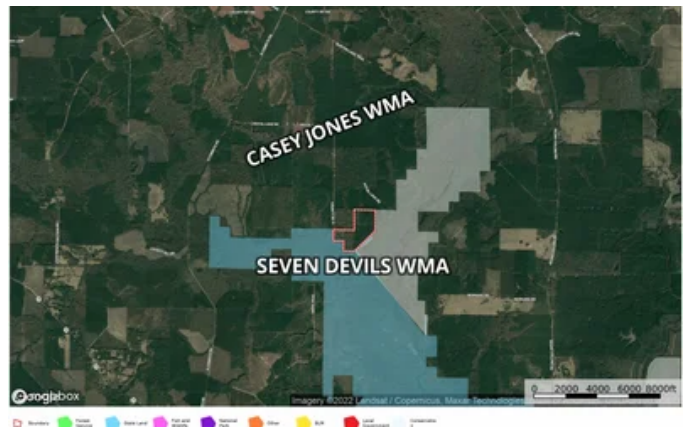
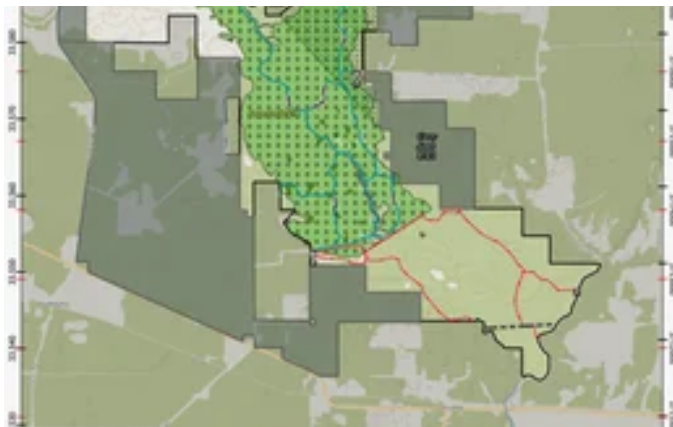
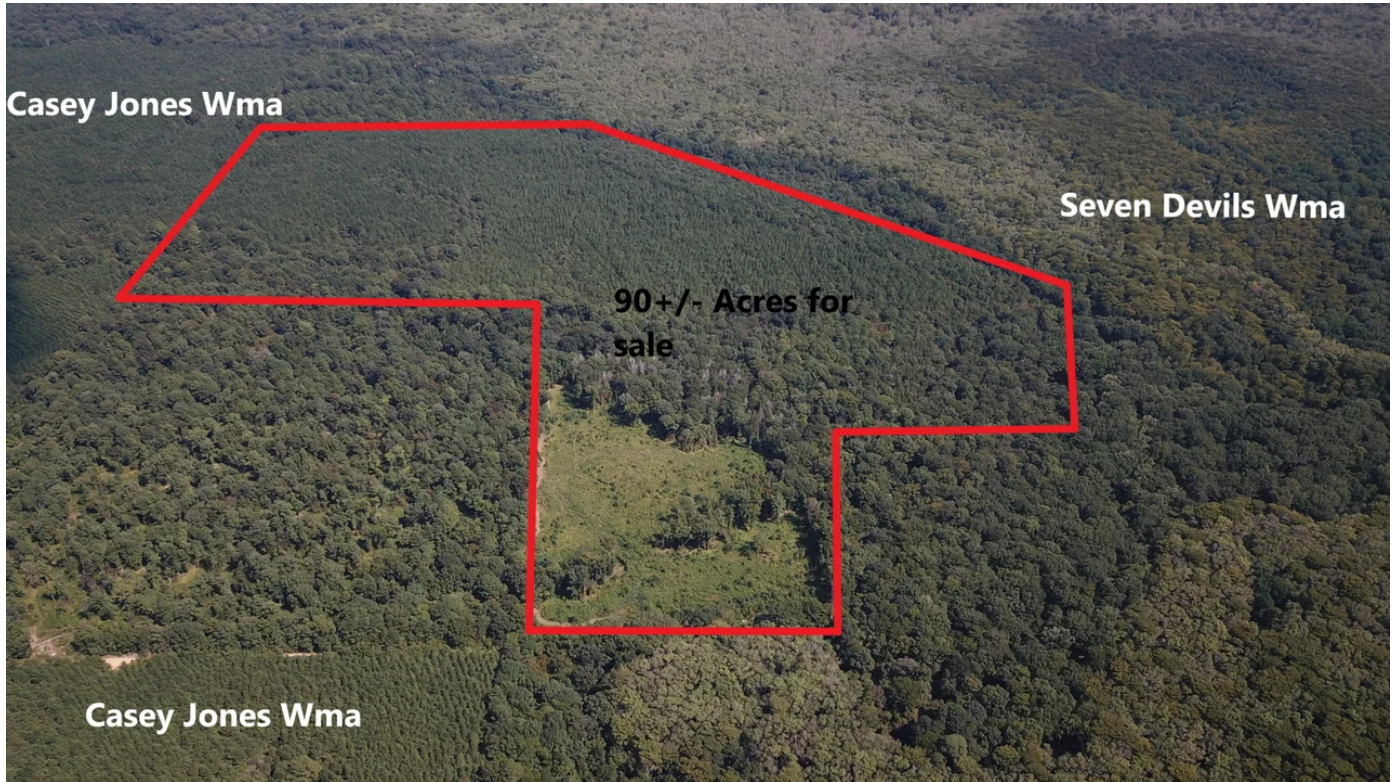


