

# Slo Fork Timber & Hunting

Slo Fork Road, Dardanelle, Arkansas 72834

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## PROPERTY OVERVIEW



### Sale Price

\$130,700

### Offering Summary

Acreage:	31.26 Acres
Price / Acre:	\$4,181
State:	Arkansas
City:	Dardanelle
County:	Yell
Property Type:	Timberland Hunting and Recreational Land

### Property Overview

This 31.26 ± acre pine timber tract in Yell County offers the perfect blend of convenience and seclusion. Located 30 minutes from Russellville, this property offers both privacy and convenience for the avid hunters looking for a private place to hunt that is close to home. With ~0.4 miles of frontage along Slo Fork Road, the property has excellent public road access.

What sets this tract apart is its unique position - bordered on three sides by the Mt. Magazine Wildlife Management Area of the Ozark National Forest. Ownership here creates an exclusive and unique hunting opportunity that effectively opens the door to thousands of additional acres of public land that cannot otherwise be reached by the public.

The tract is planted in pine timber estimated at 12+ years old, presenting an immediate thinning opportunity that can generate revenue and offset your investment. Whether you're looking for a hunting base camp, a recreational getaway, or a long-term timber play, this property delivers access, privacy, and income potential all in one package.





## SPECIFICATIONS & FEATURES

## Specifications & Features

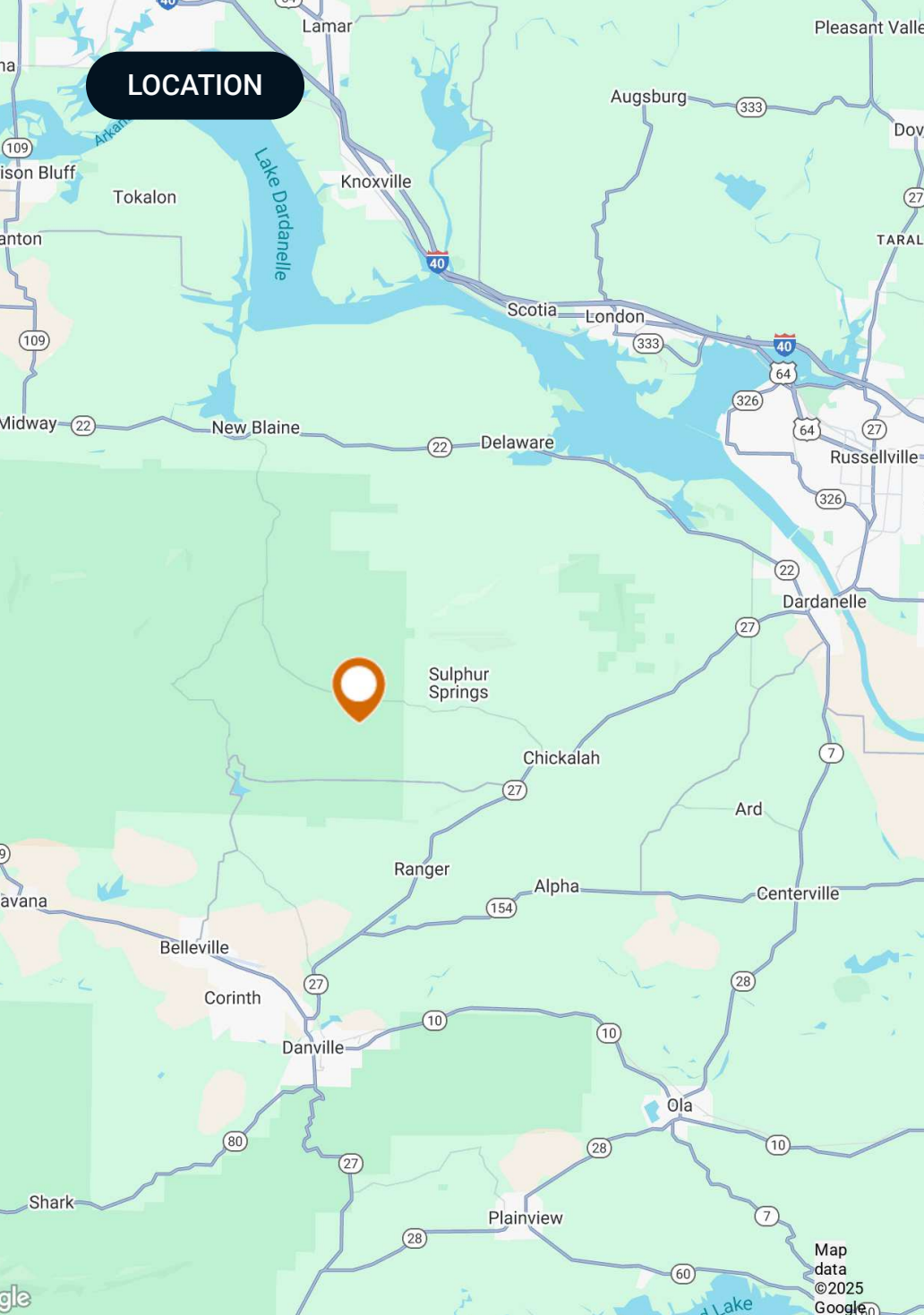
Land Types:	Timberland
Soil Types:	Leadvale silt loam - 70.8% Cane loam - 22% Enders-Mountainburg complex - 6.3% Mountainburg gravelly fine sandy loam - 0.8%
Taxes & Tax Year:	2024 - \$48.86
Road Frontage:	Slo Fork - ~0.4 miles
Land Cover:	23 ± acres of planted pine. Remaining acreage covered in mixed hardwoods.
Species:	Pine
Age of Stages of Timber:	12+ years



