

# 380 Acres in Crawford County Arkansas

12140 County Line Rd, Mulberry, Arkansas 72947

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David Hill  
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AR #SA00096860





## Sale Price

\$2,166,000

## Offering Summary

Acreage:	380 Acres
Price / Acre:	\$5,700
State:	Arkansas
City:	Mulberry
County:	Crawford
Property Type:	Timberland Hunting and Recreational Land

## Property Overview

Located in the Boston Mountains of Crawford County, this 380-acre timber and recreational tract offers a rare combination of mature merchantable timber, diverse topography, and significant natural water features - all less than an hour from Northwest Arkansas. A July 2025 timber cruise confirmed the presence of exceptionally mature planted pine and natural hardwood stands, providing immediate and long-term income potential for the investor or conservation-minded buyer.

The property offers outstanding recreational opportunities, with excellent whitetail and turkey habitat, a well-established internal road system, and abundant water throughout. Two stocked ponds, multiple spring-fed wells, and year-round creeks provide abundant water, including Rock Creek, which runs along the property's northern boundary. The remnants of a 150+ year-old homestead add historical significance and character.

The property includes a small, livable cabin that would make an ideal retreat house or deer camp, along with a second home that has served as a rental.

This is a true legacy property - offering scale, access, and natural beauty - ideal for recreational use, investment, or a long-term land hold. Sellers will retain 50% of the mineral rights.



