



**AMERICAN
LEGACY
LAND CO**

FOR SALE

HUNTING AND TIMBER

Cleveland County, AR

71.6 +/- Acres

OFFERED AT:

\$170,400

ABOUT THIS PROPERTY:

71± acres sitting in a good spot just 8 miles north of Fordyce and 23 miles south of Sheridan. Moro Creek lines the entire west boundary, giving you a year-round water source and a natural hardwood bottom travel corridor that pulls deer through as well as house good deer.

The tract is not in a FEMA flood zone, but it will hold moisture at times; which is exactly what you want for growing thick cover and keeping browse up. That moisture, mixed with the creek edge, creates strong edge habitat and natural pinch points along the west side.



More About this Property:

This place had select timber cutting work about a year ago with timber stand improvement in mind—not just a cut and leave. It created bedding cover, opened the canopy for new growth, and set this tract up to carry and hold wildlife. You've got browse lines coming on, good regeneration, and plenty of spots to fine-tune into food plots or stand locations.

It is set up now for whitetail and turkey, with the occasional hog moving through. Between the creek, cover, and layout, this is a tract that hunts bigger than it lays. Good access, good habitat, and plenty of upside for someone that wants to keep improving it.

Legal Description: 15-09S-13W S1/2 NW1/4 East of Moro Creek & West of Hwy 167
N1/2 SW1/4 N & E of Moro Creek Dallas County, AR

Taxes \$69.50

FEATURES:

- 71.6 +/- acres
- Quick access just off Hwy 167
- Moro Creek frontage – year-round water & natural travel corridor
- Minutes from Sheridan & Fordyce
- Thick bedding cover & strong browse regeneration
- Established whitetail, turkey, and hog hunting

