

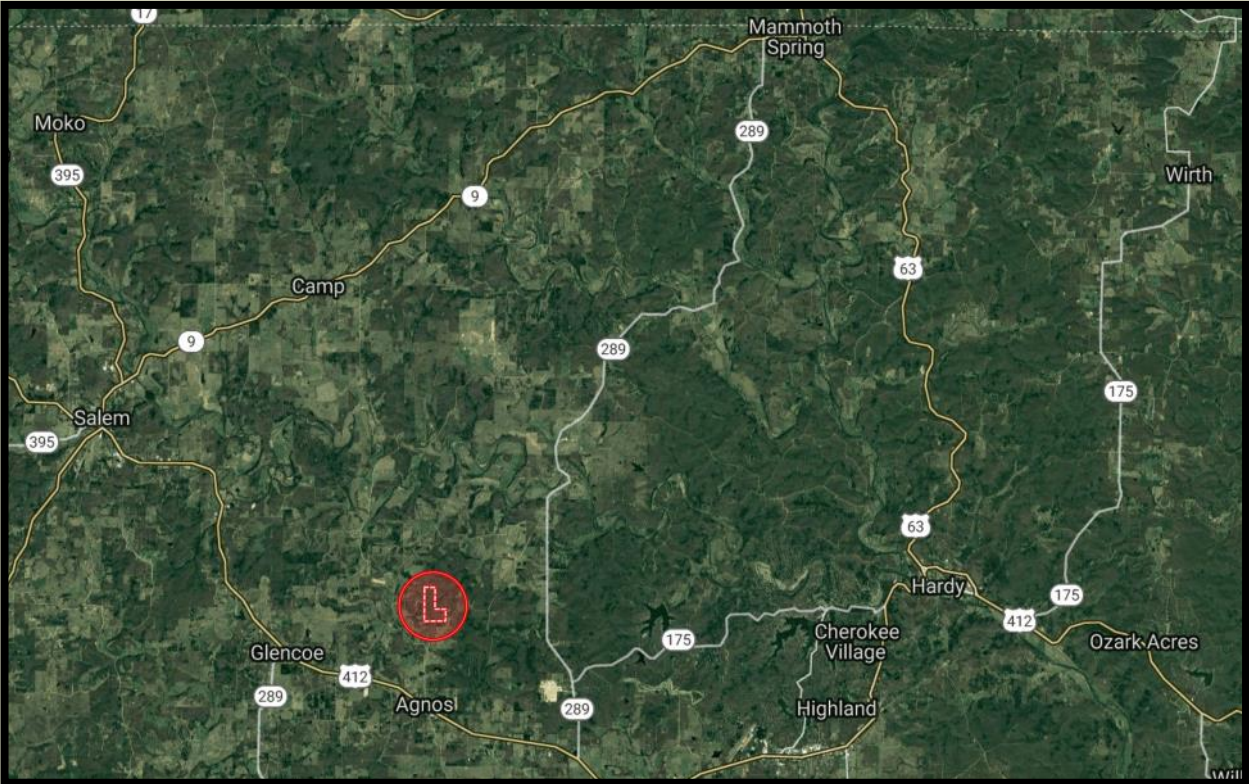


Sartain's Heritage
Properties, LLC.
www.SartainsHeritage.com

OZARK 166

166 Acres +/-

Fulton County, AR



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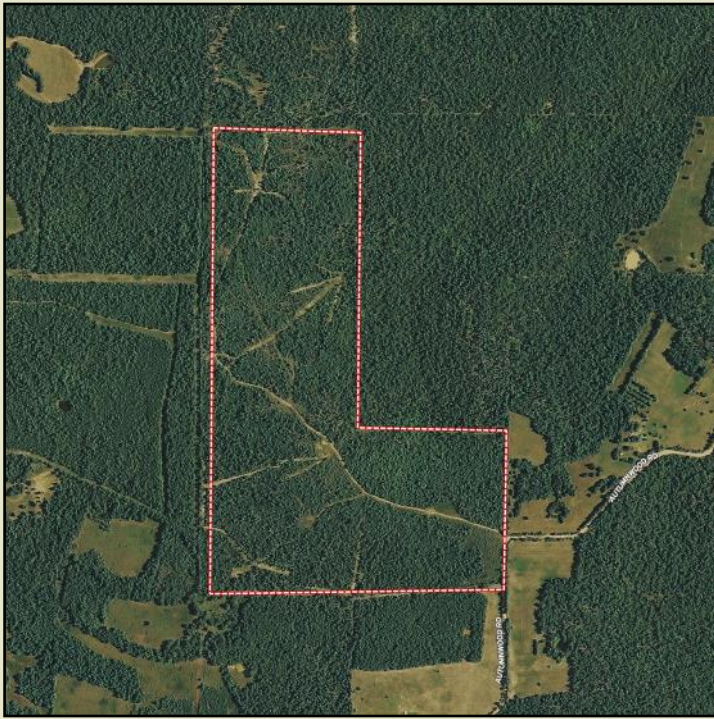
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Laying in the eastern range of the Arkansas Ozarks, these 166 acres consists of pre-merchantable hardwood timber creating excellent habitat for whitetail deer, turkeys, black bears and bob white quail. The University of Arkansas has conducted tagging and tracking research on the property as a part of their study of quail in Arkansas. Homesteaded by the owner's family in 1878, the property sits along the historic trail used by Jesse James on his travels from Missouri to Mexico.

The terrain rises to a 760 foot elevation across the middle of the tract falling into bottoms around the perimeter. There is a natural spring located in the center of the property along with food plots, deer stands, perimeter fencing, frontage on Autumnwood Road with city water and electricity available nearby.

Located two mile north of Agnos, sixteen miles south of Mammoth Springs and 12 miles west of Cherokee Village this property is well situated for recreational uses. The town of Cherokee Village, AR was the first planned recreational community in the state, founded by Arkansas developer John Cooper in 1954 on the banks of the South Fork River. Today, the area is a 15,000-acre resort destination that is home to a population of 4,700 full-time residents and more than 15,000 property owners. In addition, the nearby town of Hardy is a great day trip destination, with a unique downtown and lots of quaint shops.

\$1650.00 per acre / \$273,900.00



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