



CONSULTING | REALTY | DEVELOPMENT

**TILLER LAND**

- COMPANY -

WILDLIFE COLLECTION

PRESENTING

**C&W RECREATION FARM**

RANDOLPH COUNTY, ARKANSAS



# TILLER LAND

## C&W RECREATION FARM

- Randolph County, Arkansas -

### WILDLIFE COLLECTION

**TOTAL ACRES: +/- 1200**

**ASKING PRICE: \$4,200,000**

The C&W Recreational Farm is a true once-in-a-generation opportunity in Ravenden, Arkansas. Spanning ±1,200 acres, this property has been under the careful ownership and management of the same two families for over 30 years. Known for its outstanding big buck management, the farm has supported a long history of quality whitetail deer hunting. It was once home to a big buck breeding program where Wisconsin breeder bucks were used to breed in high fence area and offspring released on the farm. In addition to the farm is also a premier turkey hunting property.

#### Property Highlights:

- Multiple food plots and 9+ automatic feeders
- 14 enclosed hunting blinds and numerous ladder stands
- Strong deer and turkey population
- 2-acre lake, multiple ponds, and year-round flowing springs
- Several streams throughout the property
- Airplane hangar with an adjoining airstrip (easily reopened with mowing/maintenance)
- Cabin foundation with existing well (previous cabin lost to lightning strike)
- Shop with skinning racks and multiple shipping containers for feed/seed storage
- Extensive trail and road system throughout the property
- Five gated entrances with county road access from all corners
- Excellent interior roads suitable for trucks and ATVs
- Multiple scenic build sites ideal for a group purchase or family retreat

CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

2713 PAULA DRIVE | JONESBORO, AR 72404 | TILLERLAND.COM | 870-336-2654



# TILLER LAND

C&W RECREATION FARM

- Randolph County, Arkansas -

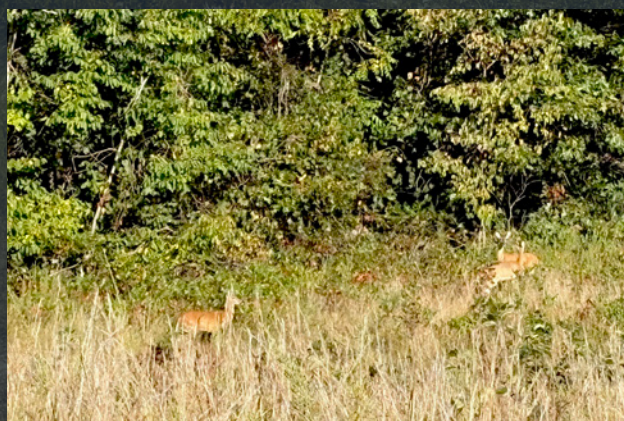




# TILLER LAND

C&W RECREATION FARM

- Randolph County, Arkansas -



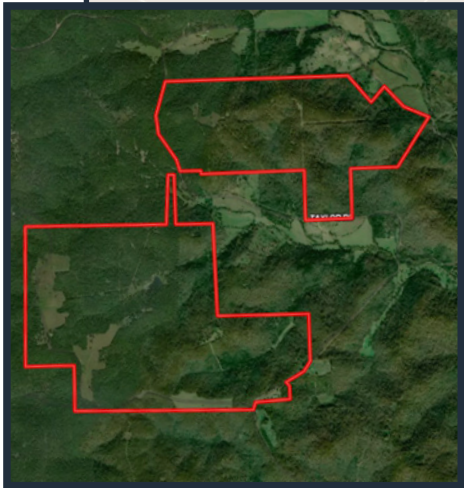
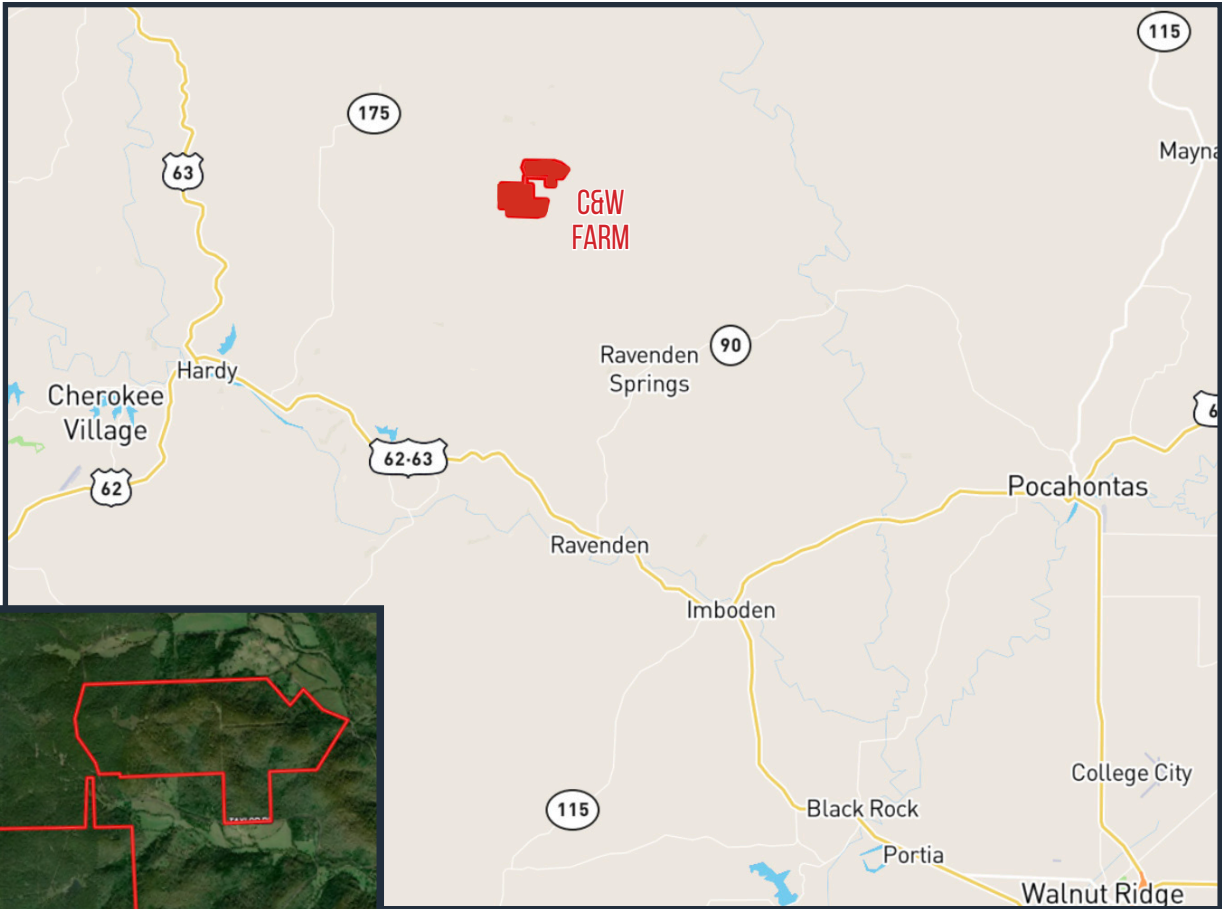


