



OFFICE & INDUSTRIAL COMPLEX IN THE OZARKS

158 RAGON ROAD
TILLY, AR 72679

David Hill
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Property Overview



Sale Price **\$565,000**

OFFERING SUMMARY

Lot Size: 8.8 Acres
Combined SF: 10,740 SF
Price / SF: \$52.61
City: Tilly
County: Pope
Property Type: Office & Industrial

PROPERTY OVERVIEW

Situated on 8.8 acres in the scenic Ozark Mountains, this property combines functionality and versatility, making it an excellent fit for a range of uses. The site features a 3,700 SF office building, ideal for a rural business headquarters, along with two warehouses: a 4,500 SF, 4-bay facility and a 2,500 SF, 3-bay facility with a loading dock, providing ample space for storage or light industrial operations. A 50x60 metal barn and a mobile home add further utility and flexibility to the property.

Located less than 1.5 ± miles from the Ozark National Forest, this property also offers unique appeal to outdoor enthusiasts. With its proximity to world-class hunting, hiking, and recreational opportunities, it could easily serve as a base for a hunt camp or private retreat. The panoramic mountain views and peaceful surroundings create additional potential for converting this site into a secluded homesite on acreage. Whether you're seeking a business headquarters, a private escape, or a gateway to outdoor adventure, this property offers a world of possibilities.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Commercial
Taxes & Tax Year:	2023: \$2,730.91
Road Frontage:	.08 miles Hwy 27 .23 miles Ragon Rd
Current Use:	Office / Warehouse
Potential Recreational / Alt Uses:	Rural Office / Warehouse Site Homesite Acreage Recreational Camp for Close Access to Ozark National Forest
Structures & Year Built:	3700 SF Office Building 4500 SF 4-bay Warehouse 2500 SF 3-bay Warehouse with Loading Dock 50x60 metal barn Two Mobile Homes
Survey or Site Testing Reports:	Current survey not available

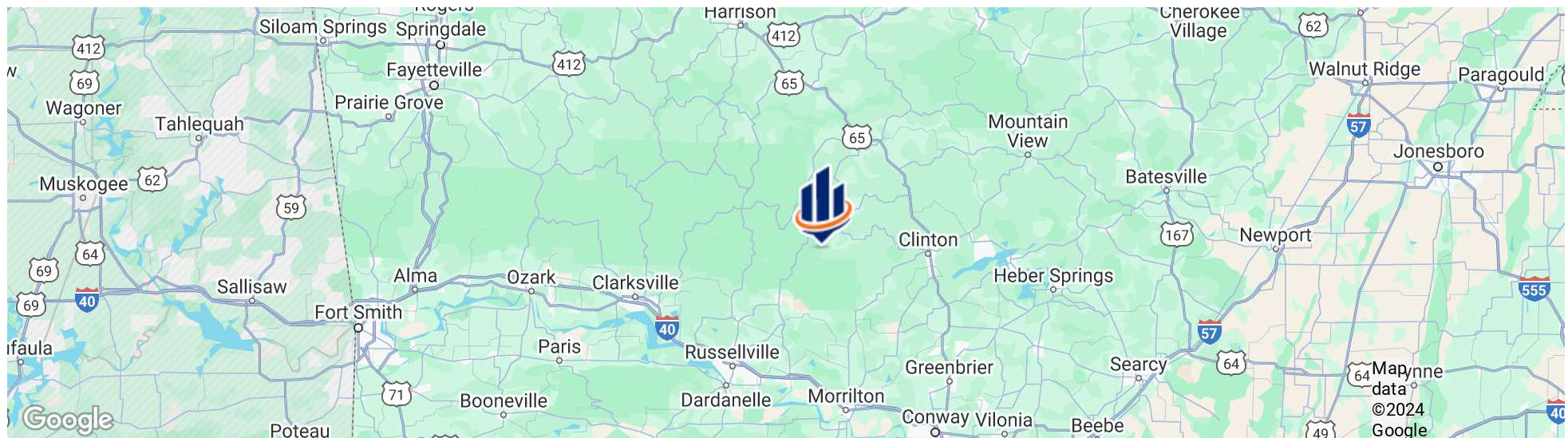


LOCATION & DRIVING DIRECTIONS

Parcel: 095-00015-001C

GPS: 35.7203143, -92.8212571

From Russellville:
Head north on AR-7 N for approximately 40 miles.
Turn right onto AR-16 E and continue for about 10 miles.
Turn left onto AR-27 N and drive for 5 miles.
Turn right onto Ragon Rd; the destination will be on your left.







Ragon Rd

27



300 ft

Additional Photos



Additional Photos



Additional Photos





DAVID HILL

Regional Managing Director

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AR #SA00096860

PROFESSIONAL BACKGROUND

David Hill is the Regional Managing Director at SVN | Saunders Ralston Dantzler Real Estate in Fayetteville, Arkansas.

David's personal and professional life is deeply guided by his Christian faith, and he integrates these teachings into every aspect of his life. He resides in Fayetteville with his wife Alex, daughter Halle, and their bird dog Tess. When not brokering land deals, David enjoys golfing, fishing, and hunting, as well as cheering on the Arkansas Razorbacks and the Atlanta Braves.

David specializes in:

- Timberland
- Agriculture
- Hunting & Recreation
- Transitional Land
- Business Brokerage

EDUCATION

Bachelor's Degree in Business from the University of Arkansas

MEMBERSHIPS

Arkansas REALTOR® Association
Northwest Arkansas Board of REALTORS®
REALTOR® Land Institute



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