

# LAND AUCTION



## 309.18 AC± | 4 TRACTS | GRANT CO, AR

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 5/29/25 | **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** RECREATION COMMUNITY CENTER  
1511 SOUTH ROSE STREET, SHERIDAN, AR 72150

Turnkey Pasture & Hunting Property with Water, Wildlife, and Improvements. Welcome to a rare find — a beautifully maintained rural tract offering the perfect blend of productive pastureland and premium hunting habitat. This turnkey property is set up for both livestock and recreation, featuring a lush fenced pasture, three scenic ponds providing water for cattle, and a secure electric gate entrance. A large hay barn and a well-built equipment shop with a garage door provide ample storage for implements and gear, making this property ready for work from day one. For the sportsman, this place is loaded. Abundant deer and turkey frequent the land, drawn to a mix of hardwoods, creek bottoms, open pasture, and surrounding pine timber that creates a diverse and thriving habitat. Several established food plots, feeders, and multiple Banks Blinds are strategically positioned, offering premium setups for hunting. The open fields and food plot areas are especially attractive to the thriving turkey population. Whether you're managing cattle, building a dream farm, chasing big bucks and turkeys or just looking for your own peaceful slice of the outdoors, this property delivers on all fronts.



### TRACT 1 DESCRIPTION: 100± ACRES

Down a winding gravel road behind a big wrought iron electric gate is where your dream starts. There is an operational cattle farm with fences, pipe fence pins, barns, multiple ponds, a creek, and a barn and field full of hay. Power and water at your convenience at the shop. As if this place wasn't great enough, the awesome news is that there are stellar build sites on the property to add your dream home. Loads of timber surround the fields, creating great wildlife habitat. Deer and turkey are in abundance as an added bonus. This is a great place to raise cattle, raise a family, and enjoy some beautiful sunsets over the south pasture. Call the land specialist for your private viewing today.

### TRACT 2 DESCRIPTION: 50± ACRES

Just outside of town, down a winding gravel road, lies a beautiful opportunity. Build your dream home or hobby farm, hunt, ride, play in the creek, and enjoy everything this country setting has to offer. Would be a great place to raise livestock. The pasture is a perfect build site with power and water available at the beginning of the farm. Big electric gate for security, and quiet country living. You won't find a more perfect setting.

### TRACT 3 DESCRIPTION: 100± ACRES

Everyone knows that diversity is key for wildlife habitat, and most also know that the least available food supply is usually the one wildlife longs for the most. This is true of these hardwoods surrounded by managed pine timber company ground, it stands out in a great way. There are tons of wildlife and a great big powerline bisects the tracts of timber, giving great openings to view wildlife and placing deer stands. Multiple deer stands are already in place. The best part is that there is a perfect place to build your dream home overlooking the neighboring pasture and huge pond. This is one you have to see.

### TRACT 4 DESCRIPTION: 59.18± ACRES

Down a winding gravel road behind a big wrought iron electric gate is where your dream starts. There is an operational cattle farm with fences, pipe fence pins, barns, multiple ponds, a creek, and a barn and field full of hay. Power and water at your convenience at the shop. As if this place wasn't great enough, the awesome news is that there are stellar build sites on the property to add your dream home. Loads of timber surround the fields, creating great wildlife habitat. Deer and turkey are in abundance as an added bonus. This is a great place to raise cattle and enjoy some beautiful sunsets over the south pasture.



