



South Fourche Hunting & Timber

Highway 314, Plainview, Arkansas 72857

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

\$501,300

Offering Summary

Acreage:	119.92 Acres
Price / Acre:	\$4,180
State:	Arkansas
City:	Plainview
County:	Perry
Property Type:	Timberland Hunting and Recreational Land Waterfront

Property Overview

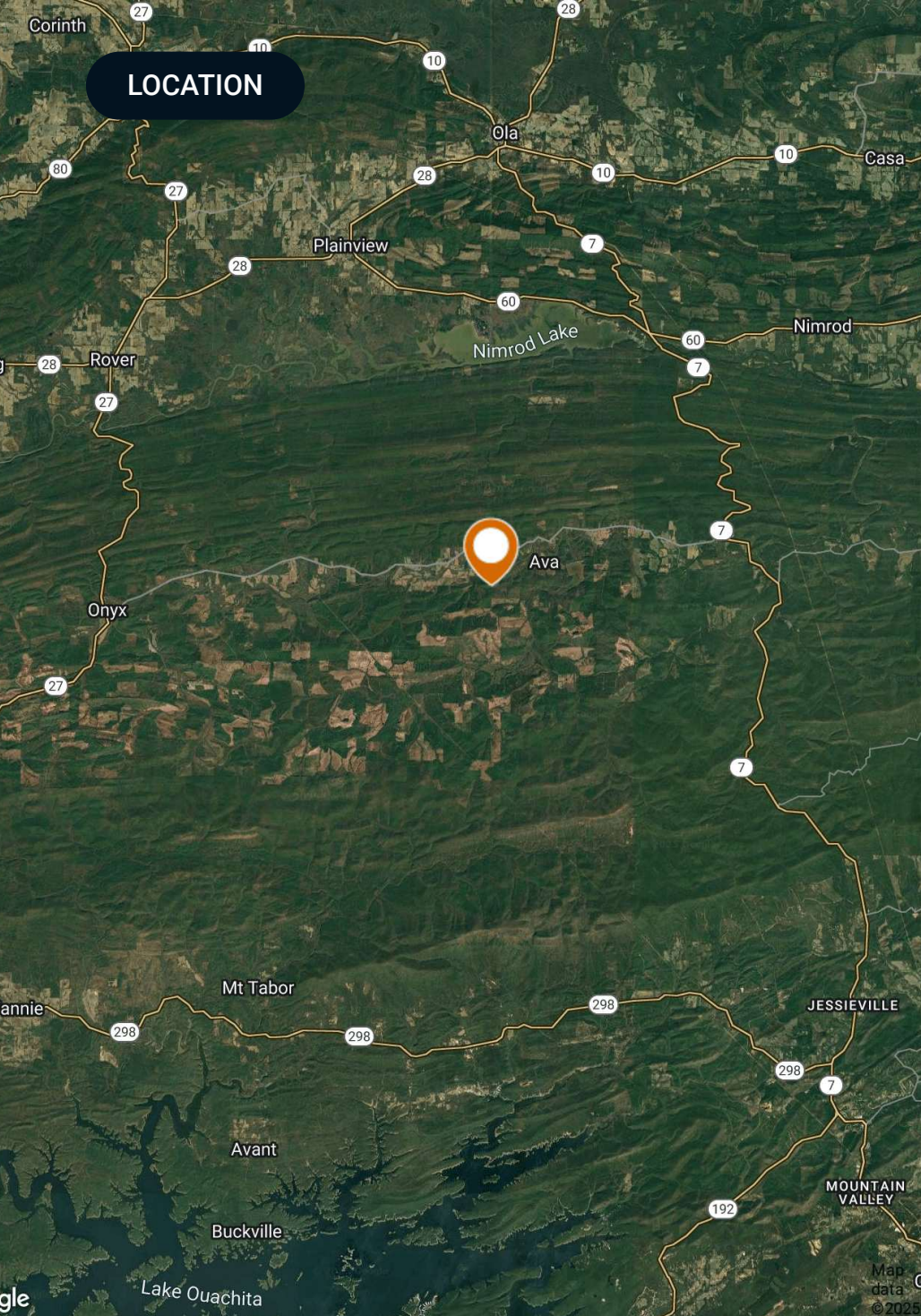
119 ± acres in Perry County, Arkansas features 3,664 feet of frontage along the South Fourche La Fave River. This property blends strong timber value with outstanding wildlife habitat. A mature pine plantation offers near-term income potential through thinning, while fertile soils support long-term growth and healthy forests. The diverse cover types and river frontage create exceptional deer habitat, with the tract consistently producing trophy white-tailed bucks. With gated deeded access, highway frontage, and a private pond, this is both a high-quality timber investment and a recreational retreat.