Seven Devils 90+/- acre tract  
00 Royal Lake Road  
Monticello, AR 71638

**\$225,000**  
90± Acres  
Drew County





**Seven Devils 90+/- acre tract**  
**Monticello, AR / Drew County**

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**SUMMARY**

**Address**

00 Royal Lake Road

**City, State Zip**

Monticello, AR 71638

**County**

Drew County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.6296702 / -91.8021856

**Taxes (Annually)**

112

**Acreage**

90

**Price**

\$225,000

**Property Website**

<https://arkansaslandforsale.com/property/seven-devils-90-acre-tract-drew-arkansas/32508/>



## Seven Devils 90+/- acre tract Monticello, AR / Drew County

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### **PROPERTY DESCRIPTION**

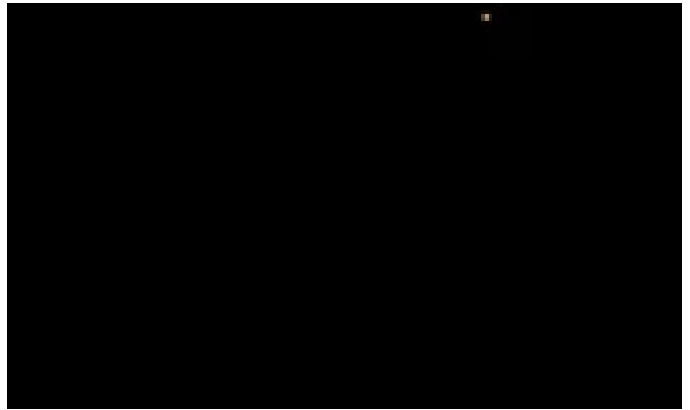
This 90+/- acre tract is a must have for the hunter who wants it all. Surrounded by 6,000 acres of Wildlife Management Area ground this property is located directly in the middle of Seven Devils WMA and the Casey Jones Leased Lands WMA, making it a natural funnel for all sorts of wildlife. The property consists of pine, hardwood bottomland timber, and a relatively new clear cut of about 12 acres that was replanted back in pine. With the diverse habitat and cover the property holds an abundant number of deer, turkeys, hogs, and bears. The surrounding two WMA's do not allow baiting for hunting, this giving you a big advantage of being able to put out feed for the animals and keep them hanging around the property. Seven Devils WMA borders the south and southeastern side of the property and is nothing short of breathtaking. Predominately filled with big cypress and hardwood bottomland timber it serves as a good migration area for ducks during the winter months. The Casey Jones Leased Lands WMA pretty much borders the rest of the property. This land is leased to the AGFC and requires a forty dollar permit to hunt and camp. With that being said you would have direct access to both of those WMA's off of this property. If you are looking for a good hunting spot/camp in the Monticello area, then this is the place for you. To schedule a private tour of the property please call listing agent Dustin Reid at [870-917-4054](tel:870-917-4054).



