



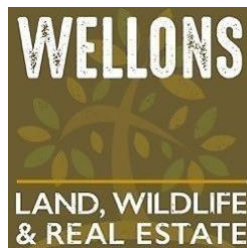
Knob Creek Farms

An investment grade recreational property in IZARD County, Arkansas

115(+/-) total acres • IZARD County, Arkansas

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

INFORMATION PRESENTED BY:





INVESTING IN THE FUTURE

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PROPERTY HIGHLIGHTS–Knob Creek Farms

Property Overview:

This expansive ±115-acre property in IZARD County, Arkansas, offers a secluded retreat with rolling hills, expansive food plots, and multiple creeks and springs offering a secluded quiet retreat with great recreational opportunities. The property is well-developed for hunting, with established food plots, trail systems, and no government restrictions. It's ideal for turkey and whitetail deer hunting, with a history of producing quality game.

Along with the property comes a beautiful custom designed cabin behind a locked gate with a pool allowing for year-round use. The cabin consists of an 1140 square foot custom design that is currently setup as a two bedroom one bath. With a comfortable stay, a relaxing pool along the cabin, multiple storage areas, and an expansive setup property this place has it all.

Acreage: +/- 115 total acres

Features:

- +/- 110 Acres of mature timber
- Developed Deer hunting
- Developed Turkey Hunting
- Multiple established trail systems
- Creek Frontage
- Cabin Overlooking Property
- Multiple hunting stands

Location:

Situated in Izard County, just outside the town of Melbourne, this property provides a peaceful escape while remaining accessible.

Melbourne – 7 miles

Little Rock – 130 miles

Batesville –36 miles

Mountain Home – 40 miles

Property Highlights:

Knob Creek Farms is the perfect getaway for outdoor enthusiasts. The property features power and water access at the cabin, providing modern amenities in a rustic setting. The food plots are rotated with seasonal plantings to attract wildlife, and a network of roads offers full access throughout the property.

Land Area:

The land offered is comprised of 115+/- acres.

Mineral Rights:

All mineral rights owned by the Sellers (if any) shall be transferred upon closing, but the Sellers do not warrant or guarantee ownership.

Taxes:

The taxes are approximately \$721.00

Price

The listing price is \$500,000

Contact Justin Lowery at 870-205-4511 or Justin@wellonsland.com for 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 Justin Lowery at 870-205-4511 or email Justin@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.

Exhibit A

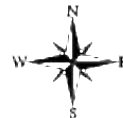


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Map Provided By
surety
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Boundary Center: 36° 5' 36.48, -92° 0' 23.21

0ft 1021ft 2043ft



25-17N-10W
Izard County
Arkansas

2/12/2025