CLEVELAND COUNTY, ARKANSAS

Aerial Map



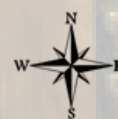
AMERICAN LEGACY
LAND CO

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 33.936156, -92.416940

15-9S-13W
Cleveland County
Arkansas

0ft 827ft 1653ft



3/27/2026

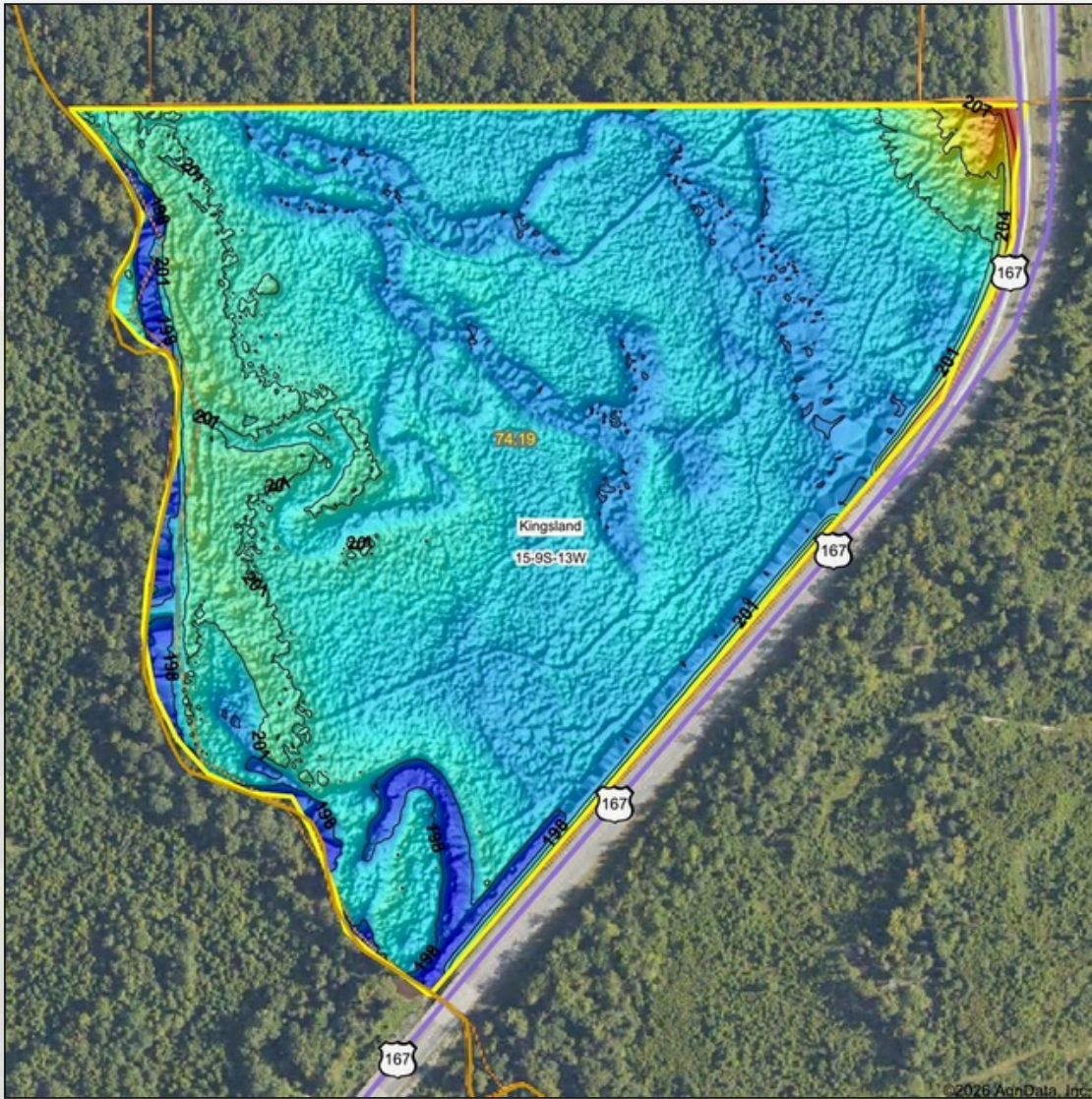


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HELPING YOU BUY
AND SELL LAND



Topography Hillshade



Low Elevation High



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Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 195.3
 Max: 214.0
 Range: 18.7
 Average: 199.6
 Standard Deviation: 1.41 ft



3/27/2026

15-9S-13W
 Cleveland County
 Arkansas

Boundary Center: 33.936156, -92.416940





FEMA Report



Map Center: 33.935766, -92.414092
 State: AR Acres: 74.19
 County: Cleveland Date: 3/27/2026
 Location: 15-9S-13W
 Township: Kingsland

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Name		Number	County	NFIP Participation	Acres	Percent
Cleveland County Unincorporated Areas		050038	Cleveland	None	74.02	99.8%
Dallas County Unincorporated Areas		050061	Dallas	Regular	0.17	0.2%
Total					74.19	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	74.02	99.8%
A		100-year Floodplain	0.17	0.2%
Total			74.19	100%

Panel	Effective Date	Acres	Percent
05025C0150C	2/2/2012	74.19	100%
Total		74.19	100%



**FARM • RANCH • RECREATION
 HUNTING • DEVELOPMENT**



Wetlands Map

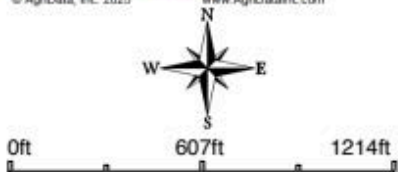


State: **Arkansas**
 Location: **15-9S-13W**
 County: **Cleveland**
 Township: **Kingsland**
 Date: **3/27/2026**



Maps Provided By:

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Classification Code	Type	Acres
R4SBC	Riverine	0.96
R5UBH	Riverine	0.51
Total Acres		1.47

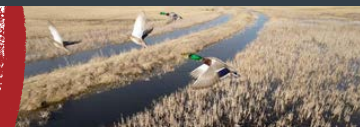
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>





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COMMITTED • DETERMINED
TRUSTED



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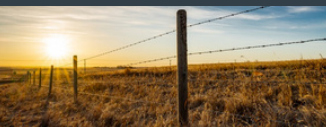


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**HELPING YOU BUY
AND SELL LAND**



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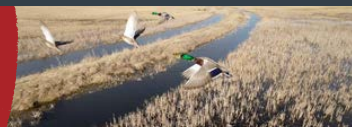
BUYING • SELLING
AUCTIONS





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About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

JEFF WATSON, PRINCIPAL BROKER



870-224-1144



Jeff@AmericanLegacyLandCo.com

