



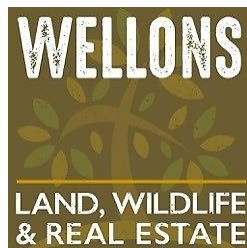
CECIL RIVER RANCH

An investment grade farm & hunting property in Franklin County, Arkansas

342(+/-) total acres • Franklin County, Arkansas

Acreage documented by Arkansas County Ownership – Final acreage to be determined by survey

INFORMATION PRESENTED BY:





INVESTING IN THE FUTURE

DISCLOSURE STATEMENT

This information is confidential. This content and any attachments are proprietary and confidential information intended only for the use of the recipient(s) named above. If you are not the intended recipient, you may not print, distribute, or copy this message or any attachments. If you have received this communication in error, please notify the sender by return e-mail and delete this message and any attachments from your computer. @wellonsland/privacypolicy

This offering is subject to errors, omissions, change or withdrawal without notice. All information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.

PROPERTY HIGHLIGHTS – Cecil River Ranch

Property Overview:

The Cecil River Ranch is a four-year project of massive improvements designed by a certified wildlife biologist with the plan in place to create a unique and accessible wildlife ranch. Over five miles of roads have been installed connecting the areas of importance and allowing the new owner to access every part of the +/-342 acres on the Arkansas River. The layout of the ranch along the river provides 1.5 miles of shoreline and amazing views, especially from the overlook created where many of the game pictures have been taken.

The three large food plots with Buck Palace Redneck Blinds on 10-ft stands were created with the soil types and strategic locations in mind. Redneck bear-proof feeders provide a convenient way to feed the deer and learn their patterns. The icing on the cake includes a nice new 22-ft wide gravel road off Highway 96 that takes you to the property gate and electric service from River Valley Electric which both have just been completed, making the ranch quick and easy to enjoy. You can now access this property in just two minutes from the blacktop and it is only ten minutes from the Highway 23 bridge in the historic town of Ozark. The electric was landed on a large RV pad with hookup and night watch light. This location is only a few hundred feet up to the top of Little Round Mountain where the large flat top allows unbelievable views and is an ideal building spot.

Highlights of this unbelievable property include the live water, not only on the Arkansas River, but also Blue Hole Creek and Estoppel Creek which all help constantly keep the wildlife nearby and on the property. They are wet water creeks flowing with water coming off the Copper Springs and have a constant flow down to the Arkansas River. It provides a very nice swimming hole called Blue Hole by the locals that makes this property enjoyable all year round.

The views are immaculate with water, mountains, and trains running along the north bank of the Arkansas River where bald eagles often soar. The deer have been managed and grown for four years, so there are nice mature bucks on the property. The turkeys are the most significant surprise as it is not uncommon to see large groups of 20+ turkeys in the fall and winter months while riding the trails. Mature toms have been harvested recently in consecutive years under the current ownership.

The road and electricity with high-speed internet broadband access makes this property a no brainer. Similar properties have sold without the access, the river, and the power for the same price.

Location:

This property is only 20 miles from Mt. Magazine, the highest point in Arkansas. The Citadel Bluff Park and boat launch 2 miles away allows convenient access to Ozark Lake, Frog Bayou WMA, and the Mulberry River ending. The views of the southern end of the Ozarks are spectacular. The historic city of Ozark only ten minutes away offers many fine restaurants and Altus is 20 minutes away (6 miles east of Ozark) where Wiederkehr Wine Cellars and Post Family Vineyards and Winery, Mount Bethel Winery and Chateau Aux Arc make up Arkansas Wine Country. Last, but not least, is the Cecil Store and Grill only 3 minutes from the RV pad and serves homestyle cooked meals with a smile and local friendly atmosphere with a lively happy hour on Friday night where Arkansas farm raised catfish is the specialty.

Improvements:

- New road and electric
- Food plots and three redneck buck palace blinds with bear-proof feeders
- Two tree stands located in the Sanctuary
- Over five miles of roads, most of which you can drive a truck down without scratches
- Select-cut about 20 acres for opening up and creating a better wildlife habitat
- Two gates, one on the main entrance and the other on the back entrance for the gas well company and if you need another way out or in.
- The mulchers and dozers have been busy on this property for the past four years.

Land Area:

The land offered is comprised of 342+/- acres.