**Seven Devils 90+/- acre tract  
Monticello, AR / Drew County**

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Seven Devils 90+/- acre tract  
Monticello, AR / Drew County

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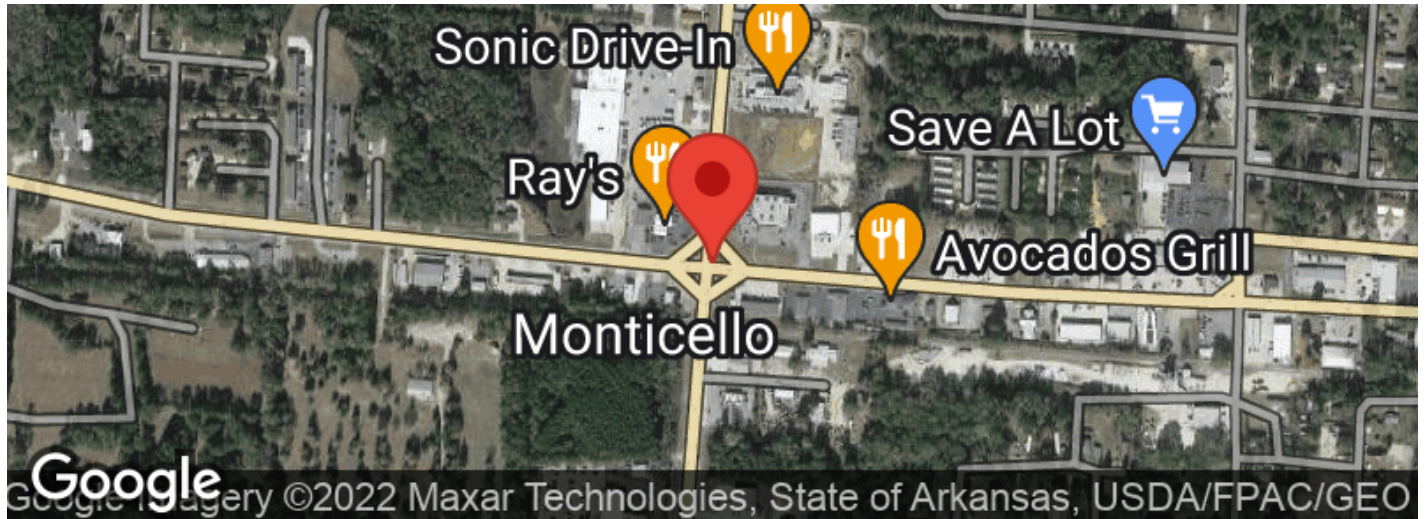
## Locator Maps



Seven Devils 90+/- acre tract  
Monticello, AR / Drew County

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## Aerial Maps





Seven Devils 90+/- acre tract  
Monticello, AR / Drew County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Dustin Reid

**Mobile**

(870) 917-4054

**Office**

(501) 604-4565

**Email**

dreid@mossyoakproperties.com

**Address**

2024 North Main Street

**City / State / Zip**

N Little Rock, AR 72114

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**NOTES**

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## NOTES

[illegible]

## **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.





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**Mossy Oak Properties Delta Land Management Co. LLC**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 604-4565  
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