



FOR SALE

TIMBER INVESTMENT WILDLIFE HABITAT

Dallas County, AR

380 +/- Acres

**OFFERED AT:
\$789,000**

ABOUT THIS PROPERTY:

Located just south of Sparkman in Dallas County, this 380 +/- acre tract offers a rare combination of diverse timber investment and prime wildlife habitat. With approximately 236 acres of mature, marketable hardwoods—predominantly oak—this property provides both immediate income potential and long-term value. The remaining 144 acres consist of bedded and planted pine plantations, ranging in age from 3 to 15 years, offering a well-staged timber rotation for future harvests and returns. Interior logging roads offer excellent access throughout, making this a turnkey tract for land investors or recreational buyers.



More About this Property:

From a wildlife management perspective, the balance of mast-producing hardwoods and regenerating pine stands creates ideal conditions for whitetail deer and wild turkey. The recent pine plantings have opened up opportunities for food plot development, sanctuary establishment, and edge habitat creation. These younger stands provide excellent bedding cover, while the mature hardwoods produce reliable fall forage. With thoughtful stewardship, this property can be tailored into a high-performing recreational and wildlife sanctuary, all while increasing in timber value over time.

Whether you're looking to build a legacy hunting retreat or grow a land-based investment portfolio, this tract checks all the boxes—timber, access, wildlife, and long-term potential. Properties with this mix of age-structured pine, mature oak hardwood, and strong habitat diversity don't come along often in this region. The groundwork has already been laid—now is the time to shape it into something special.

Legal Description:

Tract 1: 27-10S-17W (60 +/- acres)

Tract 2: 28-10S-17W (320 +/- acres)

