

**Sale Name:** \*\*\*AUCTION CLOSED\*\*\* Bottom Land 127 Acres, 11882 East Old Belleville Rd., Danville, Arkansas

**LOT 1 - 127 +/- ac and Cabin, 11882 East Belleville Rd.**



### Description

## 127+/- acres and Cabin, Yell County Auction

Auction begins closing 11/14/24 at 6:00pm

### BID ANYTIME ONLINE

**Prime 127-Acre Bottomland Hunting Property with 1600 Sq ft, 3 bedroom, 1 bath, Cabin on 127 acres including food plots, sloughs, wetlands, and tons of wildlife. Deer, Waterfowl and other wildlife at your doorstep.**

This 127-acre bottomland hunting property offers a unique opportunity for avid hunters and outdoor enthusiasts. Located in a secluded area yet easily accessible, this tract features diverse wildlife habitats, dense hardwoods, and abundant game. A selective management cut was performed within the last 5 years on two separate areas creating more wildlife habitat and edges. Whether your passion is deer, turkey, or waterfowl hunting, this property has it all.

The highlight is a spacious 1600 sq ft rustic cabin, perfectly positioned as a base camp for your adventures. Featuring an open floor plan, large living area, full kitchen, multiple bedrooms, and modern amenities, the cabin is move-in ready for comfortable stays throughout the year. There is ample storage space for hunting gear and equipment.

For the waterfowl enthusiast, the property offers great potential for water management, making it a prime candidate for enhancing the duck hunting opportunities with the right visions. The current owner is not a duck hunter but has frequently witnessed waterfowl on the property during the winter months. With a mix of natural wetlands, sloughs, and low-lying areas, implementing a waterfowl impoundment and management plan could add significant value to the wetlands. The location is perfectly located between the Pettit Jean WMA and the

Arkansas River / Hollow bend National Wildlife Refuge. As a bird flies, the property is less than 2 miles from the Pettit Jean WMA wetlands.

Additional features:

- Established trail system for easy access across the property
- Food plot areas and stand locations already in place
- Multiple potential sites for future ponds or levees
- Secluded location but accessible to nearby amenities
- Populations of deer, turkey and other game species

If you're looking for a turn-key property that combines comfort and premier hunting opportunities, this 127-acre gem is a rare find. Explore its full potential and make it your own ultimate hunting retreat!

[Click HERE to view interactive aerial map](#)

[Click HERE for directions](#)

A 10% Buyer's Premium will be added to the highest bid price to determine the final purchase price of the property. Acceptance of auction terms is required prior to bidding.

all map lines are approximate.

Viewing of the property will be held by appointment or on November 11, 2024 from 2pm to 4pm.

Contact auctioneer anytime at 479-597-9279 or Email:  
Michael@mossyoakproperties.com

**Quantity: 1**



<https://www.arkansaslandauction.com/>