### CRP Acres/payment:

### Taxes:

### Lease Status:

### Possession:

### Survey needed?:

### Brief Legal:

### PIDs:

### Lat/Lon:

### Zip Code:

No CRP

\$758.40 for all tracts

Open Tenancy for 2025

Immediate possession

Survey will be required prior to close

309.18± acres Pt SW ¼ and SE ¼ S14 T4S R14W

Grant Co, AR PID 001-05732-000, Pt NW ¼ pt NE ¼

S23 T4S R14W Grant Co, AR

PIDS 001-05732-000, 001-05785-000

34.37, -92.48576

72150

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

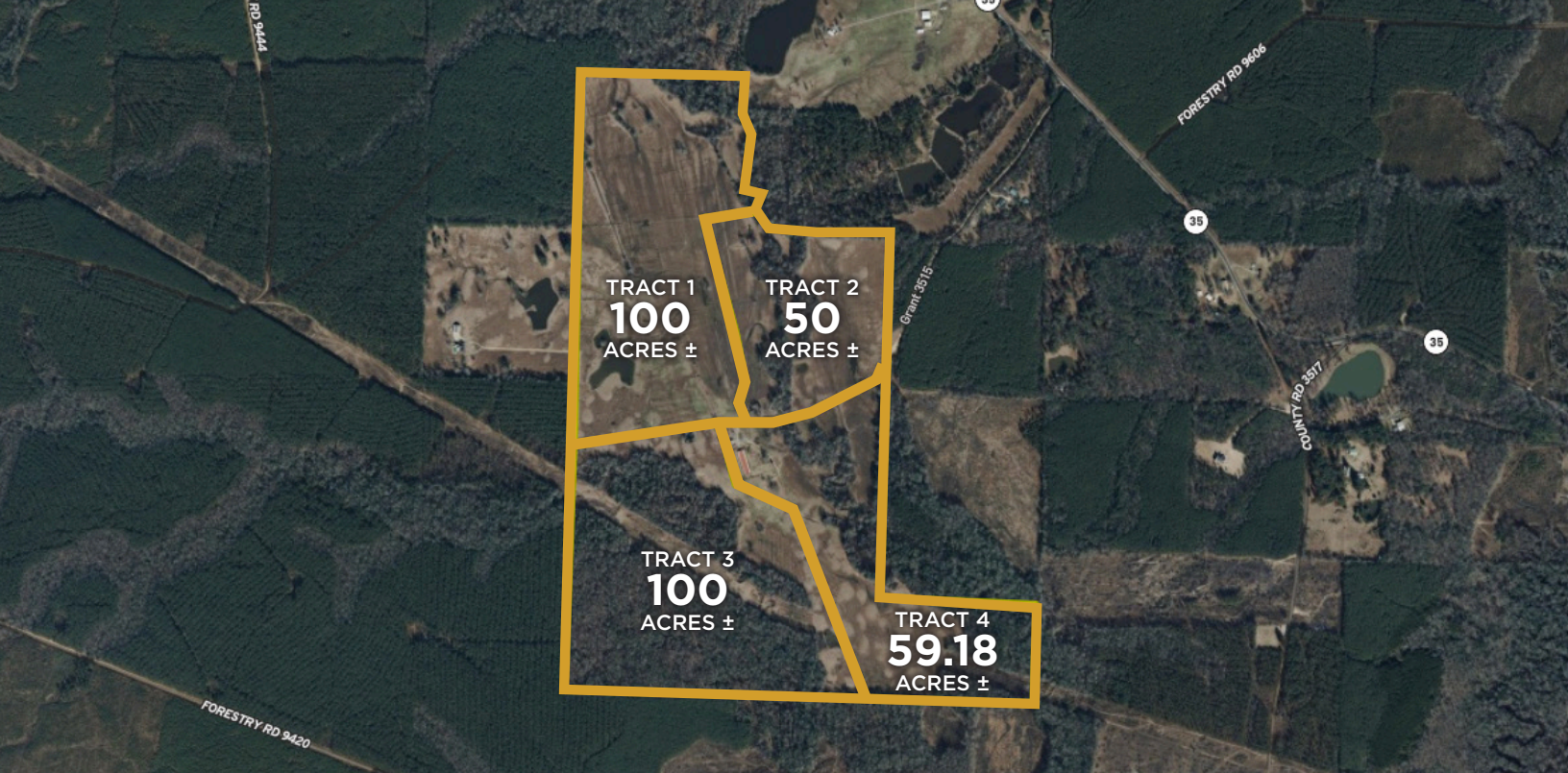
JEFF HODGE, AGENT: 870.830.1952 | [jeff.hodge@whitetailproperties.com](mailto:jeff.hodge@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Tony Chrisco, Arkansas Broker, License # PB00077830 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jeff Hodge, Arkansas Land Specialist, Whitetail Properties Real Estate, LLC, 870.830.1952 | DWayne Craig, AR Auctioneer, SA00039585, AAL#5



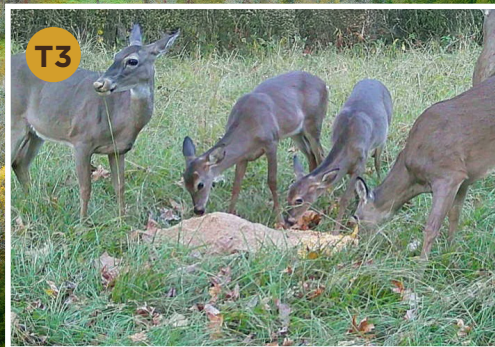


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