

**Ouachita River – Jackson Bend Dallas  
County, AR  
Sparkman, AR 71763**

**\$1,289,000**  
555± Acres  
Dallas County



## Ouachita River – Jackson Bend Dallas County, AR Sparkman, AR / Dallas County

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### **SUMMARY**

**City, State Zip**

Sparkman, AR 71763

**County**

Dallas County

**Type**

Recreational Land

**Latitude / Longitude**

33.9181 / -92.9039

**Acreage**

555

**Price**

\$1,289,000



**MORE INFO ONLINE:**

**[forestryrealestate.com](http://forestryrealestate.com)**

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### **PROPERTY DESCRIPTION**

#### **Ouachita River - Jackson Bend - 555 Acres - Dallas County, AR**

A rare opportunity to own 555 acres in Dallas county along the Ouachita River. This property offers bottomland hardwood timber, natural hardwood/pine stands, pine plantation (genetically improved varietal plantings), Cypress Creek sloughs and 2.14 miles of Ouachita River frontage. The tract has a generator powered cabin, excellent whitetail deer habitat and the Ouachita River provides abundant opportunities for fishing, duck hunting, and boating. The property is less than 1 mile from the Dallas County Arkansas Game & Fish Commission Ouachita River public boat ramp.

The property is 3 miles west of Sparkman, Arkansas and is accessible by historic gravel road off of Dallas County Road 273.

A portion of the Arkansas Game & Fish Commission Big Timber Wildlife Management Area is located 1.5 miles north of the property for additional hunting opportunities.

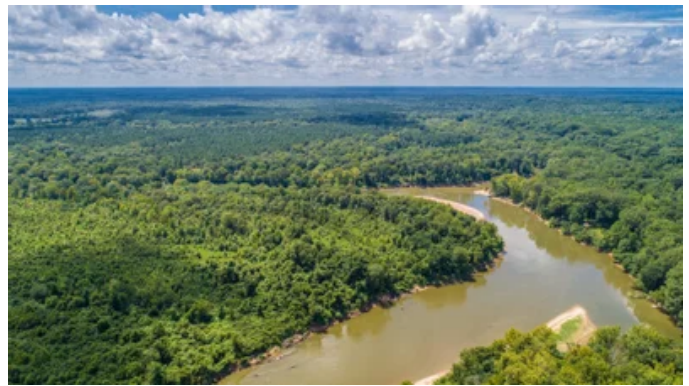
Please see Map and Stand Lister Attachments Below.

