



# REAL ESTATE AUCTION

## October 28th

1,440 acres prime Arkansas river valley farmland located near Ozark. Well-maintained land ideal for farming, cattle operations, building sites, hobby farms or hunting retreats features rolling pastures, hard-wood timber, row crop and improvements to run a livestock operation.

- Parcels 1-5: 935 total acres located in Logan county, 10-miles south of Ozark.
- Parcels 6-9: 505 total acres located in Franklin County, 5-miles southeast of Altus.

### PARCEL 1: 87.67 Acres, Logan County

Sugar Hill Farms headquarters located on the south side of Hwy 288 south of Roseville. Pasture land, 10+/- acre pecan grove with income potential, 7+/- acre pond, sale barn, cattle barn with working pens, office and commodity barn.  
- Sale barn with 50'X50' inside arena, two overhead doors, 4 personnel doors, heat and ventilation fans, attached 50' x 50' machine shed and two 12' x 50' covered patio areas. Also includes air-conditioned office space, kitchen, men's and women's restrooms.

### PARCEL 2: 146.79 Acres, Logan County

Two homes, Morton health barn, fenced and cross-fenced, improved pasture and pond. The east property line fronts Mount Magazine Scenic Byway (Hwy 309). The homes and barn are serviced by River South Water Department.  
- Two 3 Bedroom, 1 bath homes with large living area and fireplace.  
- Morton Barn with insulated, heated and cooled indoor cattle working facility accomodating squeeze chute and 3 holding pens. Also includes: office with washroom, nitro-tank storage, 4' stainless steel & FRP board up to the joists inside and covered wash area outside.

### PARCEL 3: 208.35 Acres, Logan County

Improved pasture with fencing and cross-fencing, 3 sizable ponds providing abundant water. Tanyard Mountain Road frontage along eastern property line.

### PARCEL 4: 201.77 Acres, Logan County

Pasture and hardwood timber. Approximately 60 acres of improved pasture, fenced and cross-fenced with a pond. The remaining acreage consists of hardwood timber ideal for hunting. An easement is in place for access from Hwy 288.

### PARCEL 5: 287.76 Acres, Logan County

Ideal for hunting, recreation or secluded home-sites, this heavily timbered parcel with pond is highlighted by a dominating 300-foot elevation, peaking at 700-feet to offer a 360-degree views of surrounding valley. The east boundary fronts Tanyard Mountain Road allowing easy access and a well-maintained road to the peak.

### PARCEL 6: 81.63 Acres, Franklin County

Productive row crop land with Kenny Hole Road frontage. Call for crop yield details.

### PARCEL 7: 163.40 Acres, Franklin County

Productive row crop land with Kenny Hole Road frontage. Call for crop yield details.

### PARCEL 8: 148.61 Acres, Franklin County

Mixture of row crop, timber, ponds and hunting/recreational land. Kenny Hole Road frontage.

### PARCEL 9: 113.42 Acres, Franklin County

Hunting/recreational land. Nortontown Road and Kenny Hole Road frontage.

VISIT [CJ-AUCTIONS.COM](http://CJ-AUCTIONS.COM) FOR PICTURES, AUCTION DETAILS, TERMS, CONDITIONS AND DISCLOSURES.

Parcel acreage amounts approximate.

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Current as of 10/17/18



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## October 28th



## Sugar Hill Farm | 1,440<sup>+/-</sup> Acres in 9 Parcels



**AUCTION DATE:**  
October 28th at 3pm



**OPEN HOUSE/INSPECTIONS:**  
1-4 pm, Sundays Oct 14th and 21st

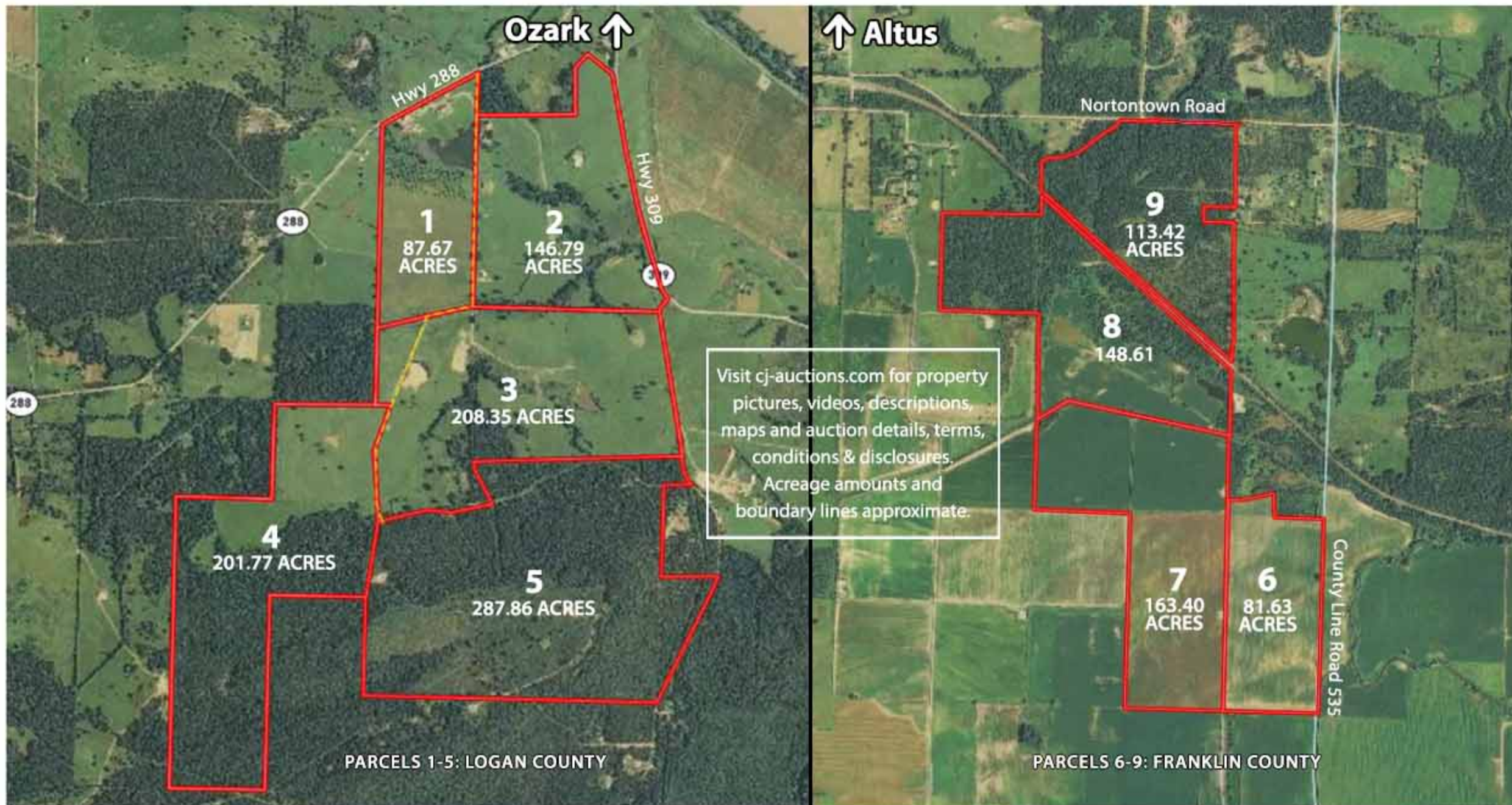


**AUCTION LOCATION:**  
On-site at Parcel 1  
547 W State Highway 288  
Roseville, AR



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