

Ouachita Bottoms 40
Old Lock 8 Road
Calion, AR 71724

\$160,000
40± Acres
Union County



Ouachita Bottoms 40
Calion, AR / Union County

SUMMARY

Address

Old Lock 8 Road

City, State Zip

Calion, AR 71724

County

Union County

Type

Hunting Land, Undeveloped Land, Timberland, Recreational Land

Latitude / Longitude

33.282441 / -92.481814

Acreage

40

Price

\$160,000

Property Website

<https://www.mossyoakpropertiesla.com/property/ouachita-bottoms-40/union/arkansas/96234/>



Ouachita Bottoms 40
Calion, AR / Union County

PROPERTY DESCRIPTION

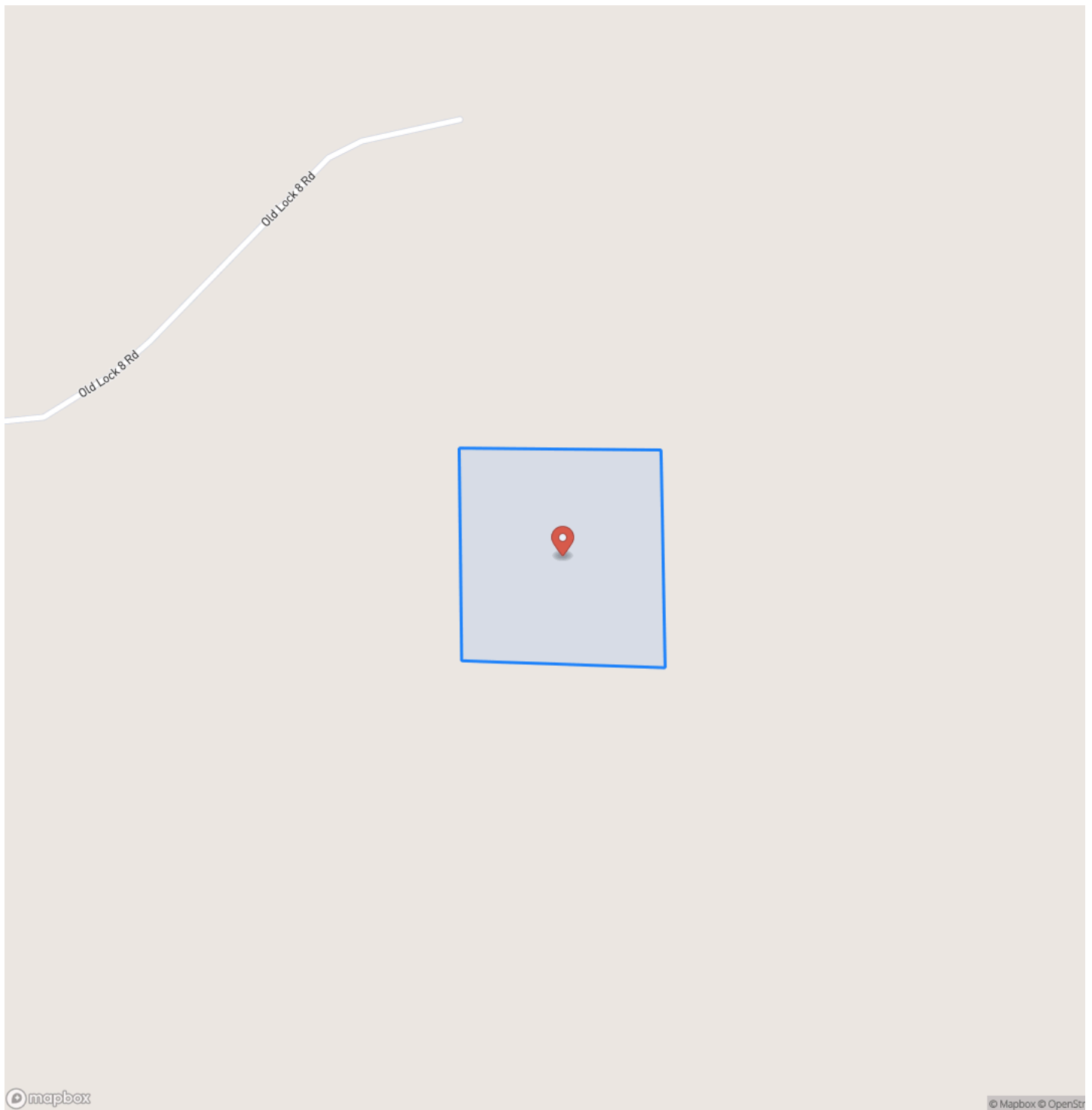
40± acres of prime hunting and timberland located in the Ouachita River bottoms of Union County, AR. Situated on Old Lock 8 Road, this tract offers quality timber, excellent deer and turkey hunting, duck hunting and outstanding recreational value. Ideal for hunting, timber investment, or a private retreat.



