



OFFICE & INDUSTRIAL COMPLEX IN THE OZARKS

158 Ragon Road, Tilly, AR 72679

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AR #SA00096860





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Ragon Road

PROPERTY OVERVIEW



Sale Price

\$530,000

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.

OFFERING SUMMARY

Acreage:	8.8 Acres
Combined SF:	10,740 SF
Price / Acre:	\$60,227
City:	Tilly
County:	Pope
Property Type:	Office & Industrial

SPECIFICATIONS & FEATURES



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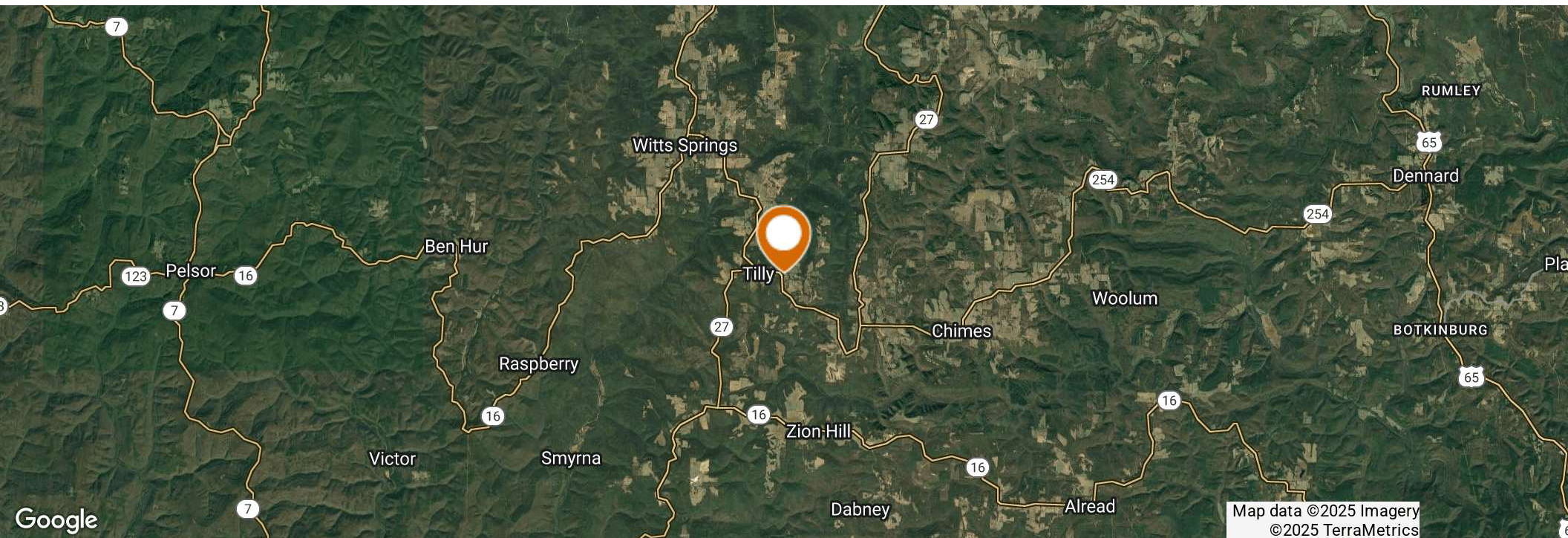
Land Types:	<ul style="list-style-type: none">• Land Investment• Commercial
Taxes & Tax Year:	2023: \$2,730.91
Road Frontage:	.08 miles Hwy 27 .23 miles Ragon Rd
Current Use:	Office / Warehouse
Potential Recreational / Alt Uses:	Rural Office / Warehouse Site Homesite Acreage Recreational Camp for Close 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



LOCATION & DRIVING DIRECTIONS

Parcel:	095-00015-001C
GPS:	35.7203143, -92.8212571
Driving Directions:	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 Bacon Rd.







Ragon Rd

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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



DAVID HILL

Regional Managing Director

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PROFESSIONAL BACKGROUND

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

With an impressive career spanning various high-level sales roles, David holds a wealth of experience in sales and business development. As Regional Managing Director, he plays a pivotal role in leading the company's growth and success in the Arkansas real estate market.

Before joining the brokerage, David significantly contributed to the expansion of Pursuit Sales Solutions, where he helped grow the company from a fledgling startup to one of the nation's largest sales recruiting agencies. As the company's first Vice President of Sales, his efforts helped grow the company to over 70 employees and exceed \$12 million in annual revenue. Prior to that position, David served tenure at National Oilwell Varco, where he was dedicated to new business development and notably achieved a more than 25% revenue increase in his territory during the challenging 2015 oil and gas downturn.

David's experience in building and leading sales teams, coupled with his insight into market dynamics, positions him uniquely to navigate the complexities of the land real estate market. His background in scaling operations and penetrating new markets is directly applicable to managing and expanding his clients' portfolios.

A proud alumnus of the University of Arkansas, David graduated with a degree in Marketing from the Sam Walton College of Business. During his time at university, he was an active member of the Omega Omega chapter of Sigma Chi, which helped foster relationships that remain significant to him.

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



For more information visit www.saundersrealestate.com

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