



FOR SALE

WHITETAIL HABITAT & RECREATIONAL TRACT

Bradley County, AR

120 +/- Acres

OFFERED AT:

\$208,400

ABOUT THIS PROPERTY:

The Banks 120 is a solid South Arkansas recreational tract with the kind of habitat diversity that can make a hunting property better year after year. Portions of the property were recently timbered, with plenty of oak and cypress left standing throughout the tract. The timber harvest has opened up the canopy and allowed sunlight to reach the ground, creating conditions for new growth, natural browse, and thicker cover. For whitetail, that mix of standing timber and regenerating cutover can provide both food and security cover.



More About this Property:

Another big feature is approximately 25 acres of planted pine that is around 15 years old. This established pine stand adds another type of cover to the property and gives deer a place to bed and move away from the more open areas. It also provides a timber component that can continue to grow and add value over time. Between the planted pine, remaining mature oak and cypress, and areas of new regeneration, there are several different habitat types packed into these 120 acres.

From a hunting standpoint, those different habitat types create edges, transitions, travel corridors, and natural pinch points that can be used when laying out stand locations and access routes. The remaining oaks provide mast when the acorns are dropping, while the recently cut areas should continue producing browse and thicker bedding cover as they grow back. There are also opportunities for food plots, maintained trails, shooting lanes, feeders, and additional wildlife improvements to make an already good recreational tract even better.

Whether you're looking for a South Arkansas whitetail property, a weekend recreational getaway, or a piece of ground you can continue improving and managing, the Banks 120 has a lot to work with. It offers 120 acres where timber, cover, browse, and habitat diversity all come together, with the opportunity for the next owner to put their own management plan in place and watch the property continue to develop.

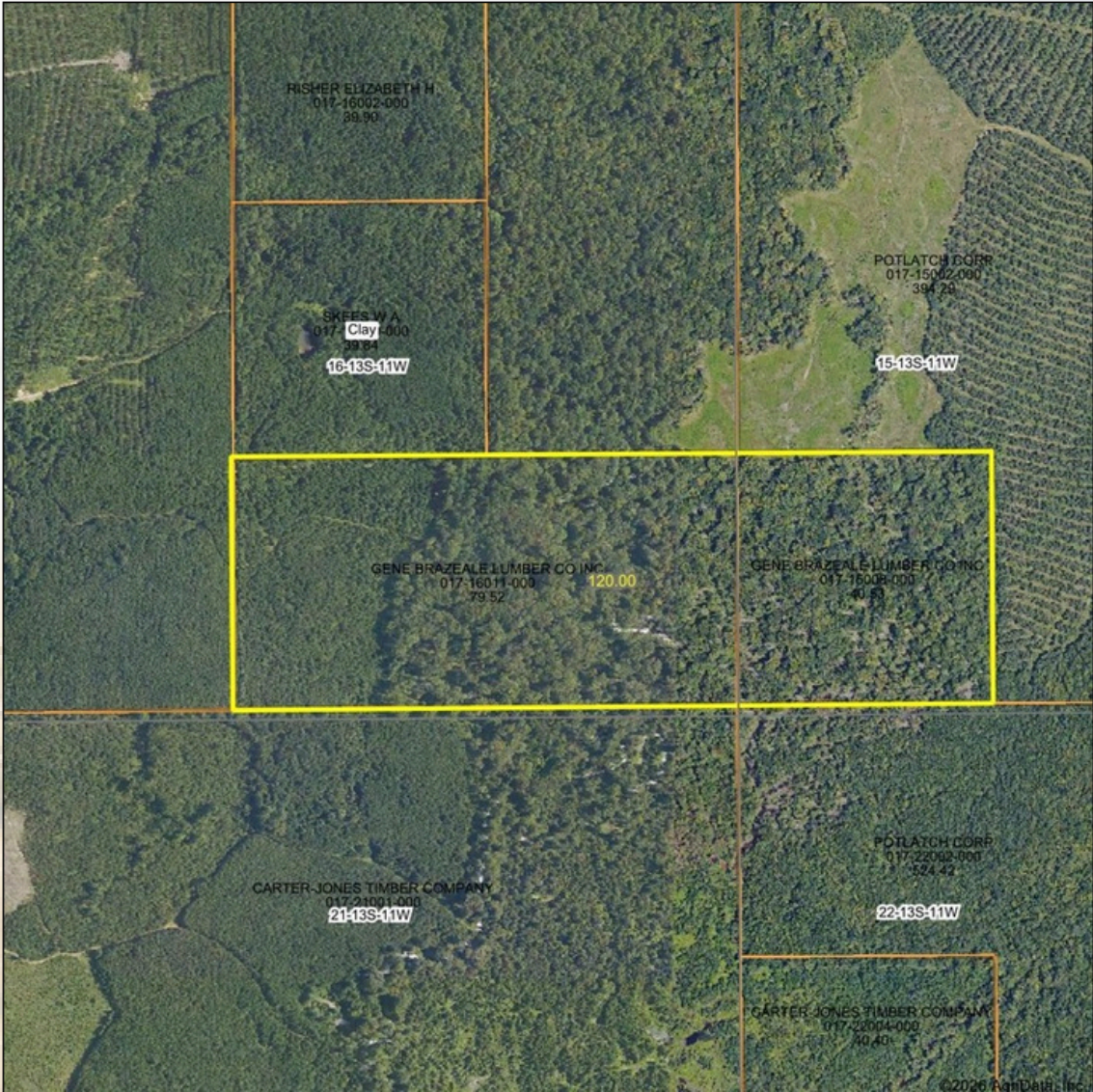
Legal: 16-13S-11W and 15-13S-11W Bradley County, AR

