

For Sale —————
±2,175 ACRES

15347 N HWY 59
SUMMERS, AR



RARE AGRICULTURAL, RECREATIONAL, & HUNTING ASSEMBLAGE

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

INVESTMENT HIGHLIGHTS

Cincinnati Creek Properties presents a rare 2,175± acre agricultural, recreational, and hunting assemblage spanning the Arkansas-Oklahoma state line. Owned by Cincinnati Creek Properties LLC, the assemblage consists of approximately 425 acres in Arkansas and 1,750 acres in Oklahoma.

The entire property was enrolled in a carbon-credit program in 2023. Cincinnati Creek Properties was allocated approximately \$161,843.66 during Reporting Period 1. Additional information regarding the program, payment schedule, and future distributions is yet to be verified.

SITE OVERVIEW

Total Acreage	2,175± AC
Total List Price	\$11,232,000

ARKANSAS PROPERTY

Acreage 425± AC

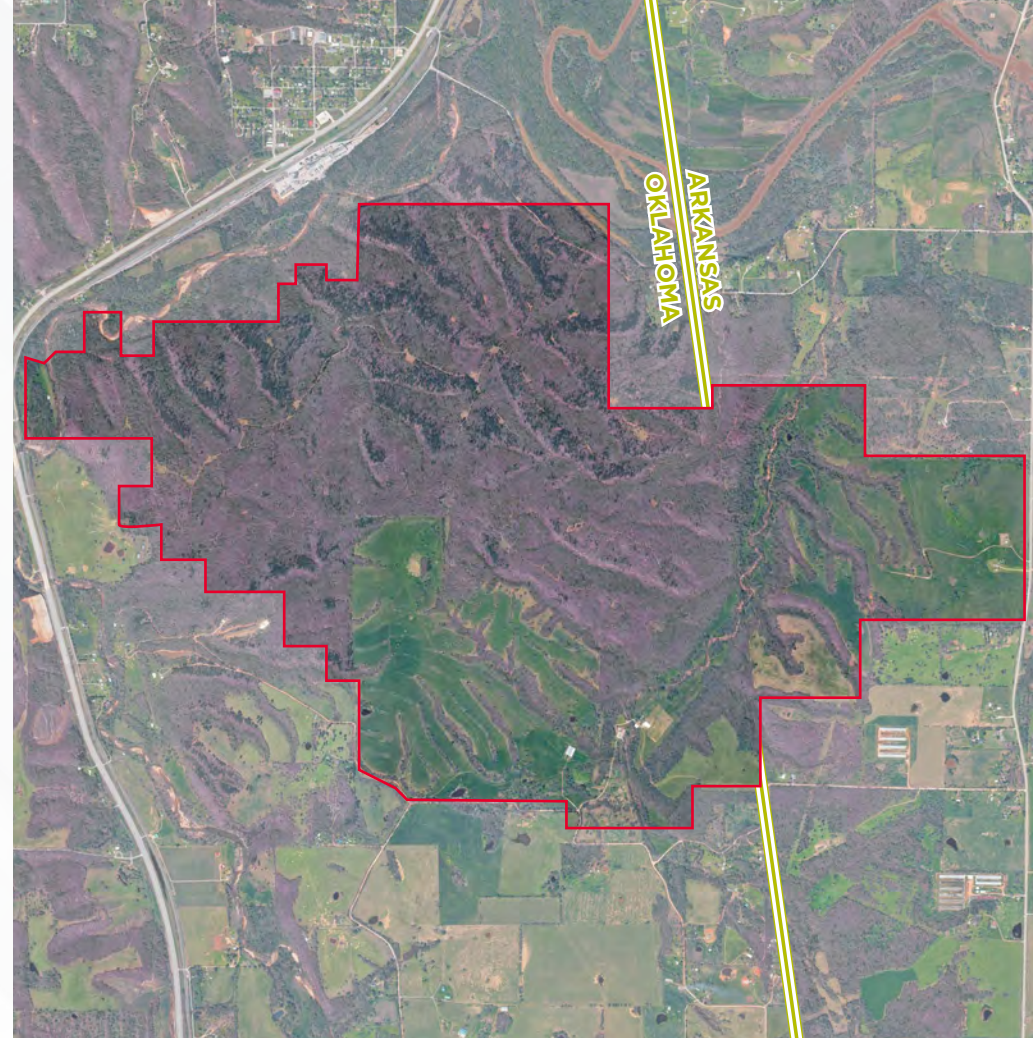
- Highlights
- Approximately 425 acres of grazing land previously utilized as a cattle operation
 - Existing agricultural infrastructure, including livestock feed and holding pen
 - 2,180± SF residence constructed in 2019
 - Frontage and access along N. Highway 59
 - Suitable for continued agricultural, livestock, and recreational/hunting use
 - Benefits from Cincinnati Creek running N to S through property.

OKLAHOMA PROPERTY

1,750± AC

- Acreage
- **Ballard Creek:** 750± AC ([click here for legal description](#))
 - **Going Snake:** 1,000± AC (64700 S. 4755 Rd, Westville OK 7496)

- Highlights
- Approximately 15 miles of interconnected trails provide access throughout the entire property. Accessible via both Arkansas and Oklahoma side.
 - Established fields and food plots strategically maintained to support wildlife habitat
 - Multiple natural springs and waterfalls
 - Established deer and turkey hunting opportunities
 - Existing hunting blinds and related equipment are negotiable
 - Historically managed with an emphasis on harvesting mature whitetails and supporting long-term wildlife growth
 - Multiple bucks with reported gross scores exceeding 170 inches have been harvested on the property
 - Frontage and access along S. Hwy 59
 - Benefits from Ballard Creek running alongside the property





[CLICK TO VIEW VIDEO OVERVIEW](#)



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WAKEFIELD**



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PARTNERS

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