



# Danville Residential Development Land

Peeler Gap Road, Danville, Arkansas 72833

David Hill  
479-879-1476  
david.hill@saundersrealestate.com  
AR #SA00096860

Greg L. Hay, ACF, CF, RF  
501-470-5091  
gregh@saundersrealestate.com  
AR #EB00066205



## PROPERTY OVERVIEW



### Sale Price

\$127,380

### Offering Summary

|                |                  |
|----------------|------------------|
| Acreage:       | 11.58 Acres      |
| Price / Acre:  | \$11,000         |
| State:         | Arkansas         |
| City:          | Danville         |
| County:        | Yell             |
| Property Type: | Development Land |

### Property Overview

This 11.58-acre tract inside the city limits of Danville offers a rare combination of scale, access, and setting for residential development. A dedicated road already runs east–west through the property, providing the framework for a future subdivision layout. The land rises gradually from west to east, creating elevated homesites with long views over the city while still being only minutes from schools, services, and employers.

Bordered by Ouachita National Forest to the south and city-owned property to the east, the tract benefits from permanent green space and natural buffers that enhance long-term value for estate-style lots. With Wayne-Sanderson Farms' new \$43 million feed mill less than a mile away and a growing need for housing tied to the area's largest employers, the location supports both immediate development and longer-term investment. At \$11,000 per acre, this property represents a strong entry point into a market positioned for steady residential growth.