SPECIFICATIONS & FEATURES

Specifications & Features

Land Types:	• Timberland • Waterfront
Uplands / Wetlands:	114.89 / 11.33
Soil Types:	Spadra: 68.1 acres (53.1%) Bartling: 29.9 acres (23.3%) Guthrie: 13.9 acres (10.8%) Leadvale: 13.6 acres (10.6%) Sherwood: 2.9 acres (2.3%)
Taxes & Tax Year:	2024 = \$171.23
Road Frontage:	385' on Hwy 314
Land Cover:	Pine: 46.2 acres (38.6%) Mixed Forest: 43.5 acres (36.3%) Hardwoods: 28 acres (23.4%) Open: 2 acres (1.7%)
Species:	Loblolly
On Site Road Access:	Deeded Easement



Location & Driving Directions

Parcel: 001-56601-001 001-56703-001 001-56710-002 001-56707-001 001-56003-002

GPS: 34.873319, -93.230135

Driving Directions: From Danville:
Take Hwy 27 south to Onyx
In Onyx, head east on Hwy 314 for 10.9 miles
Destination will be on your right at the gated entry

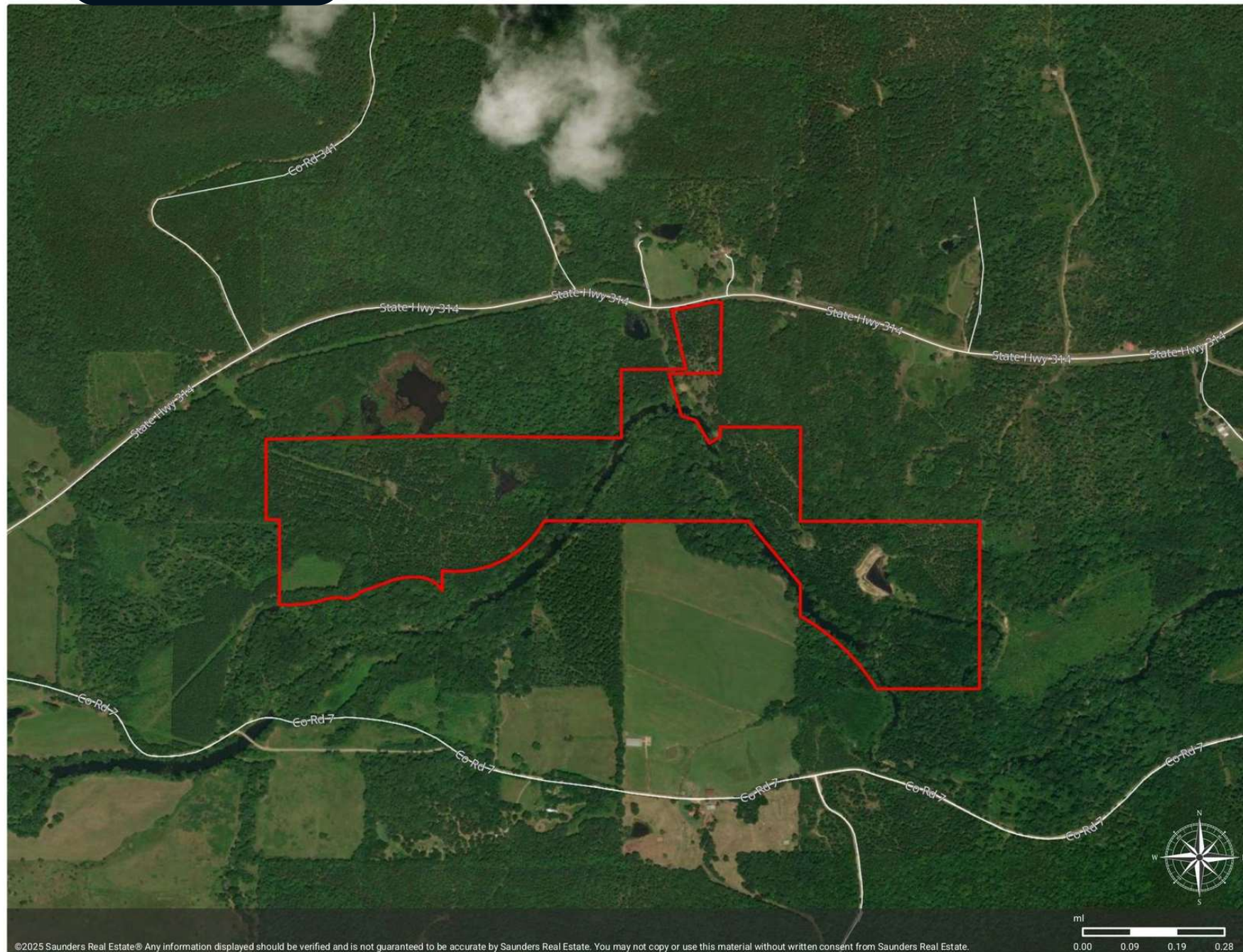
Showing Instructions: Call listing agent for showing appointment

PROPERTY OUTLINE



South Fourche

- Polygon
- Census Roadways TIGER
- Comparable Parcel • Numbers
- Comparable Parcel



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ADDITIONAL PHOTOS



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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