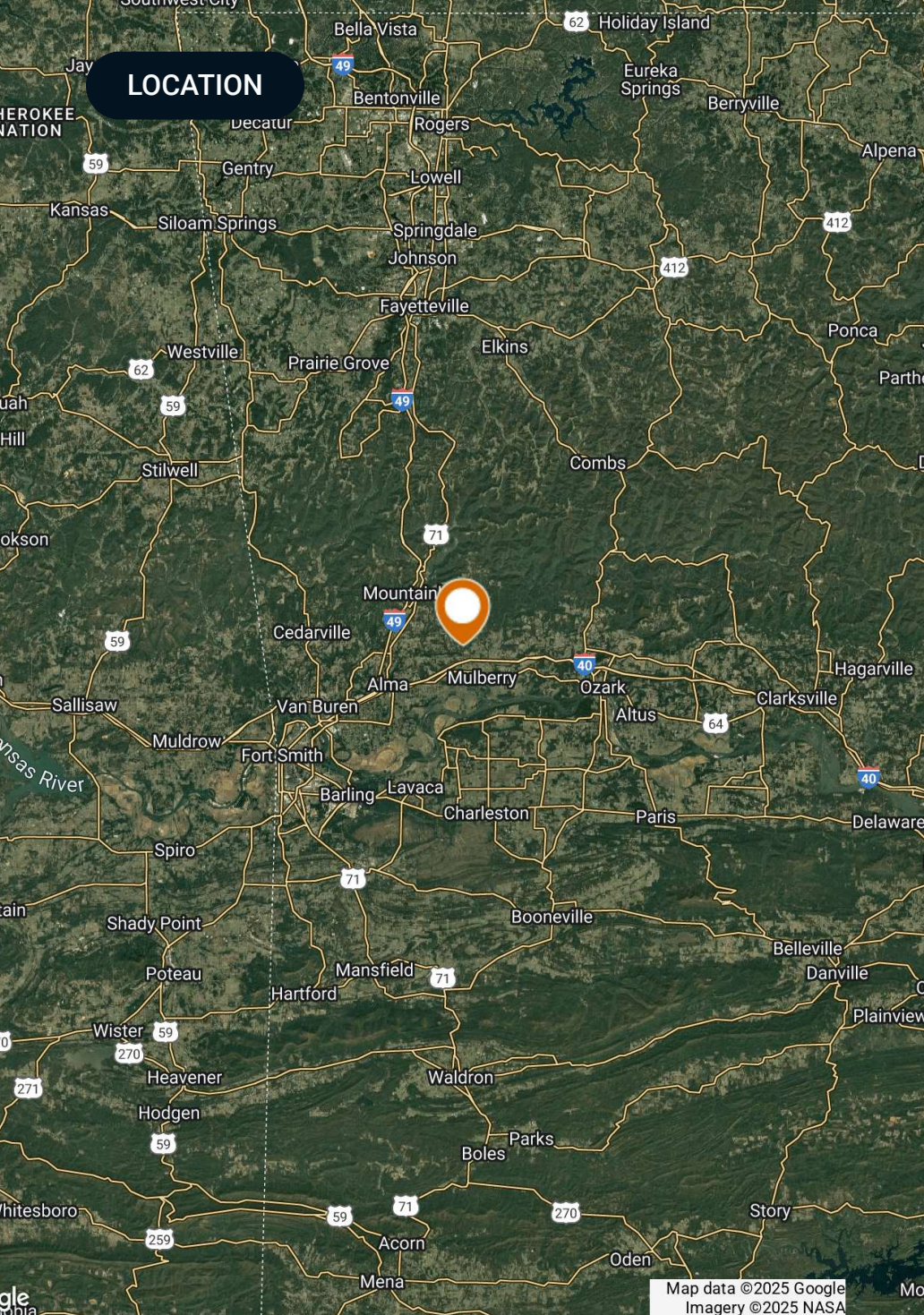


## SPECIFICATIONS & FEATURES

## Specifications & Features

<b>Land Types:</b>	Timberland
<b>Road Frontage:</b>	County Line Road
<b>Current Use:</b>	Timber Investment & Recreation
<b>Structures &amp; Year Built:</b>	1408 SF home built in 1959
<b>Game Population Information:</b>	Whitetail, Turkey, Bear
<b>Timber Cruise:</b>	Yes - July 2025
<b>Age of Stages of Timber:</b>	35+ years - Mature ready to cut





## Location & Driving Directions

**Parcel:** 001-12745-000 001-12760-000 001-12740-000

**GPS:** 35.600706689, -94.0884728173

### Driving Directions:

- From Fayetteville Take I-49 South for approximately 26 mi
- Take Exit 34 and turn east on 282 for 0.4 mi
- Turn south on Hwy 71 for 1 mi
- Turn east 348 for 5.3 mi, Stay on County Line Rd for 7.2 mi until paved road switches to gravel
- Gate entrance is ~ 0.25 mi on your left