Taxes: \$130

FEATURES:

- 120 +/- acres
- High wildlife productive farm
- Wildlife management potential
- Recreational
- Year round creek
- 25 acres of planted 15 year old pine

Aerial Map



**AMERICAN
LEGACY
LAND CO**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 33.575762, -92.238894

**16-13S-11W
Bradley County
Arkansas**

0ft 813ft 1626ft



9/2/2026

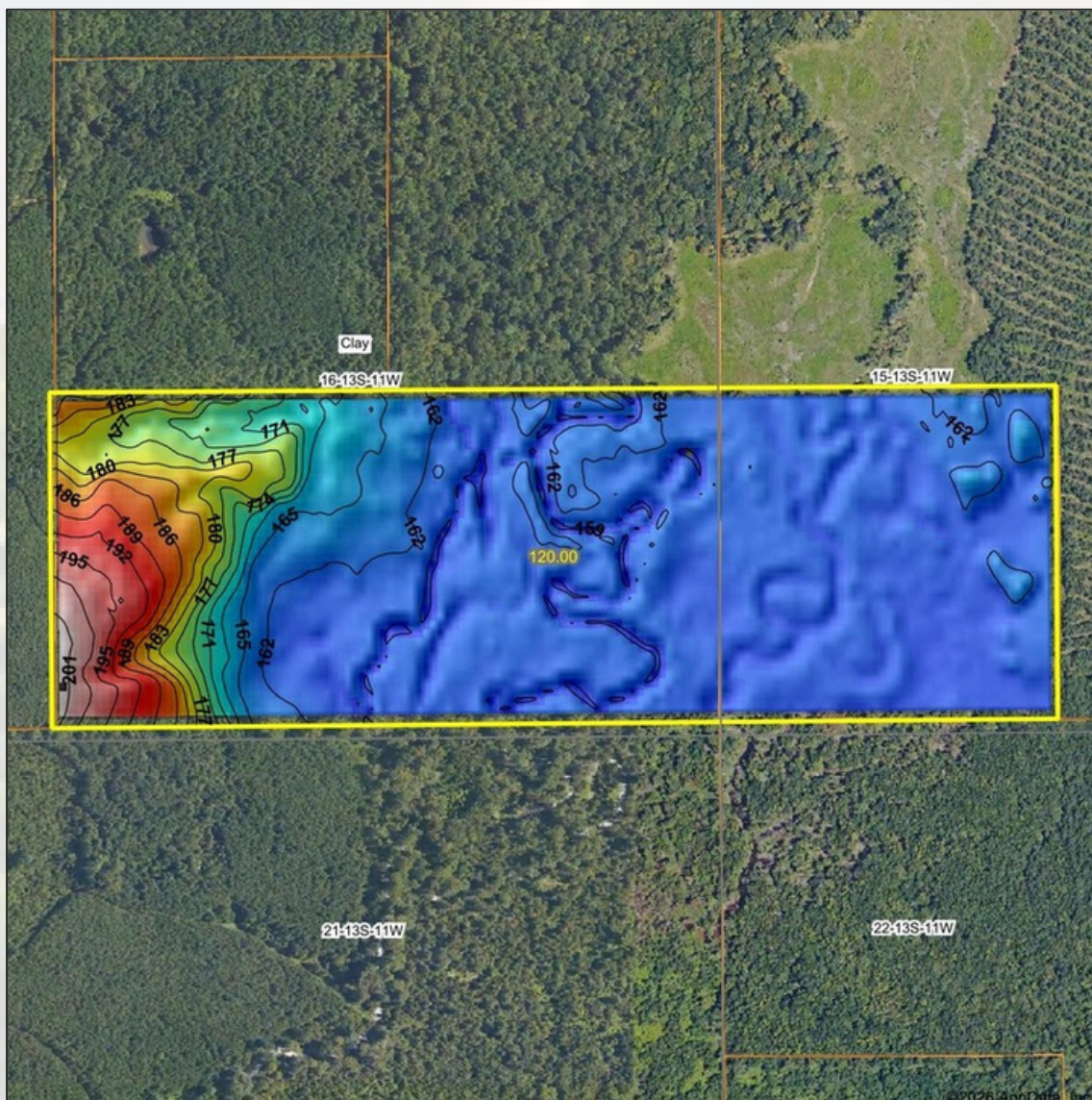


**AMERICAN
LEGACY
LAND CO**

**HELPING YOU BUY
AND SELL LAND**



Topography Hillshade



