

380 Acres in Crawford County Arkansas

12140 County Line Rd, Mulberry, Arkansas 72947

David Hill
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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
Video:	View Here

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. Three 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.

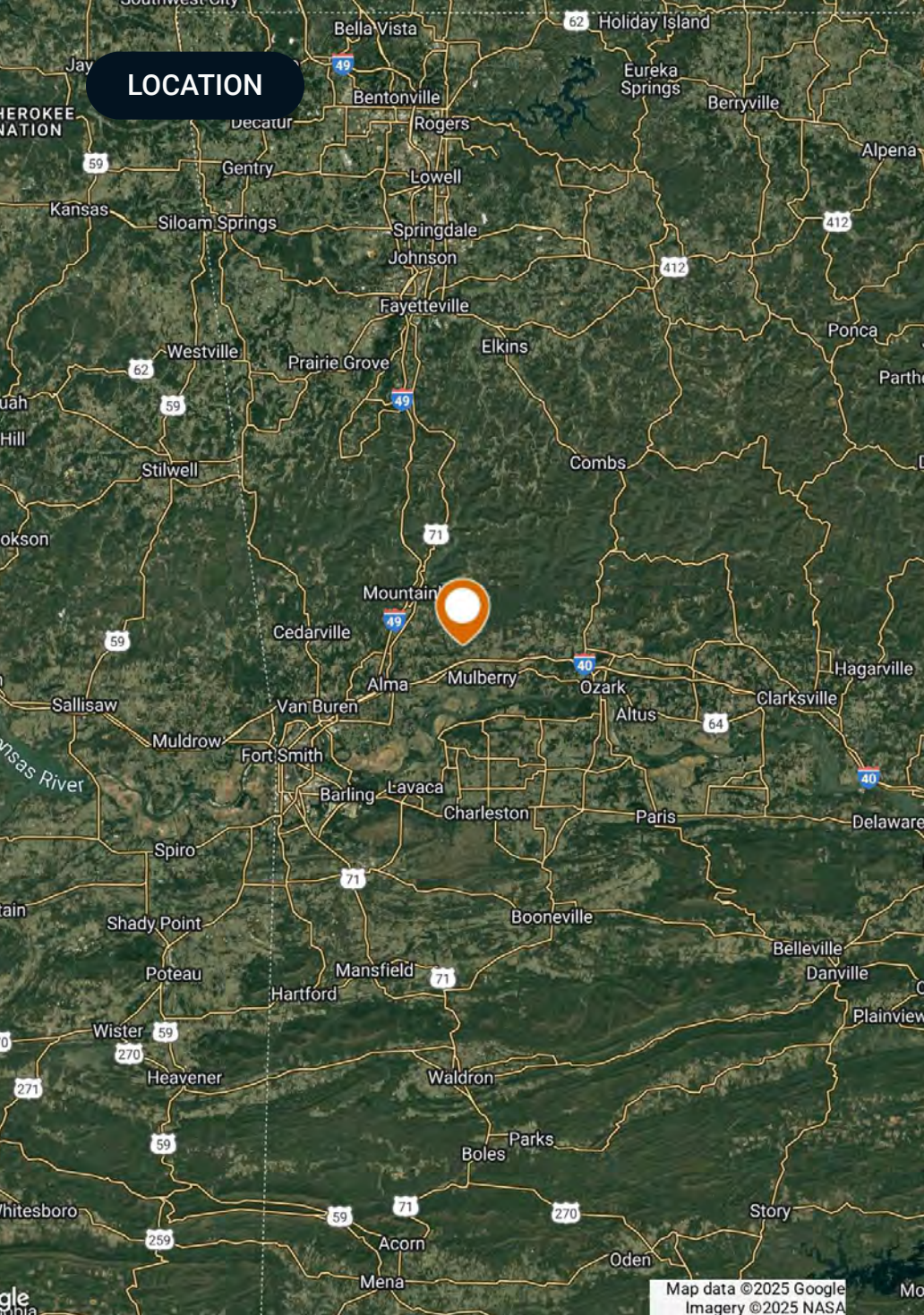
This is a true legacy property - offering scale, access, and natural beauty - ideal for recreational use, investment, or a long-term land hold. Sellers will retain 50% of the mineral rights.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Timberland
Road Frontage:	County Line Road
Current Use:	Timber Investment & Recreation
Structures & Year Built:	1408 SF home built in 1959
Game Population Information:	Whitetail, Turkey, Bear
Timber Cruise:	Yes - July 2025
Age of Stages of Timber:	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:**