Arkansas Game & Fish Commission Big Timber Wildlife Management Area

<https://www.agfc.com/en/zone-map/662/>

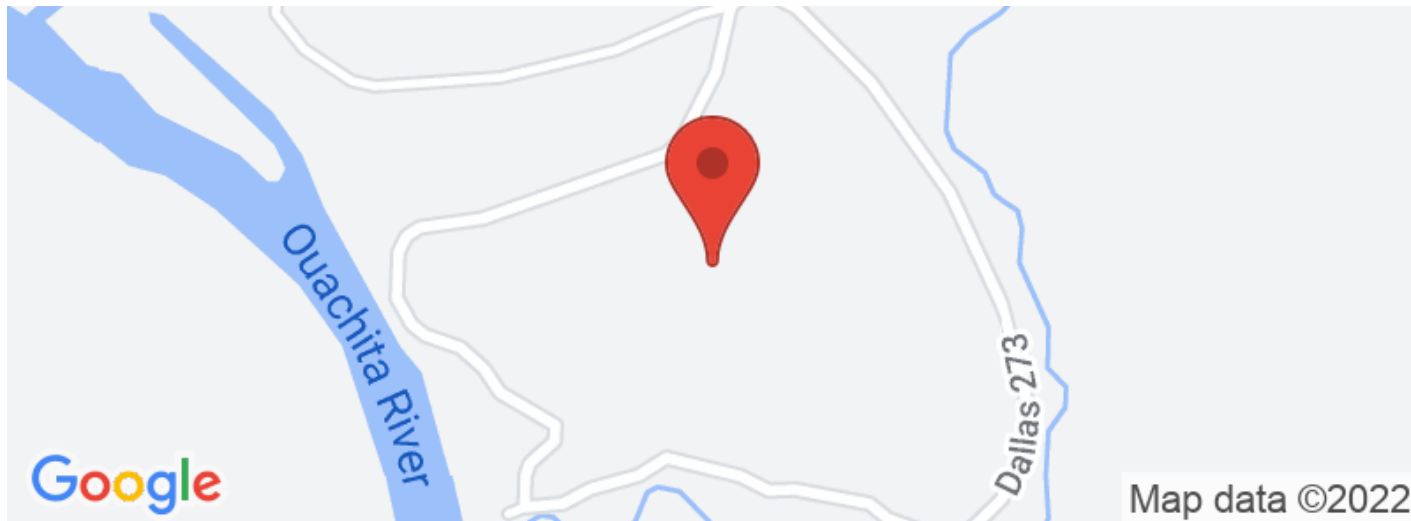
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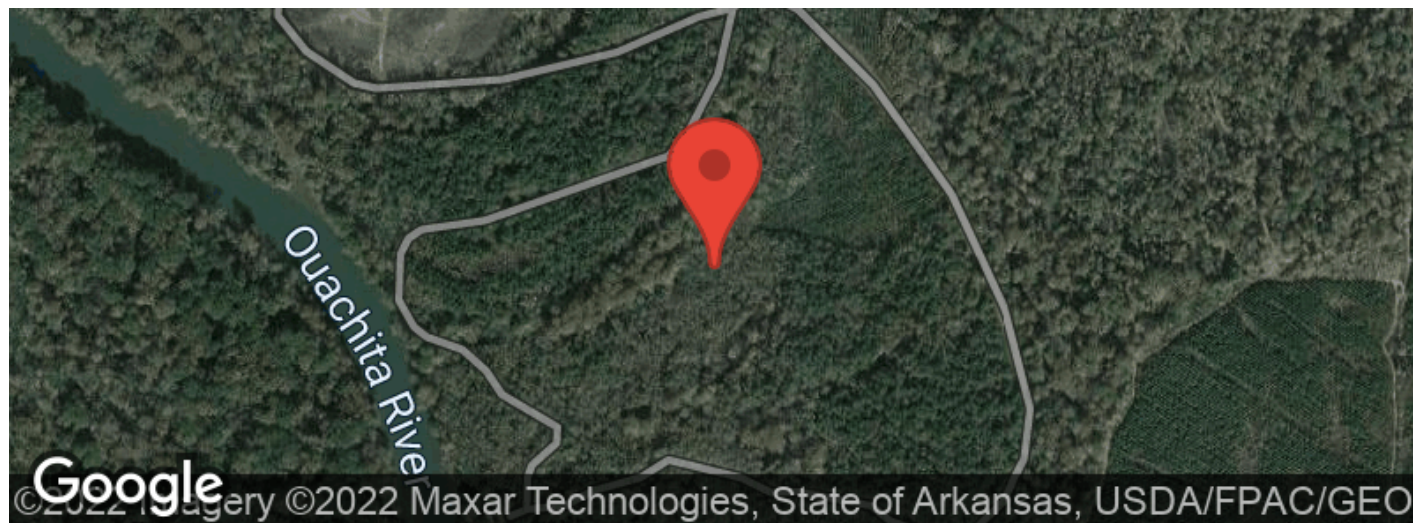




## Locator Maps



## Aerial Maps



**Ouachita River – Jackson Bend Dallas County, AR**  
**Sparkman, AR / Dallas County**

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**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

Texarkana, TX 71854

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**NOTES**

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## This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

## **DISCLAIMERS**

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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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