Taxes:

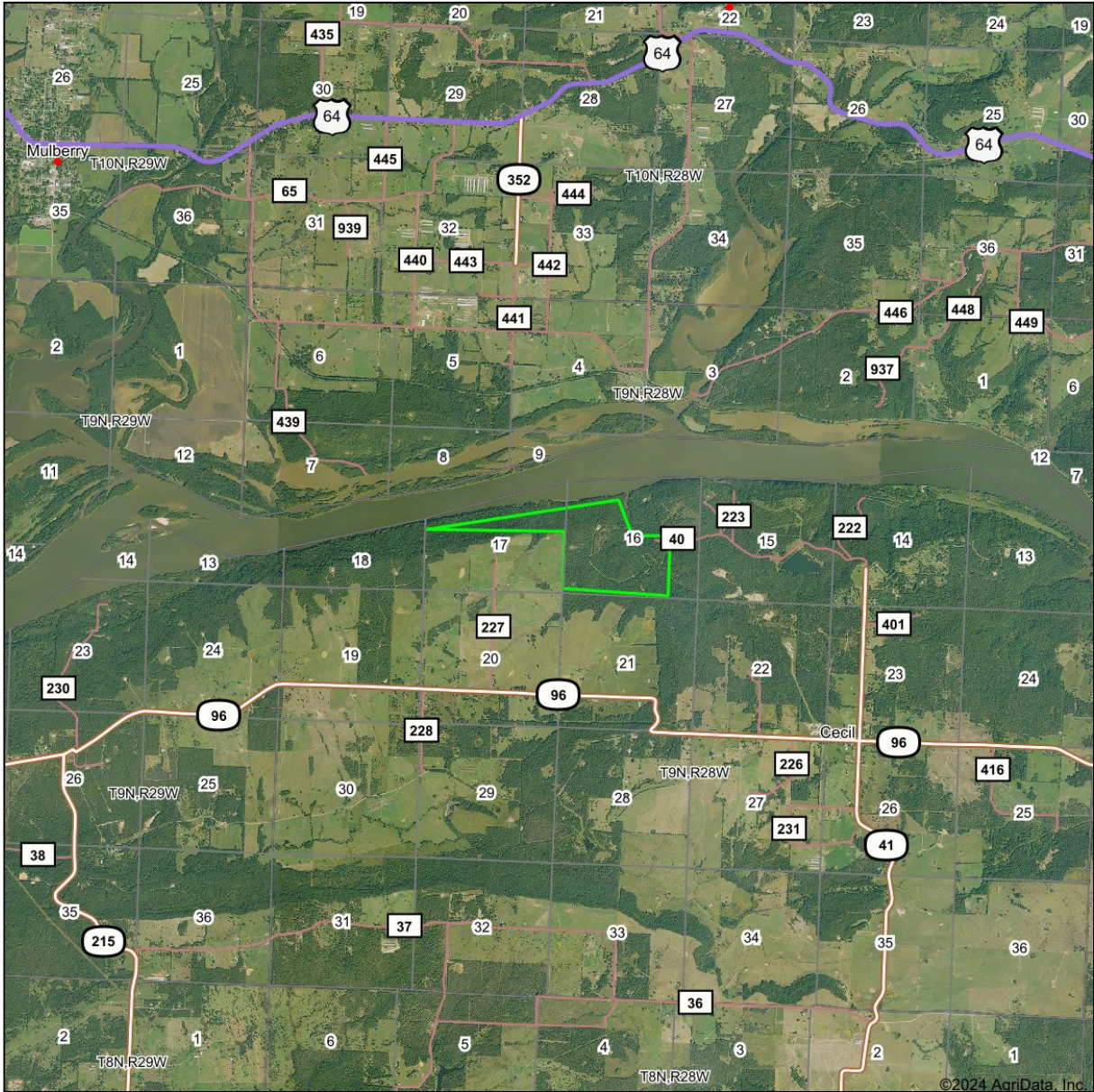
The taxes are approximately \$400

Price:

The listing price is \$1,333,800 or \$3,900/acre

Contact Laddy Diebold at 479-841-1000 OR LADDY@WELLONSLAND.COM more information! Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a private tour of the property, please contact Laddy Diebold at 479-841-1000 or email LADDY@WELLONSLAND.COM Furthermore, the information here within is intended only for the person(s) to which are agents/brokers of Wellons Real Estate and may contain proprietary, business-confidential and/or privileged material. All information here within has been reported to be truthful and accurate, however Wellons Land does not warrant or guarantee such. If you are not the intended recipient of this document you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction, or any action taken in reliance upon this message is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

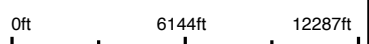
Aerial Map



©2024 AgriData, Inc.



