



Pond Creek hunting ranch, Sevier County, Arkansas, 268.00 Acres

\$675,000

- Big Game, Fishing, Lake Frontage, Off-Road, Pond, Stream/River, Timberland, Water Rights, Waterfowl, Wildlife Viewing

Folks, this is one of the best hunting properties in Arkansas. You have Whitetail deer scoring over 160". Lots of Hogs, Turkey, Alligator & the duck hunting is Great. There is several tower deer stands on the property, Duck hunting blind. The POND CREEK NATIONAL WILDLIFE REFUGE with 27,300 acres borders the property on 3 sides, Geographically positioned in a area where the Central and Mississippi flyways overlap, Pond Creek Refuge provides outstanding habitat for waterfowl. The forested wetlands of the refuge are used by migrating and wintering waterfowl during the fall, winter and spring. Mallards, gadwall, American wigeon and wood ducks are among the over 15 species of waterfowl that traditionally use the seasonally flooded wetland habitats of the refuge. Other species seen less often include northern shoveler; blue and green-winged teal.

- Street Address : 01 Hwy 71 North
- Lot Size Acres : 268.00 Acres
- Postal / Zip Code : 71823
- Dwelling : No
- State / Province : Arkansas
- (Assessor) Parcel Number : 002-01772-000
- County : Sevier
- Closest City : Ashdown

Taxes

Tax Year : 2022

Estimated Taxes per year are \$233.00

Broker Info



Milton Dailey

Home & Ranch Sales

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Since the inception of Home & Ranch Sales in 2002, Milton Dailey has etched an indelible mark on the realm of Real Estate, ascending to a distinguished position as a trailblazing leader in property sales, with a specialization in multi-million-dollar properties. With a career that spans over two decades, Milton's influence is not only felt within the Real Estate sector but also resonates within the realm of outdoor entertainment. As the charismatic host of the acclaimed TV show "Man vs Elk," Milton seamlessly transitioned into the upper echelons of the Hunting, Fishing, Ranch & Farm sales market, earning himself the coveted top producer accolade. His deep-rooted passion for the outdoors and keen understanding of the market dynamics enabled him to excel in this niche. Milton's innovative prowess shines brightly in his masterful utilization of digital and social media advertising campaigns to promote real estate. A true pioneer, he has harnessed the power of these platforms to create strategic campaigns that resonate with audiences at local, regional, and national levels. His unique stylistic approach captivates potential buyers and sellers alike, propelling him to the forefront of the industry as one of its most distinguished producers. Milton's driving philosophy, encapsulated in his mantra, "it's all about how many people I can get YOUR property in front of," underscores his customer-centric approach. This has become the cornerstone of his success, enabling him to forge enduring relationships and deliver exceptional results. Licensed in Colorado and Arkansas, Milton Dailey's story is one of relentless innovation, unwavering dedication, and a profound connection with the outdoors. As he continues to redefine the boundaries of what's possible in Real Estate and beyond, Milton's legacy remains an inspiring testament to the power of vision, determination, and an unyielding passion for excellence.

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