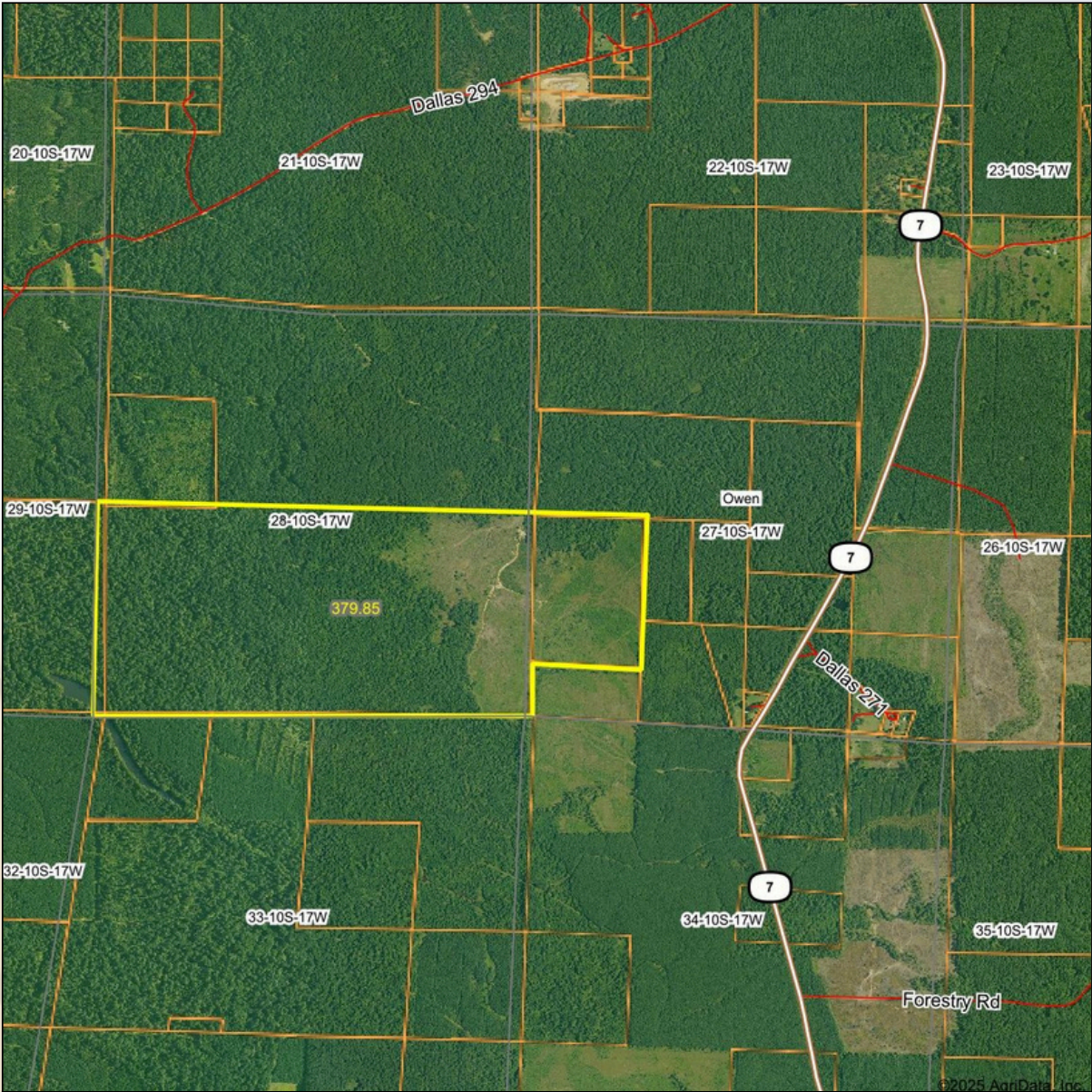
Taxes for both tracts: \$700

Income Potential: Potential for hunt lease option or daily hunts, mature hardwood harvest

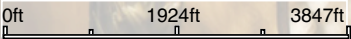
FEATURES:

- 380 +/- acres
- High wildlife productive farm
- Wildlife management potential
- Different stages of pine plantation investment
- Diverse tract with options

DALLAS COUNTY,
ARKANSAS



Boundary Center: 33° 49' 37.96, -92° 51' 15.7



Maps Provided By:
surety
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28-10S-17W
Dallas County
Arkansas