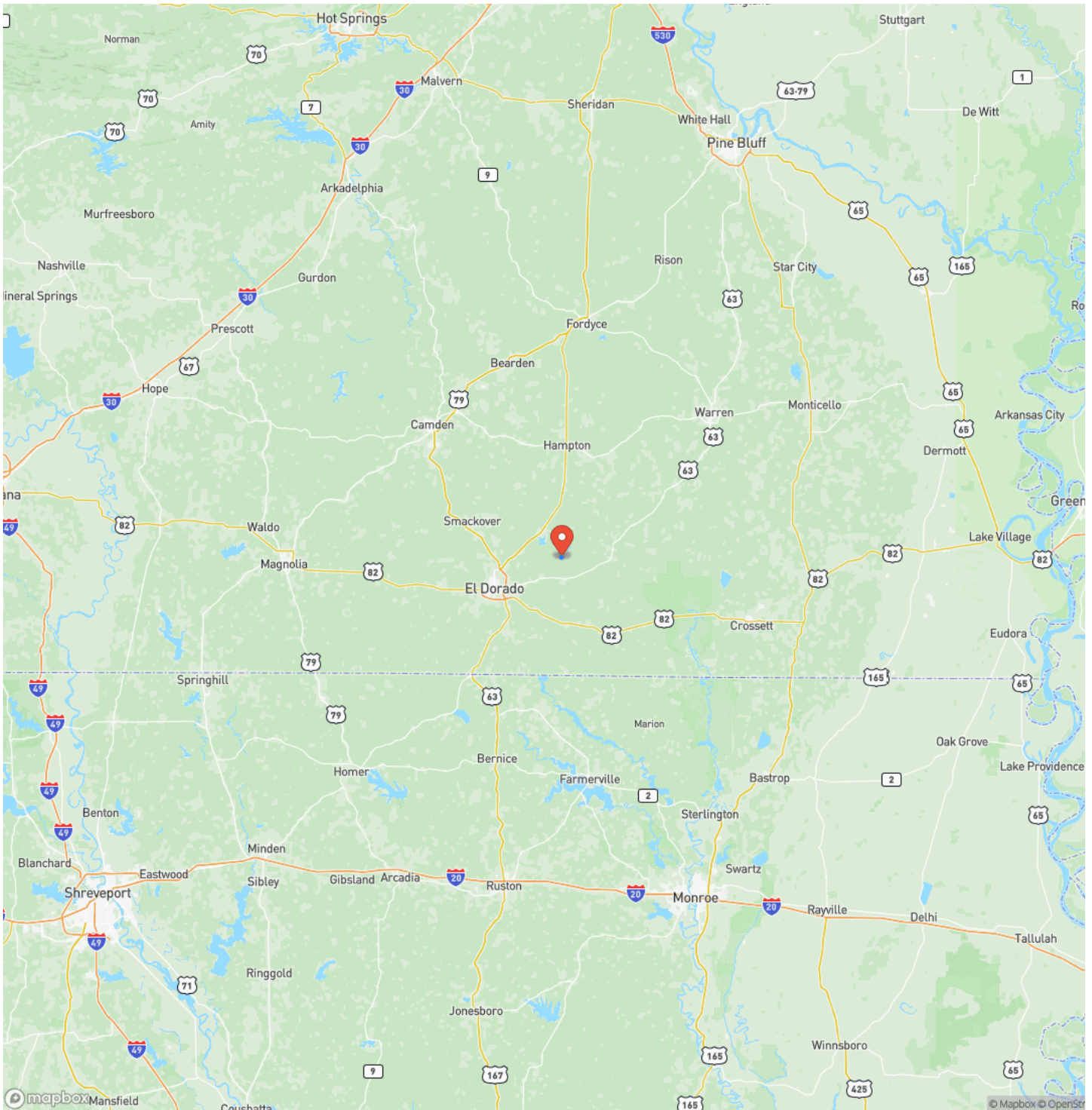
Ouachita Bottoms 40
Calion, AR / Union County