Low Elevation High



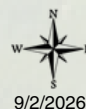
**AMERICAN
LEGACY
LAND CO**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 3
Min: 157.5
Max: 203.4
Range: 45.9
Average: 166.0
Standard Deviation: 10.07 ft

0ft 617ft 1234ft

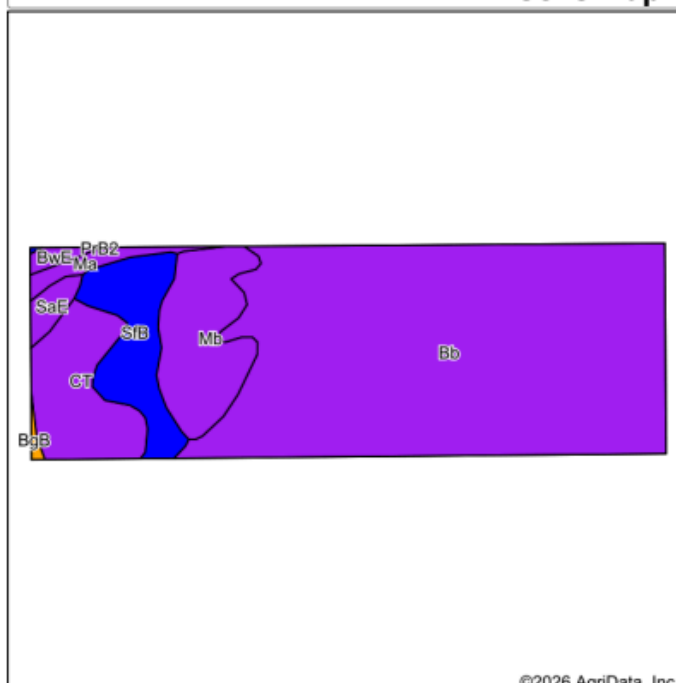


9/2/2026

**16-13S-11W
Bradley County
Arkansas**

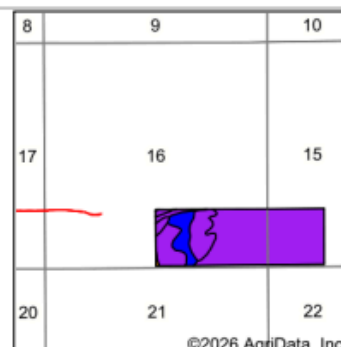
Boundary Center: 33.575762, -92.238894

Soils Map



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.



