

Office & Industrial Complex in the Ozarks

158 Ragon Road, Tilly, Arkansas 72679

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PROPERTY OVERVIEW



Sale Price

\$430,000

Offering Summary

Acreage:	8.8 Acres
Combined SF:	10,740 SF
Price / Acre:	\$48,864
City:	Tilly
County:	Pope
Property Type:	Office & Industrial
State:	Arkansas

Property Overview

Situated on 8.8 acres in the scenic Ozark Mountains, this property combines functionality and versatility, making it an excellent fit for a range of uses. The site features a 3,700 SF office building, ideal for a rural business headquarters, along with two warehouses: a 4,500 SF, 4-bay facility and a 2,500 SF, 3-bay facility with a loading dock, providing ample space for storage or light industrial operations. A 50x60 metal barn and a mobile home add further utility and flexibility to the property.

Located less than 1.5 ± miles from the Ozark National Forest, this property also offers unique appeal to outdoor enthusiasts. With its proximity to world-class hunting, hiking, and recreational opportunities, it could easily serve as a base for a hunt camp or private retreat. The panoramic mountain views and peaceful surroundings create additional potential for converting this site into a secluded homesite on acreage. Whether you're seeking a business headquarters, a private escape, or a gateway to outdoor adventure, this property offers a world of possibilities.

SPECIFICATIONS & FEATURES



Specifications & Features

Taxes & Tax Year:	2023: \$2,730.91
Road Frontage:	.08 miles Hwy 27 .23 miles Ragon Rd
Current Use:	Office / Warehouse
Potential Recreational / Alt Uses:	Rural Office / Warehouse Site Homesite Acreage Recreational Camp for Close Access to Ozark National Forest
	3700 SF Office Building
	4500 SF 4-bay Warehouse
Structures & Year Built:	2500 SF 3-bay Warehouse with Loading Dock
	50x60 metal barn
	Two Mobile Homes
Survey or Site Testing Reports:	Current survey not available

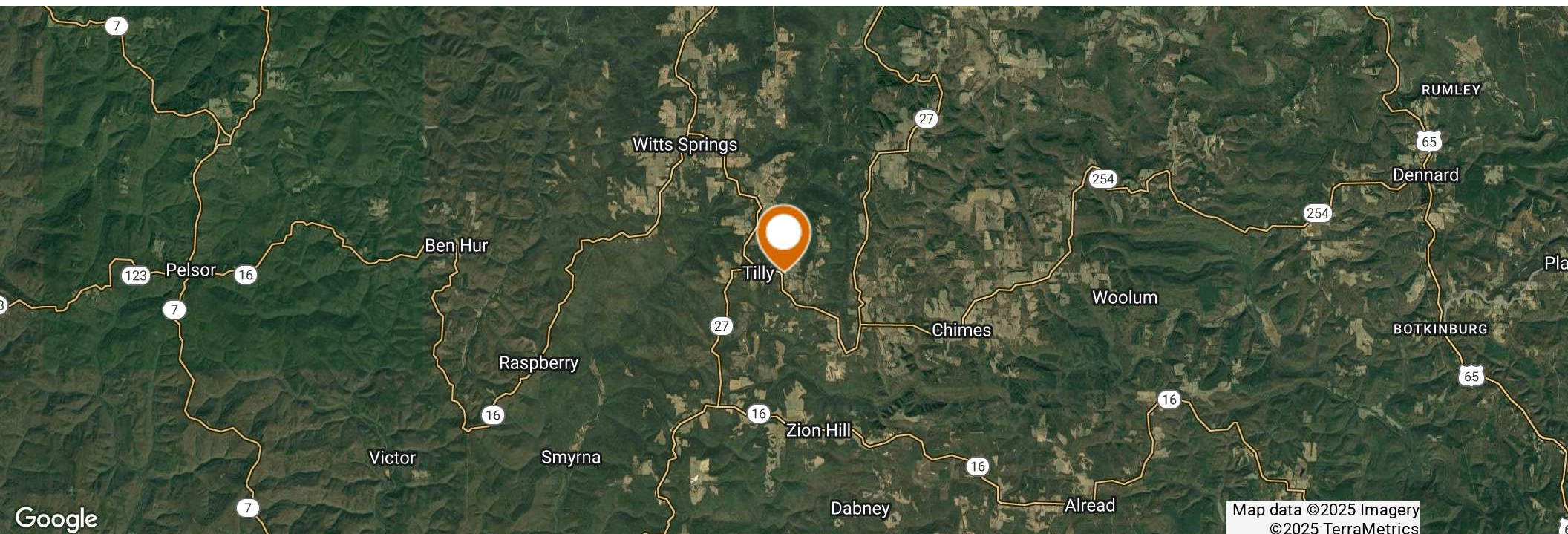
LOCATION



Location & Driving Directions

Parcel: 095-00015-001C
GPS: 35.7203143, -92.8212571

From Russellville:
Head north on AR-7 N for approximately 40 miles.
Turn right onto AR-16 E and continue for about 10 miles.
Turn left onto AR-27 N and drive for 5 miles.
Turn right onto Ragon Rd; the destination will be on your left.







Ragon Rd

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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

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AR #SA00096860

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

ADVISOR BIOGRAPHY



Kennon Jones

Associate Advisor

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Professional Background

Kennon Jones is an Associate Advisor at Saunders Real Estate.

Originally from Dumas, Kennon specializes in the sale of agricultural, recreational, and timberland properties across Arkansas. He brings a deep understanding of rural communities and land use, shaped by his lifetime spent in and around the state's farming and outdoor traditions.

Before becoming a licensed advisor, Kennon served on the Saunders Real Estate Research Team, where he gained hands-on experience analyzing market trends, verifying land sales, and supporting property valuations throughout the region. His work also contributed to the Lay of the Land® Market Report, an annual data-driven publication that delivers a detailed examination of land sales and market trends across key regions.

Kennon earned his B.S.B.A. in Financial Management from the Sam M. Walton College of Business at the University of Arkansas. While in college, he held leadership roles in Sigma Chi and the Razorback Chapter of Ducks Unlimited, where he led fundraising initiatives supporting conservation and charitable causes across the state.

Now transitioned into an advisory role, Kennon continues to contribute to the research and marketing teams at Saunders Real Estate while building strong relationships with clients across Arkansas.

Outside of work, Kennon enjoys hunting, fishing, and training his dog, Colt. He is a proud member of Fellowship Bible Church in Fayetteville.

Kennon specializes in:

- Farms & Cropland
- Hunting & Recreational Land
- Timberland



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