AERIAL

National Forest





## Location & Driving Directions

**Parcel:**

**GPS:** 35.1900919, -93.3725551

**Driving  
Directions:**

- From I-40 in Russellville:  
Take AR-27 South through  
Dardanelle
- Continue south on AR-27 for 8.3  
miles to Chickalah  
Turn right onto Harkey Valley Road  
for 5.9 miles  
Turn right onto Slo Fork Road  
Property is 0.1 miles on your left

**Showing  
Instructions:**

Call agent for showing appointment



ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### David Hill

Regional Managing Director

david.hill@saundersrealestate.com

Direct: **479-582-4113** | Cell: **479-879-1476**

AR #SA00096860

## Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms

## ADVISOR BIOGRAPHY



### Greg L. Hay, ACF, CF, RF

Senior Advisor

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AR #EB00066205

## Professional Background

Greg L. Hay, ACF, CF, RF is a Senior Advisor at Saunders Real Estate.

Based in Arkansas, Greg is also a Consulting Forester and sole proprietor of Hay Forestry LLC. Prior to starting his consulting firm, he served as a Reforestation Advisor for ArborGen (2020-2024). Greg's extensive background spans various roles in forestry, sales, and silviculture.

Greg attended Stephen F. Austin State University where he was elected to the Alpha Zeta Chapter of Xi Sigma Pi (National Forestry Honor Society) in 1975 and earned his B.S. in Forest Management in 1977. Later in his career, he pursued additional post graduate work in graded curriculums at Clemson, Mississippi State, and West Virginia universities to earn a Certified Silviculturist credential from the US Forest Service (USFS). Early in his career, Greg worked as a skidder operator on a logging crew and an inventory technician, later serving on a Regional Reinforcement Fire Suppression Crew for the USFS, fighting fires in Arizona, New Mexico, Washington, Oregon, and Minnesota.

Greg has a long history of service to the Society of American Foresters (SAF), having been an active member since 1977. He served the organization in many capacities throughout the Ouachita Region and was elected SAF "Fellow" in 2000. In 2024, he received the Lifetime Achievement Award from the Ouachita Society of American Foresters (OSAF) and was inducted into the Arkansas Foresters Hall of Fame. Greg is also an SAF Certified Forester.

Greg is also a long-time board member of the Arkansas Forestry Association (AFA), having served various roles throughout his membership, including as 2025 President. He has been also an active member of the Association of Consulting Foresters and the Forest Landowners Association, serving various committees within these organizations. Greg is a Registered Forester in Arkansas and maintains his Real Estate License in Arkansas. He has long been a dependable sponsor of local, regional, and national meetings, having also been an invited speaker at these meetings over the years.

Greg has two sons, three grandsons, and one granddaughter. He attends Fellowship Bible Church in Conway, Arkansas. In addition, Greg is a licensed pilot (instrument-rated) with over 3,000 flight hours.

Greg specializes in:

- Timberland
- Recreational Land





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