



REAL ESTATE AUCTION

RANDY CUDNEY ESTATE



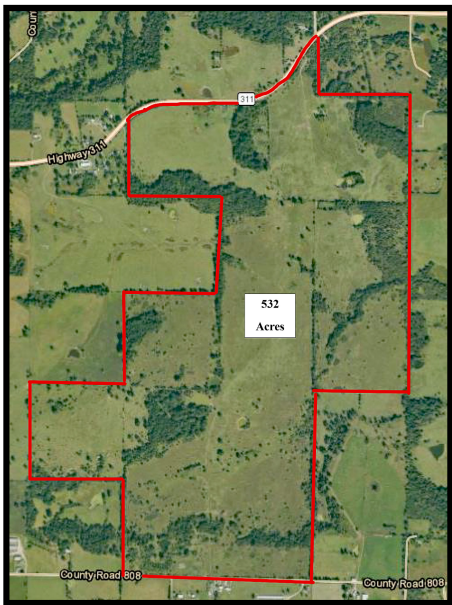
Thursday November 6, 2025 NOON

LOCATION: Hwy 311 North and Cudney Orchard Road Green Forest Arkansas 72638

Directions: From Green Forest AR follow Hwy 311 North Approx 1.5 Miles then turn right onto Cudney Orchard Road #808. Go East 1 Mile to sale... Follow Signs

Cattlemans Dream 2 Separate Farms

530 AC M/L Carroll County AR Cudney Orchard Rd



An extraordinary opportunity to own a rare, large, contiguous tract in Carroll County, Arkansas. This 530-acre parcel is truly a cattleman's dream, offering premium native grass pasture, excellent water resources, and outstanding access with paved road frontage on both the north and south entrances—totaling a full mile of pavement. The land features nine well-stocked ponds ideal for fishing, and supports abundant wildlife for hunting and recreation. The property is mostly flat, with a mix of open meadows and pasture, while portions of it are covered in beautiful old-growth hardwood forest. Gently rolling terrain offers scenic views in every direction.

Ideally located just 1.5 miles from Green Forest and only nine miles from the crystal-clear waters of Table Rock Lake, this property sits in a prime corridor between Branson, Eureka Springs, and Green Forest. With its combination of natural beauty, productive land, and strategic location, the long-term upside potential is significant—whether you're looking for recreational use, income-producing land, or future development. Situated along County Road 311 and County Road 808 (Cudney Orchard Road), each with a half mile of pavement, this property is easily accessible and full of promise. Don't miss your chance to bid on this incredible piece of the Ozarks.

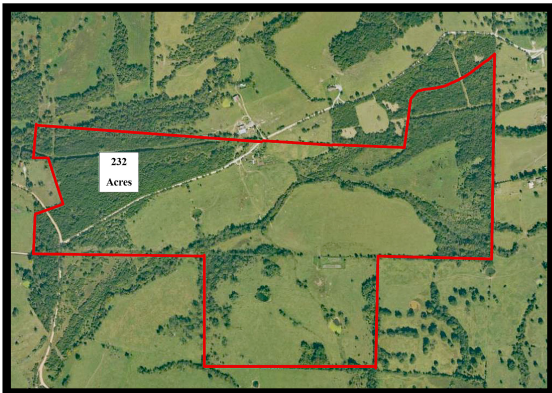


232 AC M/L

1627 CR 708

Berryville AR 72616

232 acres more or less located in the heart of the Ozarks between Berryville and Green Forest, just off Highway 62 on County Road 708. This well-established and easily accessible property is fully fenced and cross-fenced, divided into numerous pastures and meadows with established grasses including fescue and Bermuda as well of a portion in hardwoods. A year around spring-fed creek runs through the center of the property. The land features outstanding Ozark Mountain views and includes a nice set of steel working pens. Ideal for livestock, agricultural use and endless future and current development possibilities.



AUCTION TERMS: SUCCESSFUL BIDDERS ARE TO PAY 5% DOWN NON-REFUNDABLE DEPOSIT ON DAY OF SALE. CLOSING TO BE ON OR BEFORE 45 dAYS AFTER AUCTION. ALL INSPECTIONS TO BE MADE PRIOR TO AUCTION. PROPERTIES ARE TO BE SOLD 'AS IS' - WHERE IS' WITH NO WARRANTIES EXPRESSED OR IMPLIED. NOT RESPONSIBLE FOR ACCIDENTS, SICKNESS OR LOST ARTICLES. ALL ANNOUNCEMENT DAY OF SALE SUPERSEDE ALL PRINTED ADVERTISEMENTS . BUYERS UNKNOWN TO AUCTIONEERS MUST BRING A BANK LETTER GUARANTEEING FUND BEFORE WRITING A CHECK. PROFESSIONAL AUCTIONEERS ARE AGENTS ONLY FOR THE SELLER AALB NUMBERS - RU 104 PB 2251

auctionzip.com Auctioneer ID#34094

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