



## Ivan North Tract - 251+/- Acres

251 +/- Acres | Cleveland County, AR | \$501,503



### ADDRESS

100 Grace Church Road  
Kingsland, AR 71562

### LOCATION

From Fordyce and the intersection of Hwy 167 and Hwy 79 go north on Hwy 167 for 8 miles and the property is on the right. Continue another 1/2 mile and turn right onto Grace Church Road. Follow for 1/4 mile and property is on the right.

### PROPERTY SUMMARY

The Ivan North Tract is 251+/- Acres of excellent hunting land with a long term timberland investment with some short term income. The property is all timberland that is in Cleveland County just 7 miles north of Fordyce and 26 miles south of Sheridan. The tract has excellent access with frontage on U.S. Hwy 167 on the west, Grace Church Road on the North and Long Road on the East. Utilities are available on Grace Church Road which would be a great place for a camp. There are 159 acres that were harvested approximately 9 years ago and is natural hardwood regrowth fantastic for deer habitat. There are 47.7 acres in 21 year old pine plantation and 4.1 acres in old growth pine. The remaining acres are hardwoods along Moro Creek and other smaller creeks on the property. Internal access is good with many trails and existing food plots. Great hunting tract just over an hour from Central Arkansas.

[nationalland.com/listing/ivan-north-tract-251-acres](https://nationalland.com/listing/ivan-north-tract-251-acres)



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