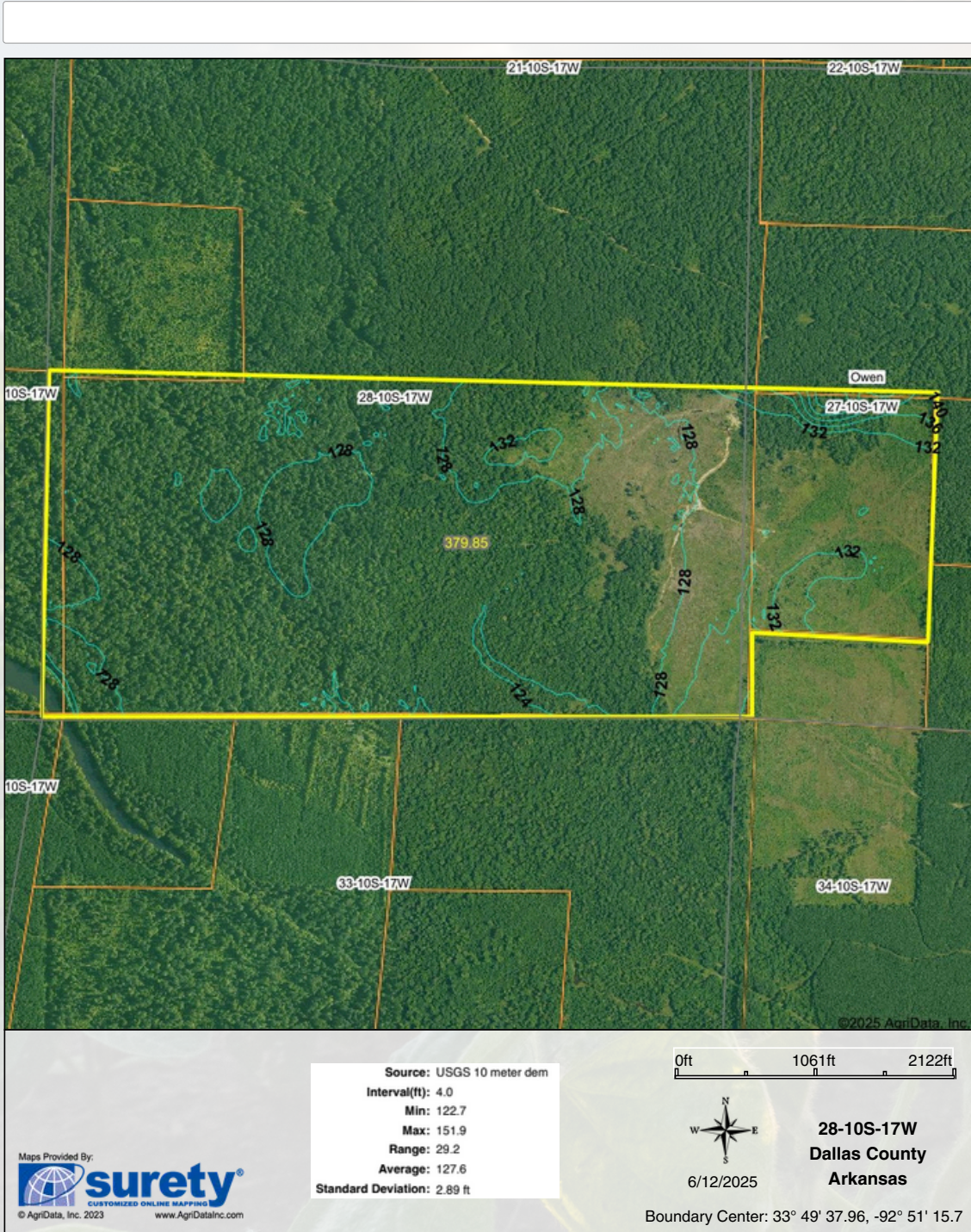
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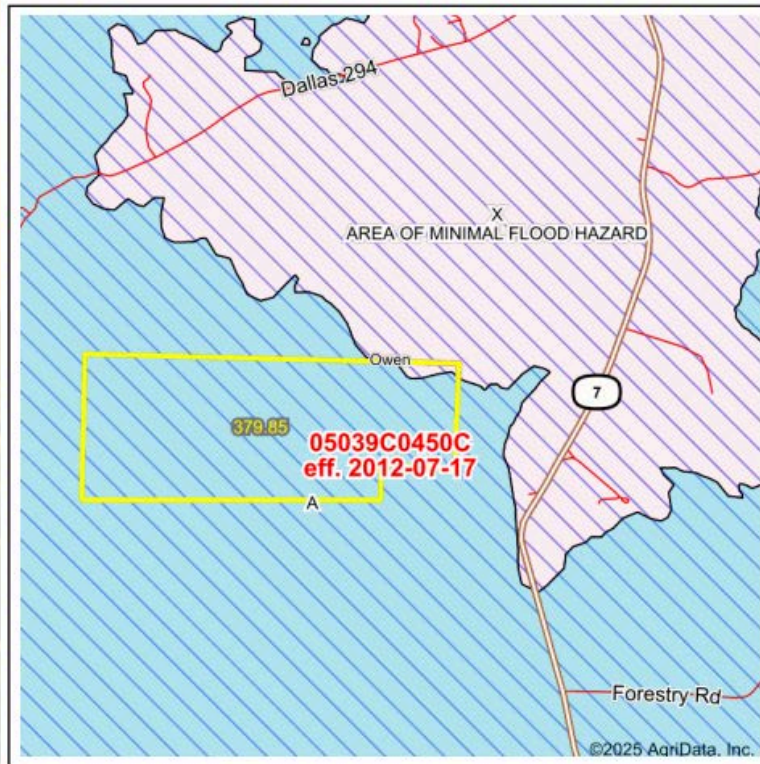
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HELPING YOU BUY
AND SELL LAND





FEMA Report



Map Center: 33° 49' 45.4, -92° 50' 49.89
 State: AR Acres: 379.85
 County: Dallas Date: 6/12/2025
 Location: 28-10S-17W
 Township: Owen

Maps Provided By:
surety
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Name	Number	County	NFIP Participation	Acres	Percent
Dallas County Unincorporated Areas	050061	Dallas	Regular	379.85	100%
Total				379.85	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	374.06	98.5%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	5.79	1.5%	
Total			379.85	100%	
Panel	Effective Date	Acres	Percent		
05039C0450C	7/17/2012	379.85	100%		
Total		379.85	100%		