## SPECIFICATIONS & FEATURES

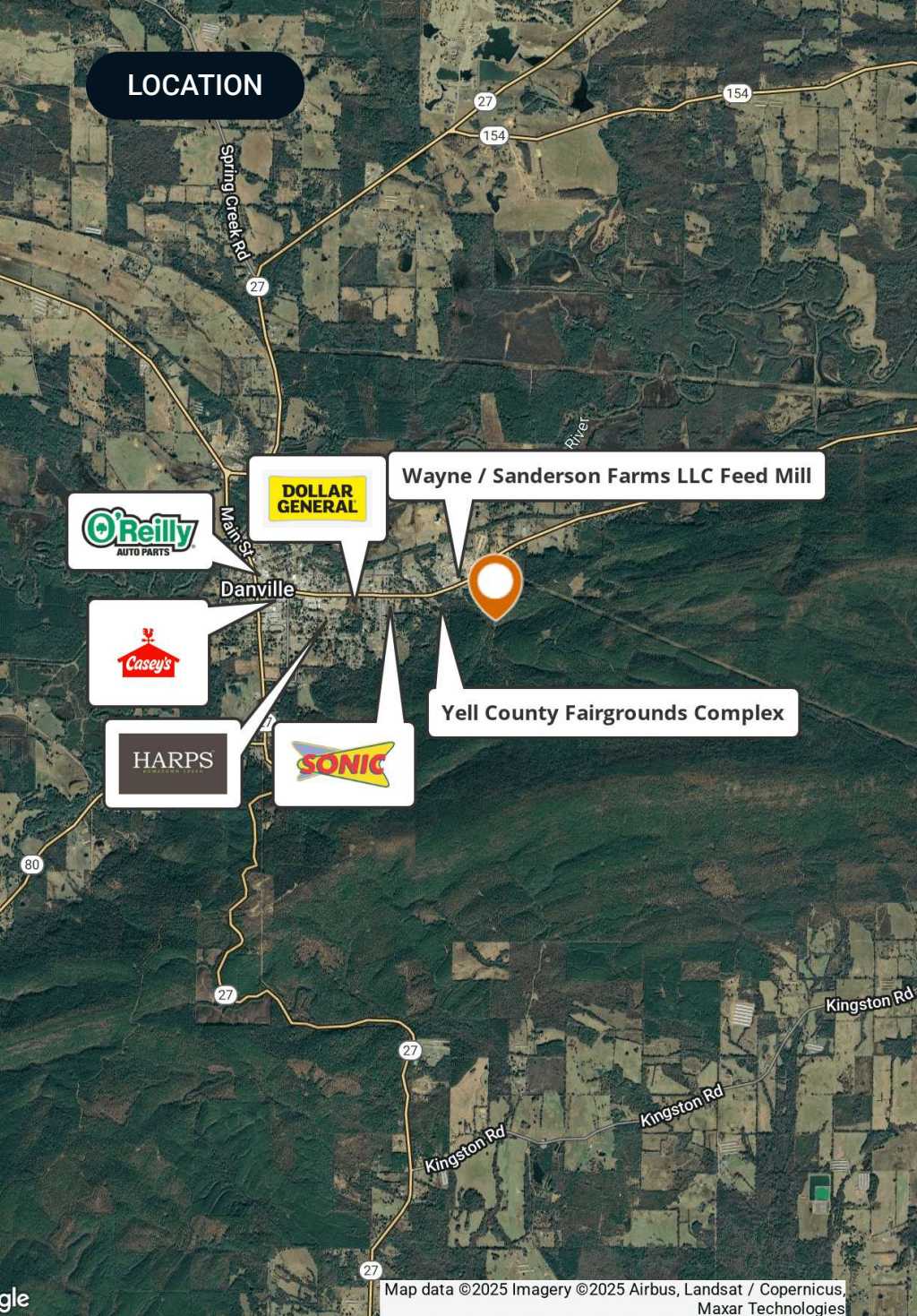


## Specifications & Features

|                                      |                                                                                                                       |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Uplands / Wetlands:</b>           | 100% Uplands                                                                                                          |
| <b>Soil Types:</b>                   | 100% Carnasaw–Sherless–Clebit                                                                                         |
| <b>Taxes &amp; Tax Year:</b>         | \$219.22 - 2024                                                                                                       |
| <b>Zoning / FLU:</b>                 | N/A                                                                                                                   |
| <b>Water Source &amp; Utilities:</b> | City of Danville                                                                                                      |
| <b>Road Frontage:</b>                | 1,319' along Peeler Gap Road                                                                                          |
| <b>Nearest Point of Interest:</b>    | Sanderson Farms Feed Mill - 0.5 miles<br>Yell County Fairgrounds Complex - 0.5 miles<br>City of Dardanelle - 22 miles |
| <b>Current Use:</b>                  | Residential – Vacant Land                                                                                             |
| <b>Land Cover:</b>                   | Evergreen Forest – 34.2%<br>Deciduous Forest – 28.6%<br>Mixed Forest – 20.7%<br>Open Space – 15.5%                    |



## LOCATION



## Location & Driving Directions

Parcel: 701-00683-000

GPS: 35.054468, -93.365854

From the intersection of Hwy 10 and Hwy 27 in Danville, head east on Hwy 10 (8th Street) for 1.3 miles  
Turn right onto Peeler Gap Road for 0.3 miles  
Destination will be on your right right past the city water tank

Showing Instructions: Call listing agent for showing appointment



AERIAL MAP





## ELEVATION





ADDITIONAL 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



### Greg L. Hay, ACF, CF, RF

Senior Advisor

greg@saundersrealestate.com

Direct: **877-518-5263 x350** | Cell: **501-470-5091**

AR #EB00066205

## Professional Background

Greg L. Hay, ACF, CF, RF is a Senior Advisor at Saunders Real Estate.

Based in Arkansas, Greg is also a Consulting Forester and sole proprietor of Hay Forestry LLC. Prior to starting his consulting firm, he served as a Reforestation Advisor for ArborGen (2020-2024). Greg's extensive background spans various roles in forestry, sales, and silviculture.

Greg attended Stephen F. Austin State University where he was elected to the Alpha Zeta Chapter of Xi Sigma Pi (National Forestry Honor Society) in 1975 and earned his B.S. in Forest Management in 1977. Later in his career, he pursued additional post graduate work in graded curriculums at Clemson, Mississippi State, and West Virginia universities to earn a Certified Silviculturist credential from the US Forest Service (USFS). Early in his career, Greg worked as a skidder operator on a logging crew and an inventory technician, later serving on a Regional Reinforcement Fire Suppression Crew for the USFS, fighting fires in Arizona, New Mexico, Washington, Oregon, and Minnesota.

Greg has a long history of service to the Society of American Foresters (SAF), having been an active member since 1977. He served the organization in many capacities throughout the Ouachita Region and was elected SAF "Fellow" in 2000. In 2024, he received the Lifetime Achievement Award from the Ouachita Society of American Foresters (OSAF) and was inducted into the Arkansas Foresters Hall of Fame. In 2025, he was awarded the Gifford Pinchot Medal by SAF, recognizing his outstanding contributions to forestry practice, administration, and professional development across North America. Greg is also an SAF Certified Forester.

Greg is also a long-time board member of the Arkansas Forestry Association (AFA), having served various roles throughout his membership, including as 2025 President. He has been also an active member of the Association of Consulting Foresters and the Forest Landowners Association, serving various committees within these organizations. Greg is a Registered Forester in Arkansas and maintains his Real Estate License in Arkansas. He has long been a dependable sponsor of local, regional, and national meetings, having also been an invited speaker at these meetings over the years.

Greg has two sons, three grandsons, and one granddaughter. He attends Fellowship Bible Church in Conway, Arkansas. In addition, Greg is a licensed pilot (instrument-rated) with over 3,000 flight hours.

Greg specializes in:

- Timberland
- Hunting and Recreational Land





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