includes a comfortable 5 bed/2 bath barndominium. With 500+/- acres of pasture featuring multiple barns and a solar-powered well for cattle/hay production, as well as 426+/- acres of timber suitable for harvest or hunting, this property offers diverse potential. Frontage on the Strawberry River provides exceptional freshwater fishing opportunities. With ATV and equestrian trails, ample privacy, and negotiable equipment and personal property, this North Arkansas property is an exceptional investment opportunity. Go to [www.StrawberryRiverHuntingCamp.com](http://www.StrawberryRiverHuntingCamp.com) for more details!

#### LOCATION DESCRIPTION

Nestled in the heart of the Ozark Mountains, this prime investment opportunity is surrounded by the natural beauty of the area, offering a unique blend of outdoor recreation and rural charm. Just a stone's throw away from the renowned Strawberry River Ranch and Hunting Camp, the property enjoys close proximity to attractions such as the Ozark Folk Center State Park, Blanchard Springs Caverns, and the White River. This prime location at the epicenter of a thriving tourist destination presents a compelling opportunity for astute land investors aiming to capitalize on the allure of the Ozarks. Distances from major cities are: Memphis, TN 162 miles, Little Rock, AR 137 miles, St. Louis, MO 234 miles, Springfield, MO 144 miles, Fayetteville, AR 169 miles, Batesville, AR 42 miles, Dallas, TX 452 miles, Nashville, TN 344 miles, Kansas City, MO 324 miles, Melbourne, AR 25 miles, and Ponca, AR on the Buffalo River 119 miles

#### OFFERING SUMMARY

Sale Price: \$2850.00 per acre	\$2,639,100
Acreage:	926.08 Acres

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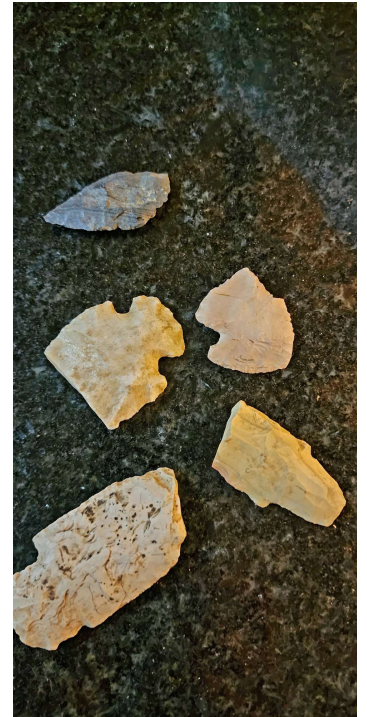
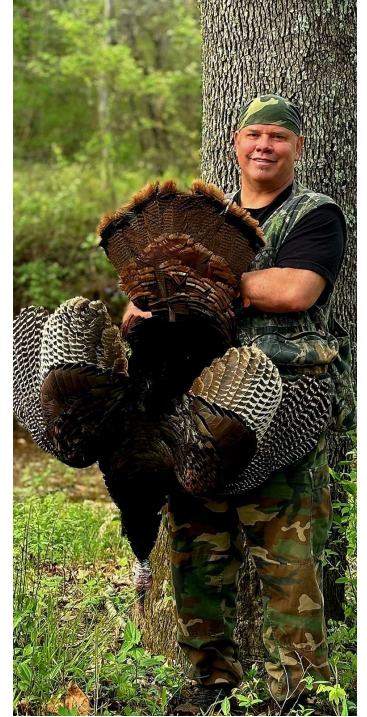
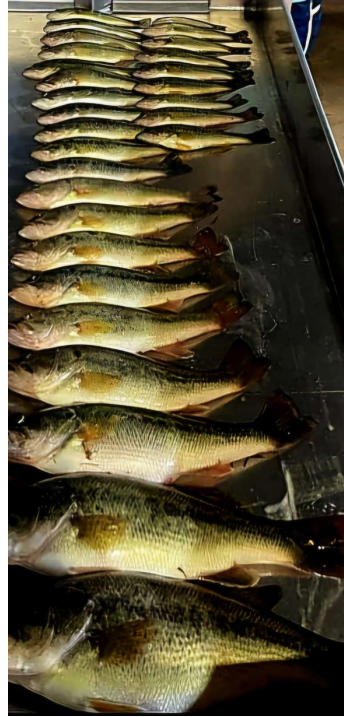
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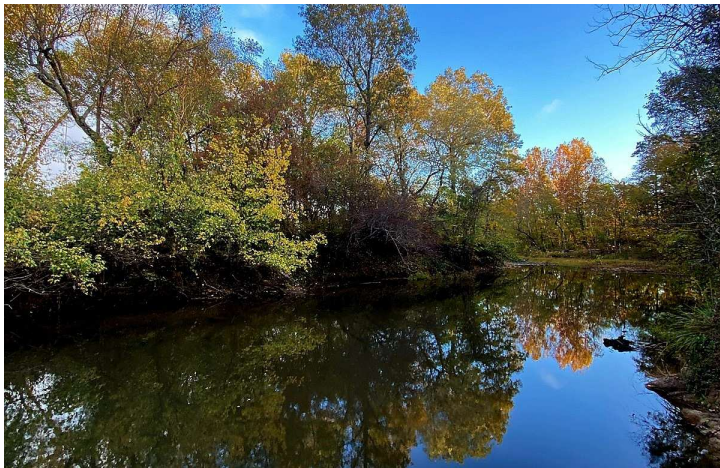
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## RIVERFRONT CATTLE RANCH AND HUNTING/FISHING CAMP FOR SALE

STRAWBERRY RIVER RANCH AND HUNTING CAMP--HUGE PRICE REDUCTION

1551 South Bullpen Road, Wiseman, AR 72587



### PROPERTY HIGHLIGHTS

- 926 +/- acres of mixed farmland, timber, and ranch land with a 5 bed/2 bath barndominium!
- 500 +/- acres of pasture with multiple barns and solar-powered well for cattle/hay production
- 426 +/- acres of timber for harvest or hunting whitetail deer, turkey, dove, quail
- 6000 +/- feet of Frontage on the Strawberry River for great freshwater fishing! The River flows year round!
- Equipment and personal property available for purchase!
- ATV trails, equestrian trails, and plenty of privacy make this North Arkansas property a true wonder!
- Indian arrowheads found all over the property
- Fiber optics on property
- 14 Deer stands
- Wild turkey, deer, quail, dove and an occasional bear!
- Great tasting water from the solar powered well used for irrigation and watering animals
- 10 ponds, all stocked with bass, crappie, catfish
- owner is experimenting with producing crawfish and its working!
- Approximately 4 miles of new fence
- several miles of new roads
- duck blind on southernmost pond...lots of ducks taken!
- Currently running 120 cows and 4 bulls. Owner estimates 250 cows is very do-able
- Cow pen has automatic water system
- Two new 200'x70' red iron barns for hay and equipment storage
- Barndominium has 3 bedrooms upstairs and 2 bedrooms downstairs
- Access to Izard County Road 25 (Blevins Road) on south end of property

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POPULATION	5.3 MILES	200.5 MILES	500 MILES
Total Population	3,454	9,446,467	96,160,919
Average Age	47	40	40
Average Age (Male)	47	39	39
Average Age (Female)	48	42	41

HOUSEHOLDS & INCOME	5.3 MILES	200.5 MILES	500 MILES
Total Households	1,506	3,767,098	37,316,879
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$60,329	\$84,780	\$99,494
Average House Value	\$160,393	\$239,896	\$305,857

Demographics data derived from AlphaMap

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