©2026 AgriData, Inc.

State: **Arkansas**
County: **Bradley**
Location: **16-13S-11W**
Township: **Clay**
Acres: **120**
Date: **9/2/2026**

**AMERICAN
LEGACY
LAND CO**

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025

www.AgriDataInc.com



Area Symbol: AR011, Soil Area Version: 26									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
Bb	Bibb silt loam, 0 to 1 percent slopes, frequently flooded	81.49	67.8%		> 6.5ft.	Poorly drained	Vw		45
Mb	Amy silt loam, 0 to 1 percent slopes	12.43	10.4%		> 6.5ft.	Poorly drained	Vw		62
CT	Amy silt loam, 0 to 1 percent slopes	11.24	9.4%		> 6.5ft.	Poorly drained	Vw	Vw	62
SfB	Sawyer very fine sandy loam, nearly level phase	10.03	8.4%		> 6.5ft.	Moderately well drained	Ile		80
Ma	Mixed alluvial land (guyton)	2.00	1.7%		> 6.5ft.	Poorly drained	Vw		52
SaE	Saffell gravelly fine sandy loam, 12 to 25 percent slopes	1.67	1.4%		> 6.5ft.	Well drained	Vle		49
BwE	Boswell very fine sandy loam, 8 to 20 percent slopes (sacul)	0.84	0.7%		> 6.5ft.	Moderately well drained	Vle		72
BgB	Boswell gravelly fine sandy loam, nearly level phase (sacul)	0.30	0.2%		> 6.5ft.	Moderately well drained	Ile		76
Weighted Average							4.77	*-	*n 51.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

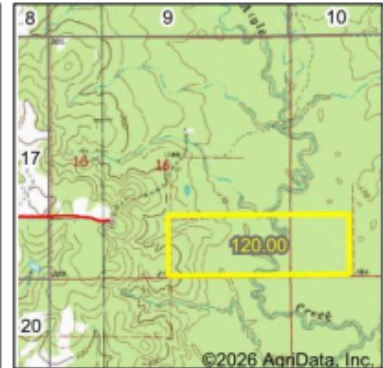
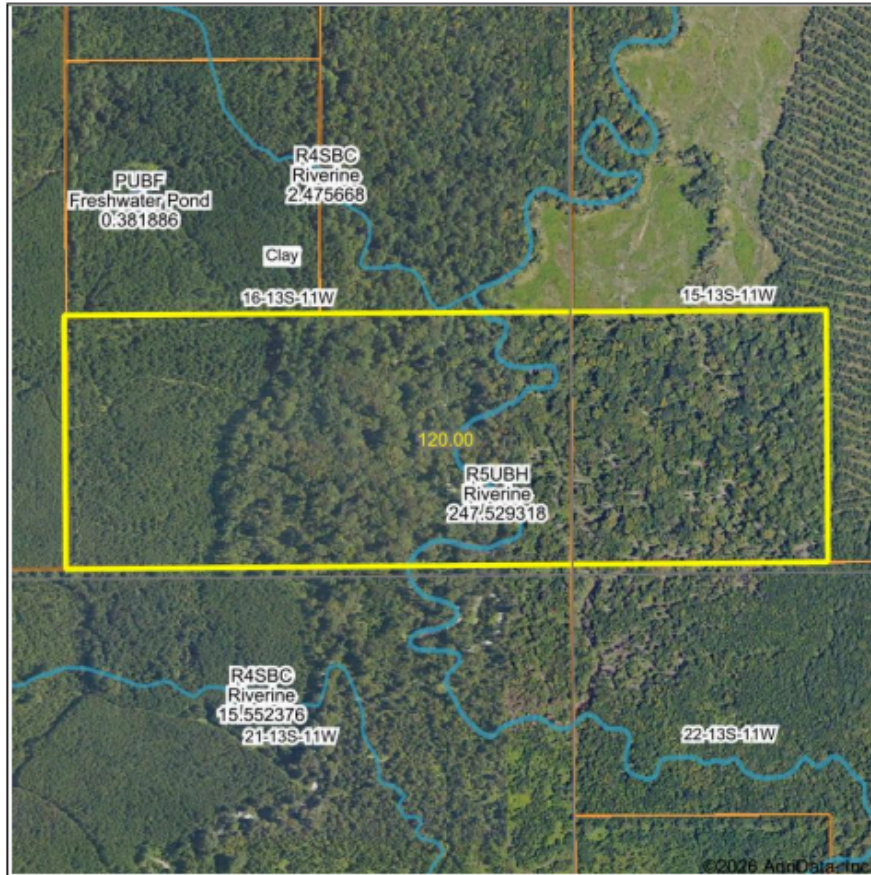


