



# Big Fourche Hunting & Timber

Arkansas 28, Bluffton, Arkansas 72827

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## PROPERTY OVERVIEW



### Sale Price

**\$398,400**

### Offering Summary

Acreage:	95.3 Acres
Price / Acre:	\$4,180
State:	Arkansas
City:	Bluffton
County:	Yell
Property Type:	Hunting and Recreational Land Timberland Waterfront

### Property Overview

Big Fourche Hunting & Timber is a 95.3 ± acre tract in Yell County with more than 3,700 feet of frontage on the Fourche LaFave River. The property includes a mature loblolly pine plantation ready for thinning, creating near-term income potential alongside long-term timber growth. With its combination of productive pine, hardwoods, and river frontage, this is a fantastic hunting opportunity for outdoor enthusiasts and a solid investment for timber buyers alike. Frontage on Highway 28 ensures reliable year-round access.



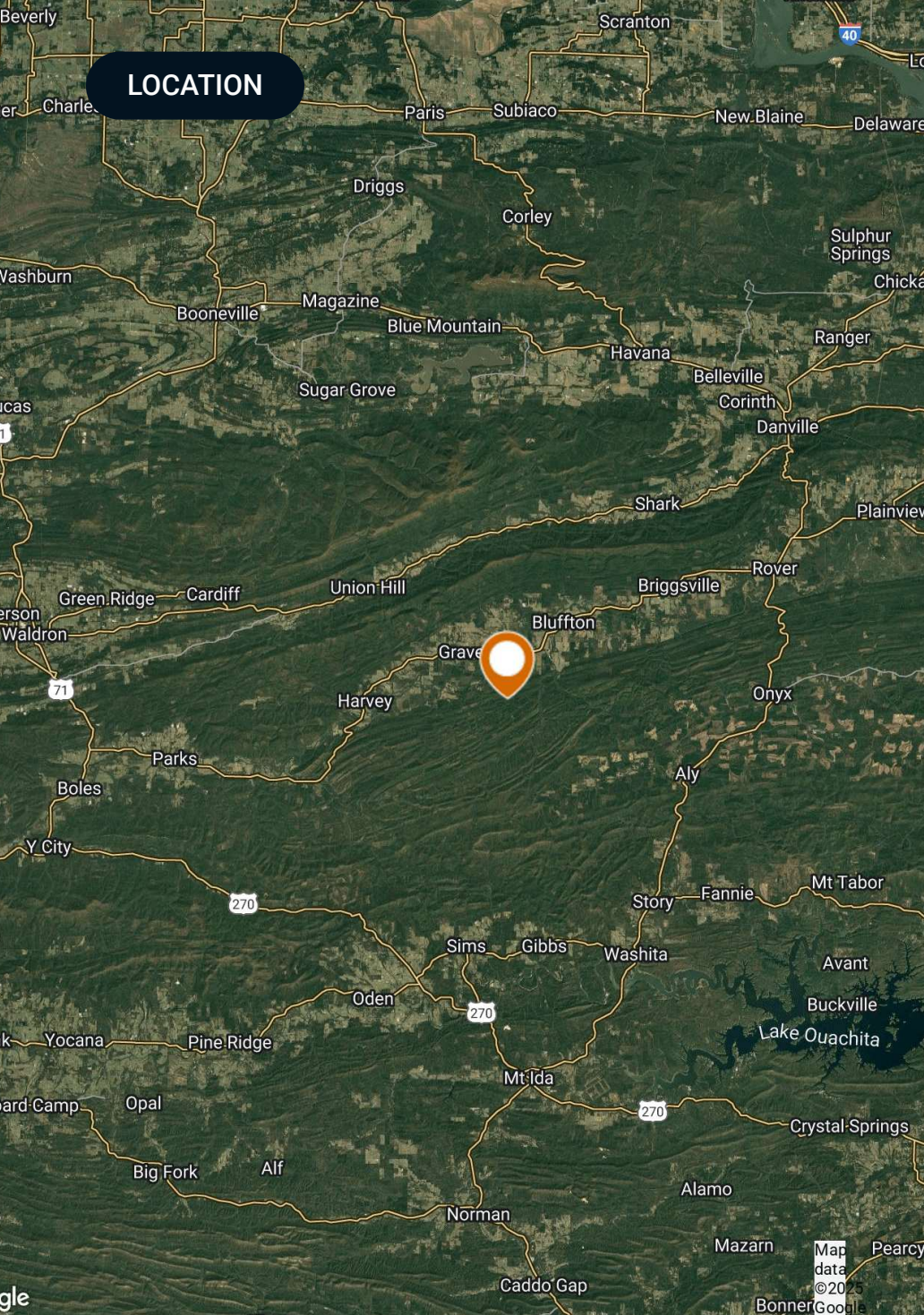
## SPECIFICATIONS & FEATURES



## Specifications & Features

Soil Types:	Spadra fine sandy loam - 46.7 acres
	Guthrie silt loam - 17.9 acres
	Water - 11.9 acres
	Carnasaw - 5.1 acres
	Pickwick - 1.5 acres
Taxes & Tax Year:	\$131.50 - 2024
Lake Frontage / Water Features:	3,715' frontage on the Fourche LaFave River
Road Frontage:	636' on Hwy 28
Current Use:	Timber Investment
Land Cover:	Loblolly Pine - 64.9%
	Mixed Forest - 15%
	Open Water - 10%
	Deciduous Forest - 4%
	Shrubland - 4%





