

40± ACRES
SHARP COUNTY, AR
\$250,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE SHARP 40

PROPERTY PROFILE

LOCATION:

- 336 Bradford Cemetery Road
Ravenden, AR 72459
- Sharp County
- 8± Miles NW of Ravenden
- 16± Miles E of Hardy
- 23± Miles NW of Pocahontas
- 31± Miles NW of Walnut Ridge

PROPERTY USE:

- Hunting
- Potential Home/Camp Site
- Potential Livestock Operation
- Recreational
- Investment

PROPERTY INFORMATION:

- 40± Total Acres
- 30± Acres Pastureland
- 10± Acres Mixed Timber
- Pond
- Deer & Wildlife
- Utilities Available

TAX INFORMATION:

- 2024: \$75.14

COORDINATES:

- 36.3257, -91.28315



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CALEB DECKER

LAND SPECIALIST

C: 501-206-8403

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cdecker@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SHARP 40

WELCOME TO THE SHARP 40, LOCATED JUST OUTSIDE RAVENDEN. This 40± acre tract offers an ideal blend of open pasture and timber, well suited for a homestead, livestock operation, or recreational use, all in Sharp County, Arkansas!

Approximately 30 acres of gently rolling pasture provide opportunities for grazing, hay production, or potential building sites, while 10± acres of wooded acreage offer privacy and wildlife habitat. The timbered portion includes oak, hickory, and cedar glades and shows strong deer activity throughout. A pond on the property provides water for livestock and wildlife. Utilities are available on the property, reducing development time and expense.

With its gently rolling landscape, productive pasture, timber, and rural setting, this property offers versatility for agricultural, residential, or recreational use.

**Contact Caleb Decker today to schedule a private showing
and experience #TheSmallTownWay.**



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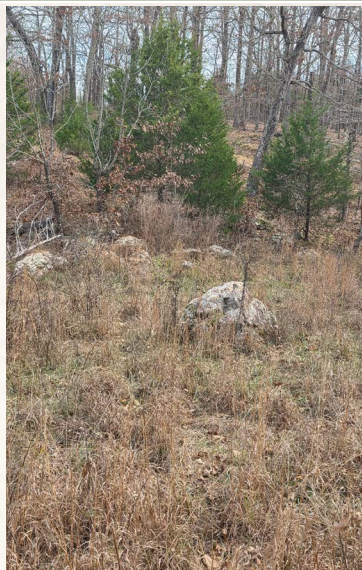
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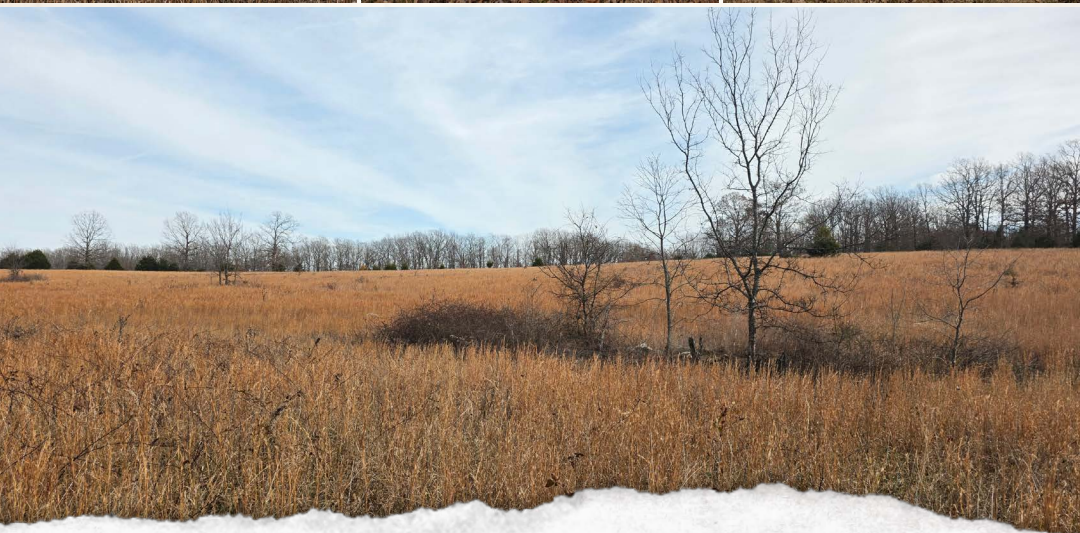
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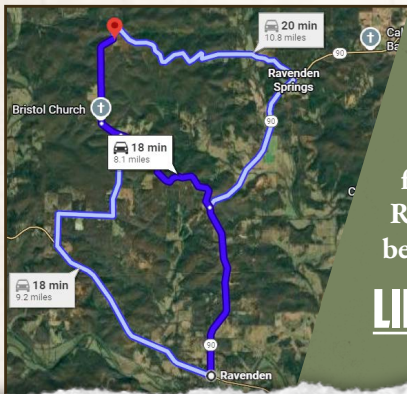
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land id. LINK



Directions From Ravenden, AR: Travel on AR-90 E for 3.3 miles. Turn left onto Bear Bluff Trail and continue for 2.6 miles. Take a slight right turn onto Browns Creek Road and proceed for 0.4 miles. Turn right onto Bradford Cemetery Road, travel for 1.7 miles, and the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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