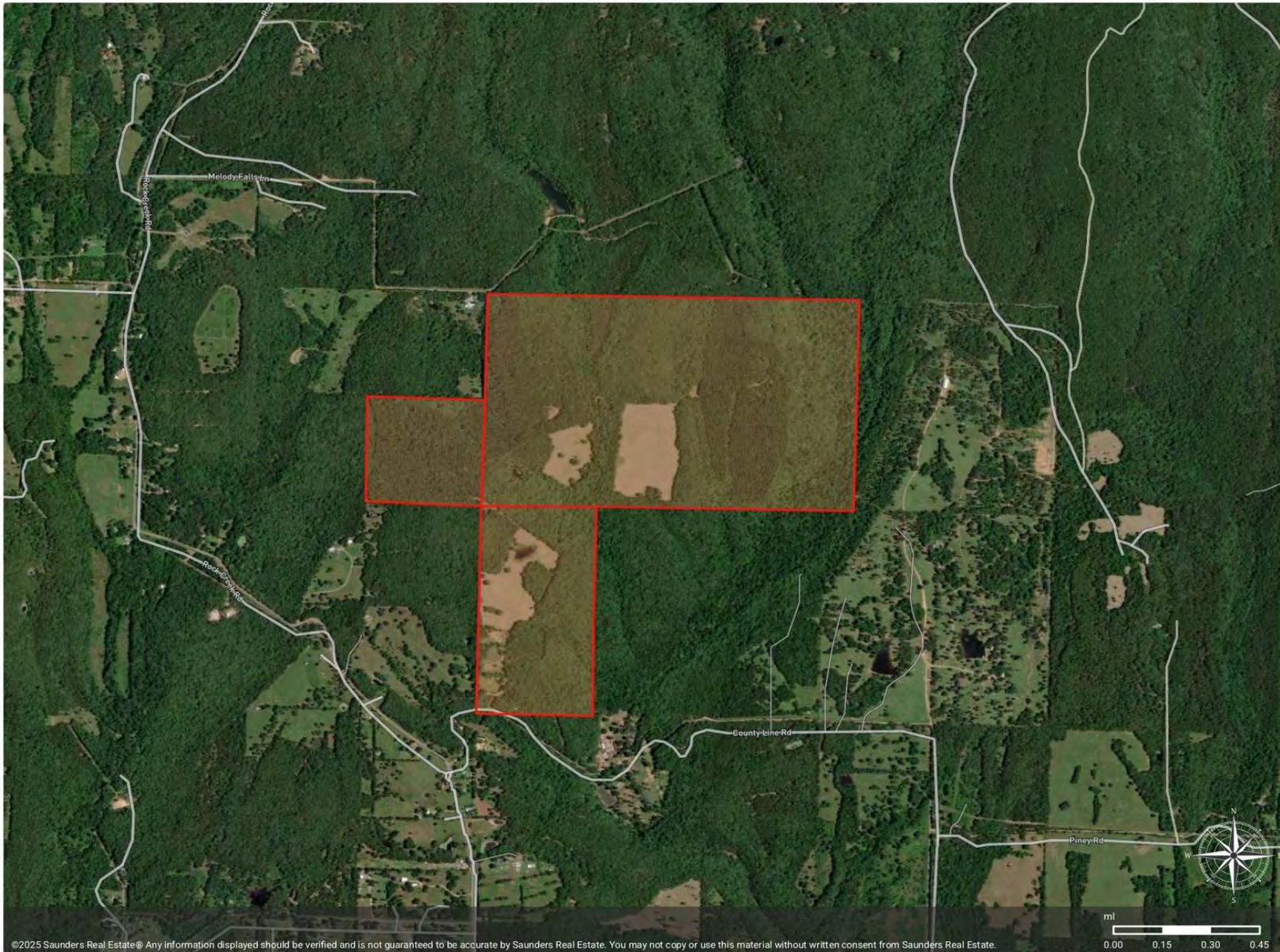
Call agent (David Hill - 479-879-1476) to schedule a showing appointment

AERIAL MAP



Overview

Parcel (selected)



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



CABIN/HOME PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



David Hill

Regional Managing Director

david.hill@saundersrealestate.com

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

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

kennon@saundersrealestate.com

Direct: **877-518-5263 x360** | Cell: **870-377-7441**

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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