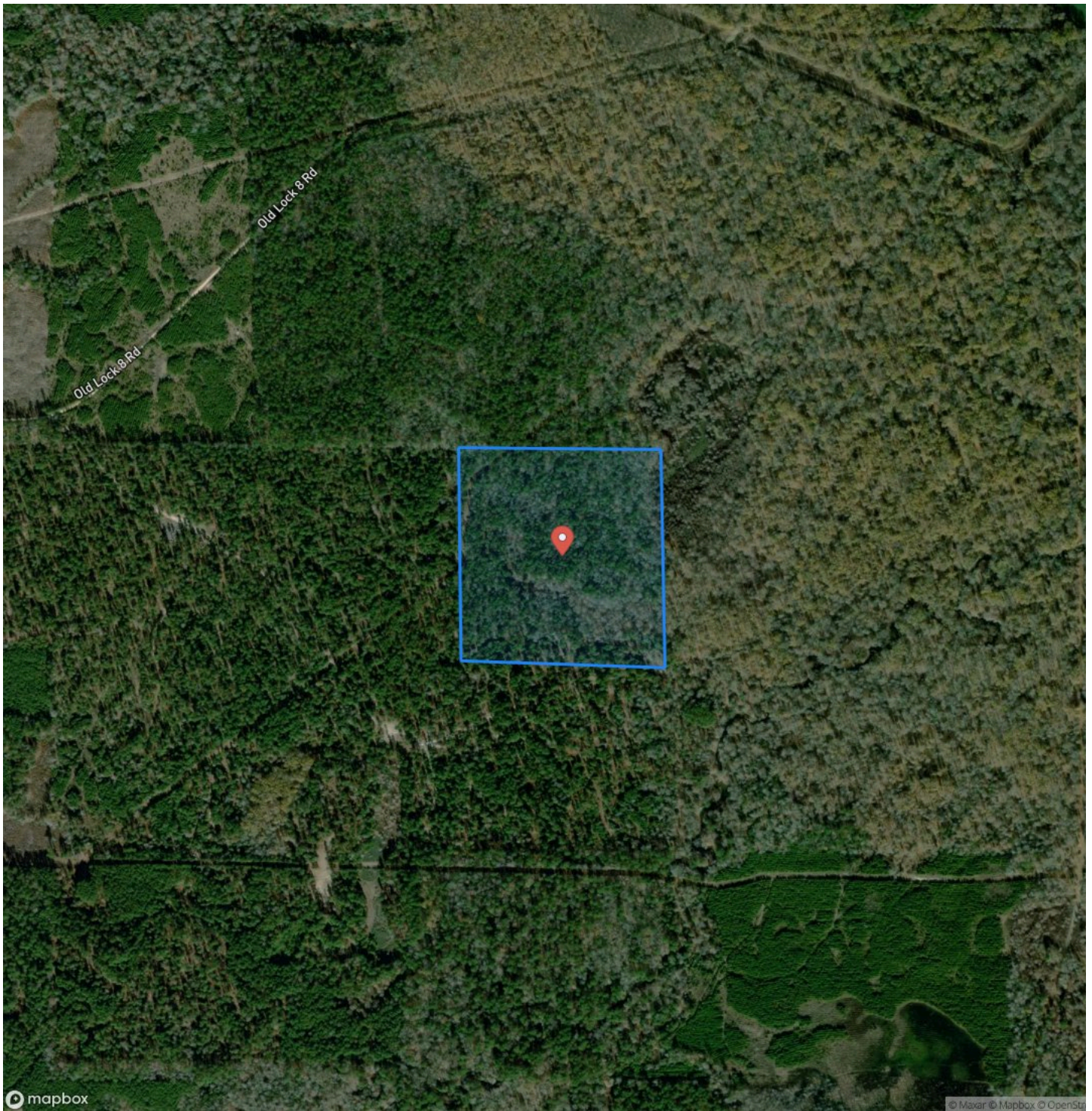
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Drake Butler

Mobile

(870) 397-3120

Email

dbutler@mossyoakproperties.com

Address

2412 East 70th Street

City / State / Zip

Shreveport, LA 71105

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakPropertiesLA.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties of Louisiana
2412 E 70th Street
Shreveport, LA 71105
(318) 795-2490
MossyOakPropertiesLA.com