### Showing Instructions:

Call agent ( David Hill - 479-879-1476 ) to schedule a showing appointment

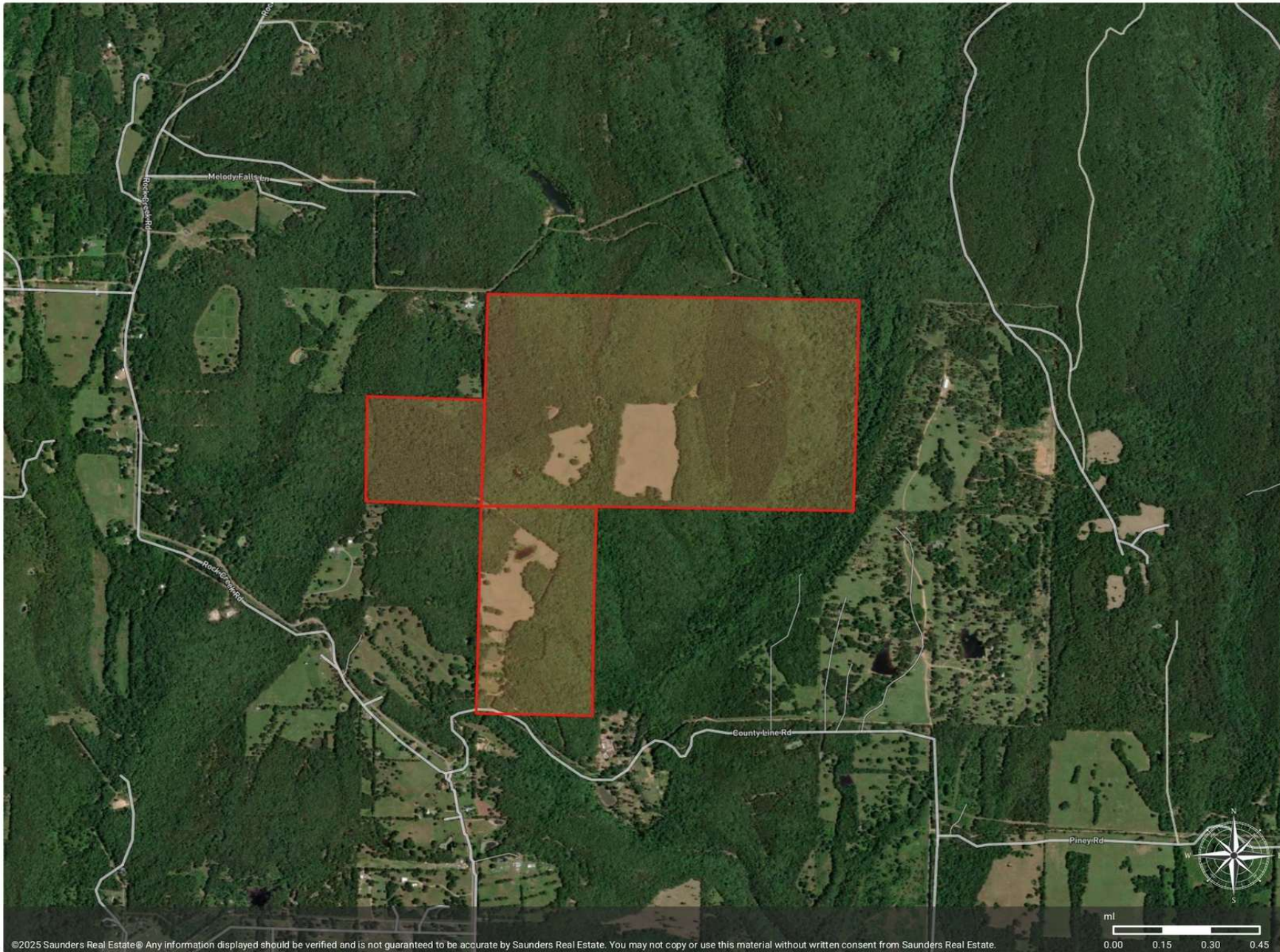


## AERIAL MAP



### Overview

Parcel (selected)



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ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### David Hill

Regional Managing Director

david.hill@saundersrealestate.com

Direct: **479-582-4113** | Cell: **479-879-1476**

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## Professional Background

David Hill is the Regional Managing Director and Land Advisor at Saunders Real Estate in Fayetteville, Arkansas, where he leads the firm's efforts across the entire state.

With over a decade of experience in sales and business development, David brings a strategic and client-focused approach to land brokerage. Before transitioning into real estate, he spent three years selling oil and gas equipment, and later helped launch and grow a recruiting agency, scaling the team from four to more than seventy employees.

David works closely with landowners, investors, and developers to source opportunities that fit their unique goals. He values long-term relationships over transactions and has built a strong network of clients who trust his guidance and local expertise.

A University of Arkansas graduate, David earned a Marketing degree from the Sam M. Walton College of Business. He was an active member of the Omega Omega chapter of Sigma Chi, where he built friendships and connections that continue to shape his personal and professional life.

David's faith is central to everything he does, and he brings those values into his work and relationships. He lives in Fayetteville with his wife, Alex, their daughter, Halle, and their bird dog, Tess. When he's not working, he enjoys golfing, hunting, fishing, and spending time with his family.

David specializes in:

- Row Crop Farmland
- Residential Development Land
- Transitional Development Land
- Cattle Ranches
- Recreational & Hunting Properties
- Timberland
- Poultry Farms





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