Map Center: 35° 27' 33.7, -93° 59' 8.58

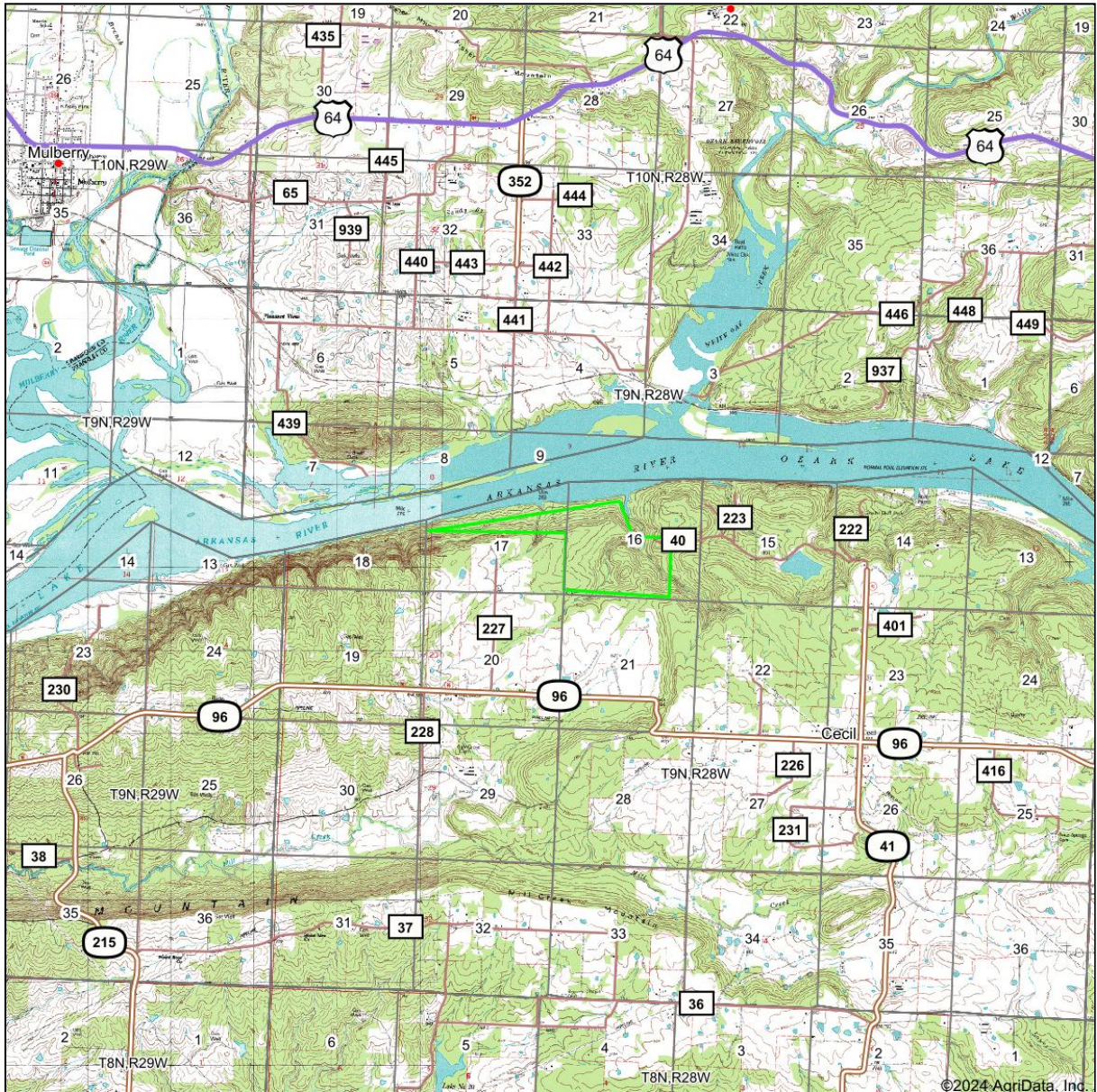


17-9N-28W
Franklin County
Arkansas



3/8/2024

Topography CRR



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Map Center: 35° 27' 33.7, -93° 59' 8.58

0ft 6144ft 12287ft

17-9N-28W
Franklin County
Arkansas



3/8/2024