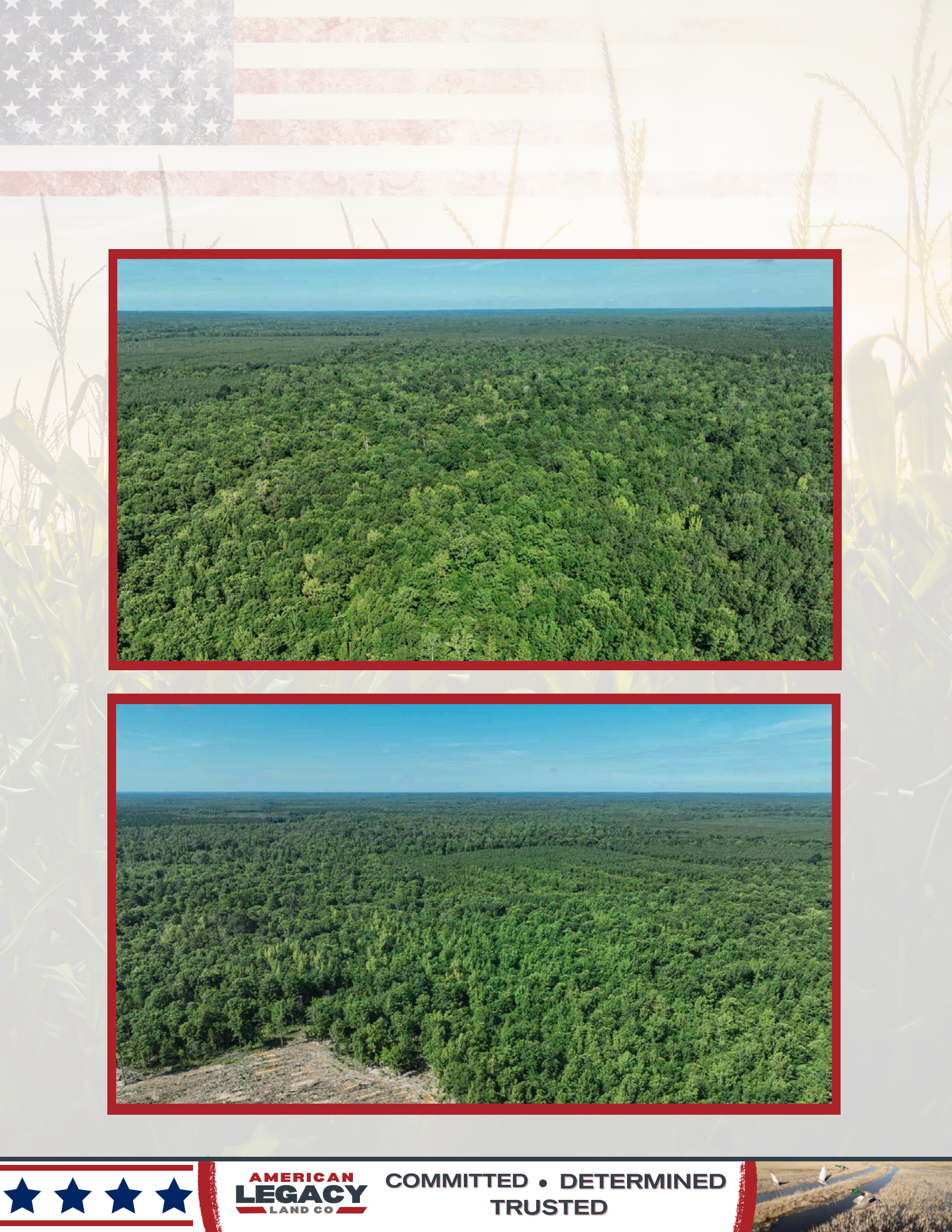


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HUNTING • DEVELOPMENT**







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**COMMITTED • DETERMINED
TRUSTED**





About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

JEFF WATSON, PRINCIPAL BROKER



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