



## Ivan Central Tract - 503+/- Acres

503 +/- Acres | Dallas County, AR | \$1,004,283



### ADDRESS

000 Hwy 167 N  
Fordyce, AR 71742

### LOCATION

From Fordyce and the intersection of Hwy 79 and Hwy 167 go north for 7 miles and there is a drive off Hwy 167 to the west side of the property.

### PROPERTY SUMMARY

The Ivan Central Tract is 503+/- 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 and Dallas 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 and Long Road on the East. There are 352.6 acres of varied age bottomland hardwoods and 95.5 acres that were harvested approximately 9 years ago and is natural hardwood regrowth. There are 54.9 acres in 17 year old pine plantation that will need thinning in the next few years. This diverse habitat of pines and bottomland hardwoods make an excellent area for deer, hogs and turkey. Moro Creek runs through the property for a year round water source. 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-central-tract-503-acres](https://nationalland.com/listing/ivan-central-tract-503-acres)



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