

**Falcon 56**  
Falcon, AR 71858

**\$84,840**  
56.560± Acres  
Nevada County





**Falcon 56**  
**Falcon, AR / Nevada County**

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**SUMMARY**

**City, State Zip**

Falcon, AR 71858

**County**

Nevada County

**Type**

Hunting Land, Timberland

**Latitude / Longitude**

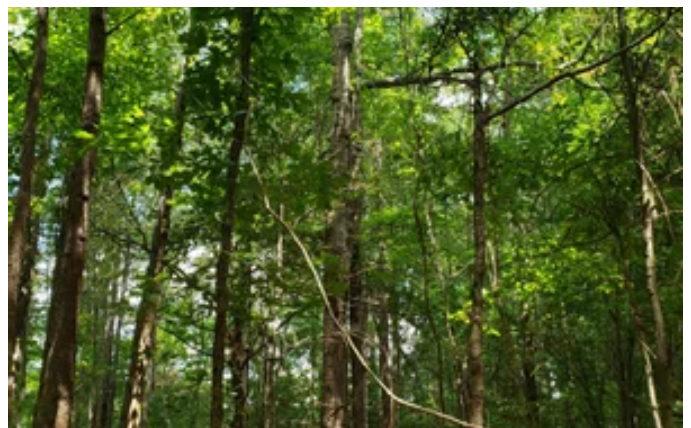
33.473744 / -93.445915

**Acreage**

56.560

**Price**

\$84,840



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### **PROPERTY DESCRIPTION**

If you are looking for a great hunting tract with long term timber investment potential, you should take a look at Falcon 56. This "honey hole" property is located near Knott's Branch Creek and not far from Falcon Bottoms Natural Area and is loaded with wildlife. Falcon 56 consists of a 15-20-year-old naturally regenerated pine and hardwood stand that creates an excellent habitat for deer hunting. Big deer roam this area and turkey hunting is good in the area as well. Located on a gravel county road and convenient to Shreveport or Texarkana this hunting property in Arkansas is ready for your personal touches. Good interior trails allow access throughout the property and electric is available along the road. Several good building sites exist to locate your hunting camp or weekend retreat. Call Brian DePriest to learn more about this opportunity.

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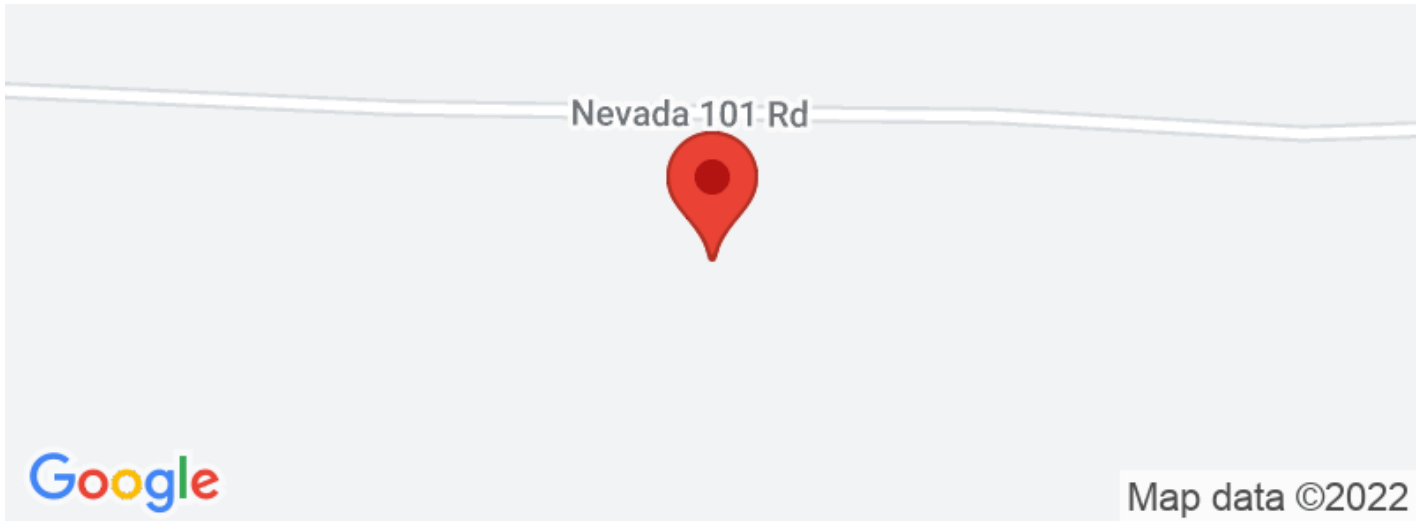
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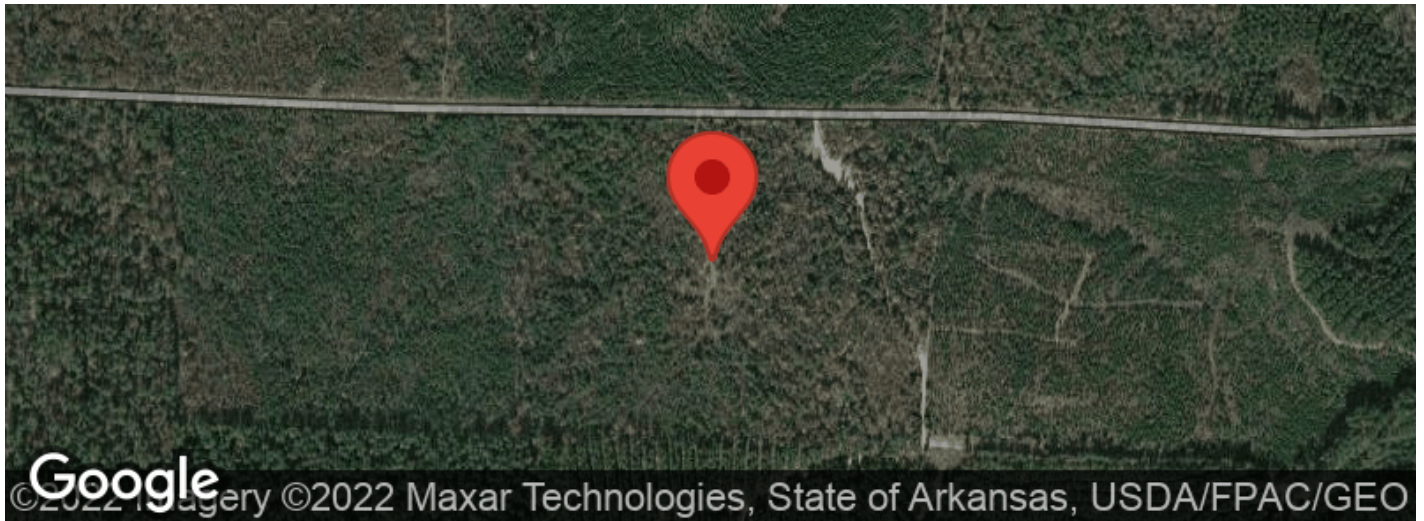




## Locator Maps



## Aerial Maps





## LISTING REPRESENTATIVE

For more information contact:



### Representative

Brian DePriest

### Mobile

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### Office

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### Email

bdepriest@forestryrealestate.com

### Address

216 Olive St.

### City / State / Zip

Texarkana, AR 71854

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## NOTES

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## **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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