



\$ 398,400



Ar Highway 28 W12 Sw Lot Pt, Fourche Valley, AR 72827

- » MLS #: 1332790
- » Land | Lot: 95.3 acres
- » More Info: ArHighway28W12SwLotPt.IsForSale.com



Ryan Hill
(479) 422-2935 (Mobile)
ryan@hogproperties.com
<http://www.hogproperties.com>

The Virtual Realty Group



The Virtual Realty Group Arkansas, LLC
1826 N. Crossover Rd
Suite 4
Fayetteville, AR 72701
(479) 422-2935

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. - More than 3,700' of Fourche LaFave River frontage known for its premier fishing - 636' Hwy 28 frontage - Mature loblolly pine plantation - ready for thinning (20 tons/acre estimated removal) - Soil base led by Spadra fine sandy loam (46.7 acres) and Guthrie silt loam (17.9 acres) - Excellent deer & turkey habitat - Within driving distance of major hubs: approx. 1 hour to Russellville and 1.5 hours to Hot Springs