# TILLER LAND

## C&W RECREATION FARM

- Randolph County, Arkansas -

### REGIONAL & AERIAL MAPS



16 miles from Ravenden  
24 miles from Hardy  
62 miles from Jonesboro

CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

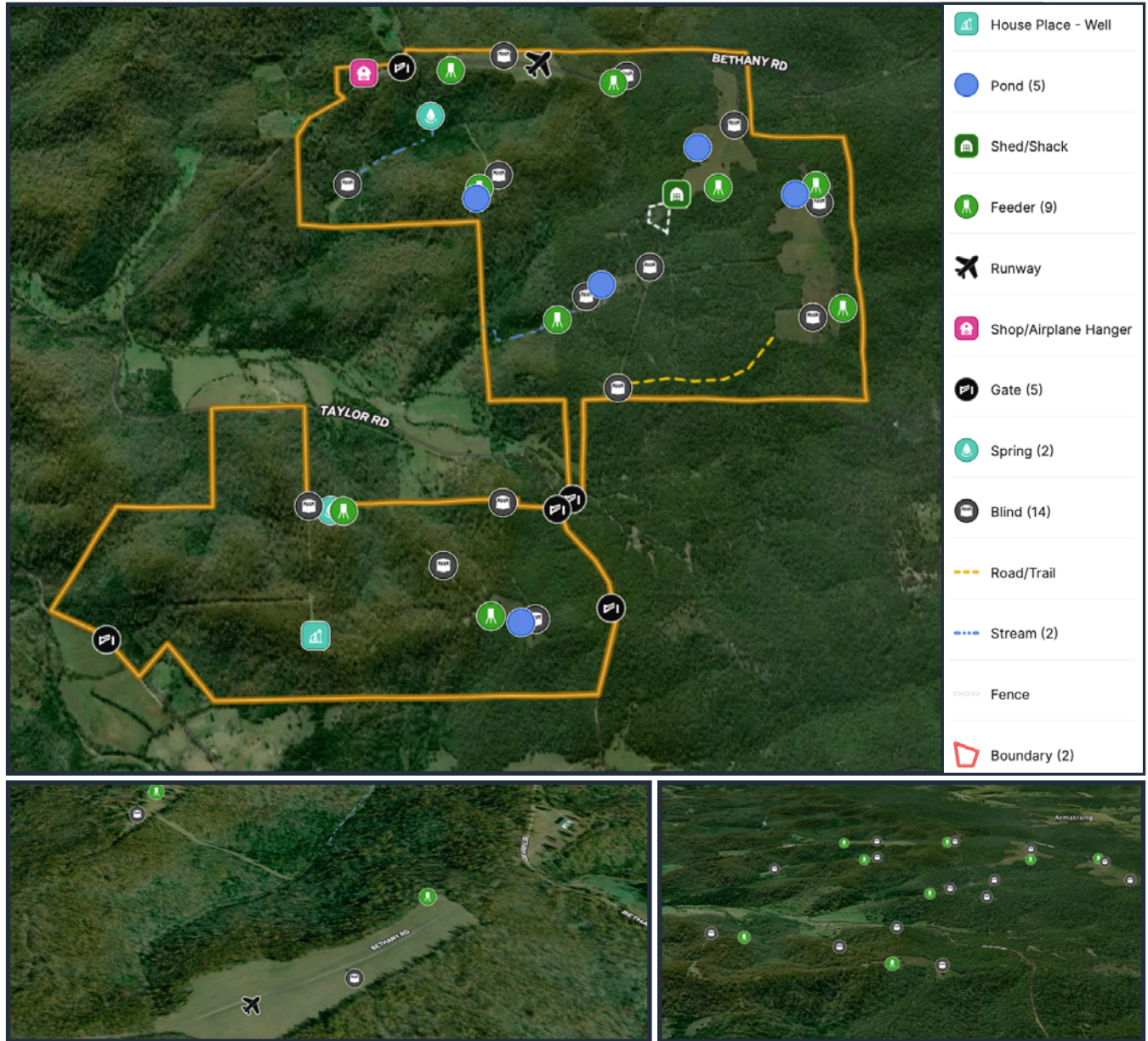
2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404 | TILLERLAND.COM | 870-336-2654

# TILLER LAND

## C&W RECREATION FARM

- Randolph County, Arkansas -

### PROPERTY FEATURES



CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404 | TILLERLAND.COM | 870-336-2654



CONSULTING | REALTY | DEVELOPMENT

# TILLER LAND

COMPANY

Thanks for your interest in the  
**C&W RECREATION FARM**

For questions or a property tour,  
please contact:

**KELLY PHIPPS**  
**PRINCIPAL BROKER**

870.351.2097 | [Kelly@Tillerland.com](mailto:Kelly@Tillerland.com)

**KELLY PHIPPS**  
PRINCIPAL BROKER  
870.351.2097  
[KELLY@TILLERLAND.COM](mailto:KELLY@TILLERLAND.COM)

**BRIAN MACK**  
LAND AGENT  
870.919.5945  
[BRIAN@TILLERLAND.COM](mailto:BRIAN@TILLERLAND.COM)

**JACK CHILDERS**  
LAND AGENT  
870.243.1959  
[JACK@TILLERLAND.COM](mailto:JACK@TILLERLAND.COM)

**TANER WOLVERTON**  
LAND AGENT  
870.761.4700  
[TANER@TILLERLAND.COM](mailto:TANER@TILLERLAND.COM)

**TILLER LAND COMPANY**

2713 PAULA DRIVE SUITE B | JONESBORO, AR 72404 | 870-336-2654