

# AR, Scott County 456 acres +/-



Brown Realty Co. of Rayville, Inc.  
Jerry Brown, Broker



[www.brownrealtyco.com](http://www.brownrealtyco.com)  
318.728.9544





## DESCRIPTION

**456 acres +/- Scott County, AR**

Nestled in the rolling hills of beautiful and secluded west Arkansas along the banks of the Fourche La Fave River and adjacent to the Ouachita National Forest, the Little Texas Ranch is a productive turn-key cattle ranch & homestead. The ranch offers an updated 5000 SF house, additional 1500 SF house, historical rebuilt cabin, multiple large outbuildings & barns, well designed corrals, perimeter & interior fencing, quality grass pastures, and substantial watering sources. A variety of terrain and a key location also make this property a magnet for wildlife such as whitetail deer, wild turkey and black bear.

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## PROPERTY LOCATION

This property is located in Scott and Yell County, AR



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## WILDLIFE

This property offers  
Whitetail Deer, Turkey, Black Bear and Fishing



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## IMPROVEMENTS

- 4981 SF house built in 2005
- 1454 SF house built in 1902
- 2452 SF metal shop with concrete floor
- 3300 SF metal horse barn with pens and tack room
  - 10'X20' loafing shed
  - Historical rustic log cabin

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### PRICE

Total Price of this property is - **\$1,325,000.00**

Price Per Acre of this property is - **\$2905.00**

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# TOPOGRAPHY MAP



# AERIAL MAP

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## 456 acres +/-



### CONTACT INFORMATION

For more information on this property contact:

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