## Location & Driving Directions

**Parcel:** 001-07238-000 001-07050-000

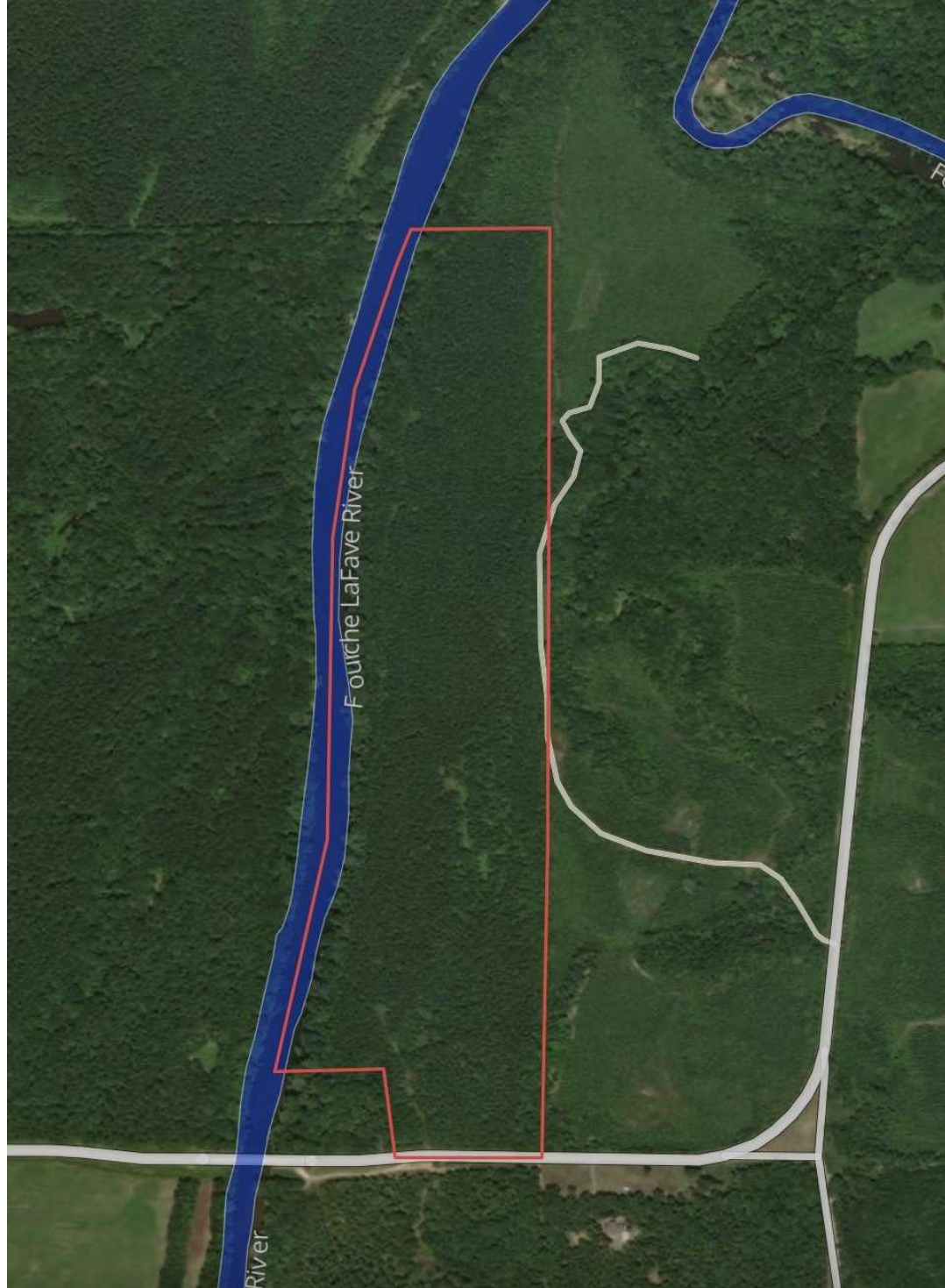
**GPS:** 34.872552, -93.65396

**Driving Directions:**  
From Danville:  
Head south on AR-27 for 7.9 miles  
Turn right onto AR-28 West for 18.5 miles  
Property entrance is on the right before you reach the Fourche LaFave River bridge

**Showing Instructions:** Call listing agent for showing appointment



## PROPERTY OUTLINE



# SOILS MAP

## Soils

- Big Fourche Hunting & Timber
- Parcel
- Comparable Parcel • Numbers
- Comparable Parcel
- ▬ Water NHD: Stream / River
- ▬ Soils

MUID	COMPONENT NAME	ACRES
50	Spadra	46.74
23	Guthrie	17.93
56	Water	11.94
9	Carnasaw	5.12
43	Pickwick	1.54
<b>TOTAL</b>		<b>83.27</b>



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ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### David Hill

Regional Managing Director

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## 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

greg@saundersrealestate.com

Direct: **877-518-5263 x350** | Cell: **501-470-5091**

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. In 2025, he was awarded the Gifford Pinchot Medal by SAF, recognizing his outstanding contributions to forestry practice, administration, and professional development across North America. 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
- Hunting and Recreational Land





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