**AMERICAN
LEGACY
LAND CO**

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



Wetlands Map



State: **Arkansas**
 Location: **16-13S-11W**
 County: **Bradley**
 Township: **Clay**
 Date: **9/2/2026**

**AMERICAN
LEGACY**
LAND CO

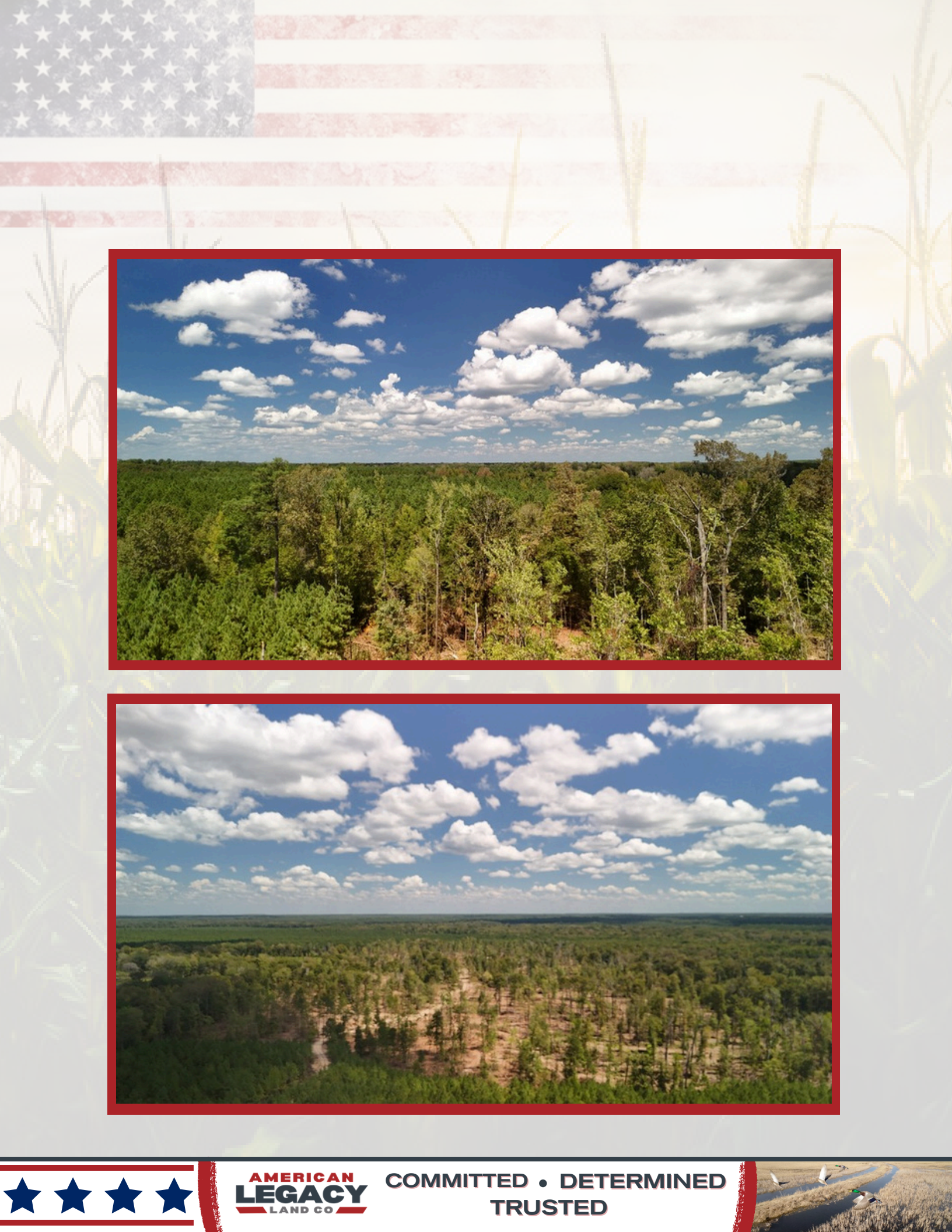
Maps Provided By:

 CUSTOMER ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



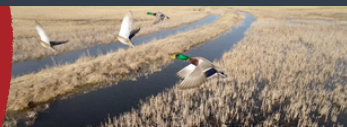
Classification Code	Type	Acres
R5UBH	Riverine	1.49
Total Acres		1.49

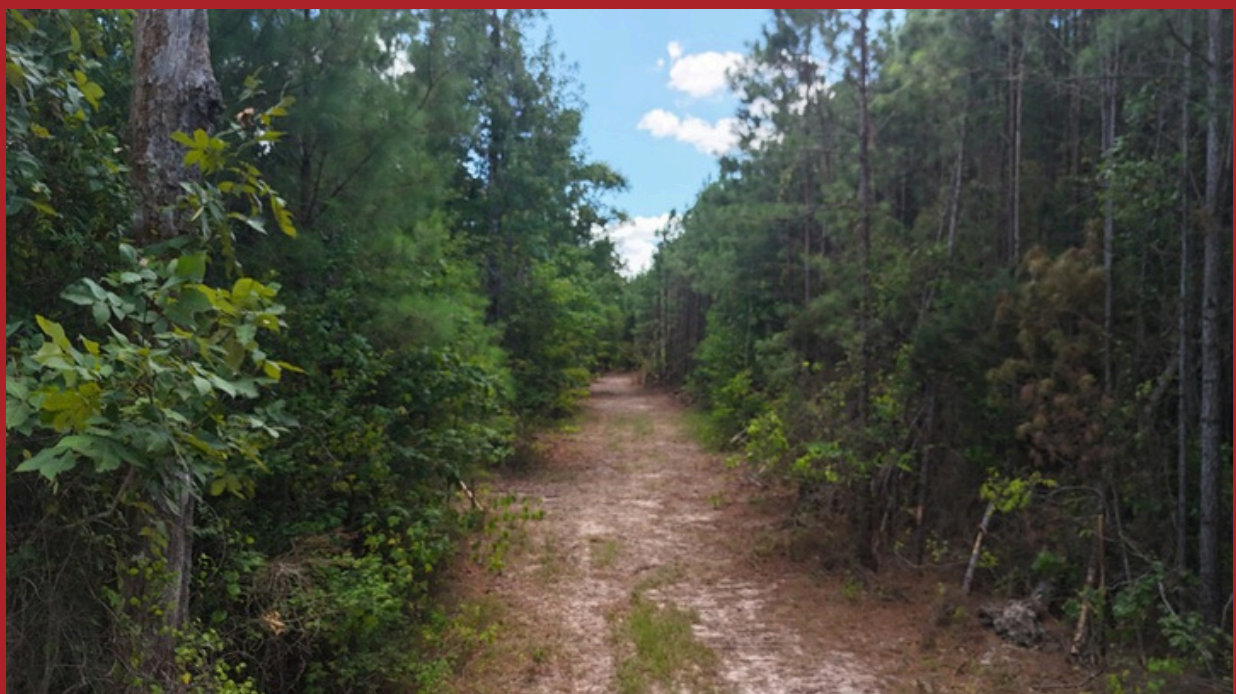
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED







AMERICAN
LEGACY
LAND CO

HELPING **YOU** BUY
AND SELL LAND





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



All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.