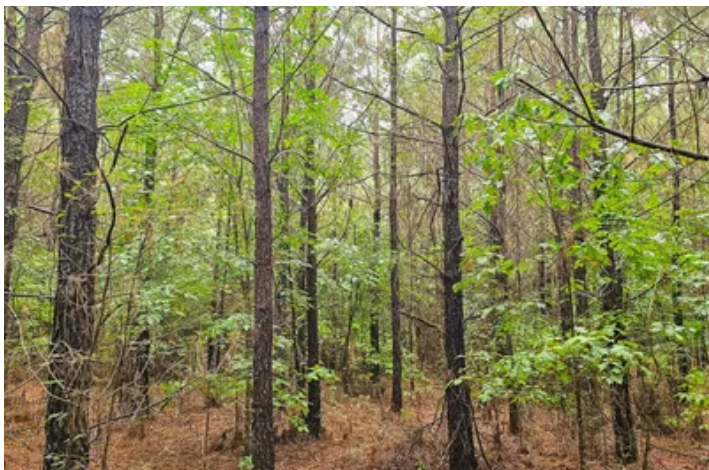


CR 26
CR 26
Ozan, AR 71855

\$483,800
164± Acres
Hempstead County



CR 26
Ozan, AR / Hempstead County

SUMMARY

Address

CR 26

City, State Zip

Ozan, AR 71855

County

Hempstead County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

33.786878 / -93.67863

Acreage

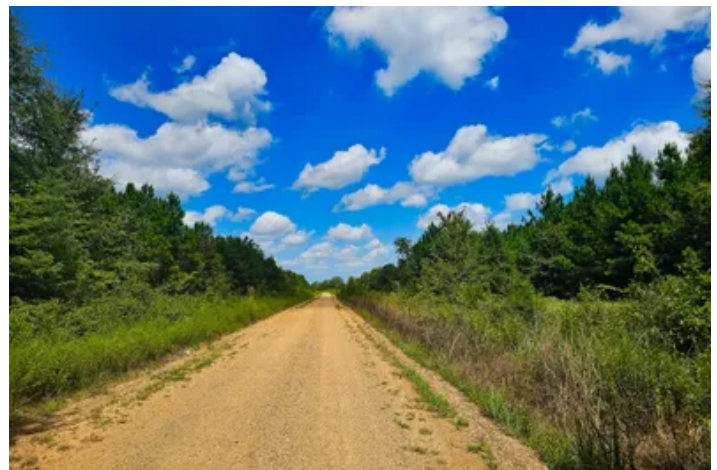
164

Price

\$483,800

Property Website

<https://www.forestryrealestate.com/property/cr-26-hempstead-arkansas/88883/>



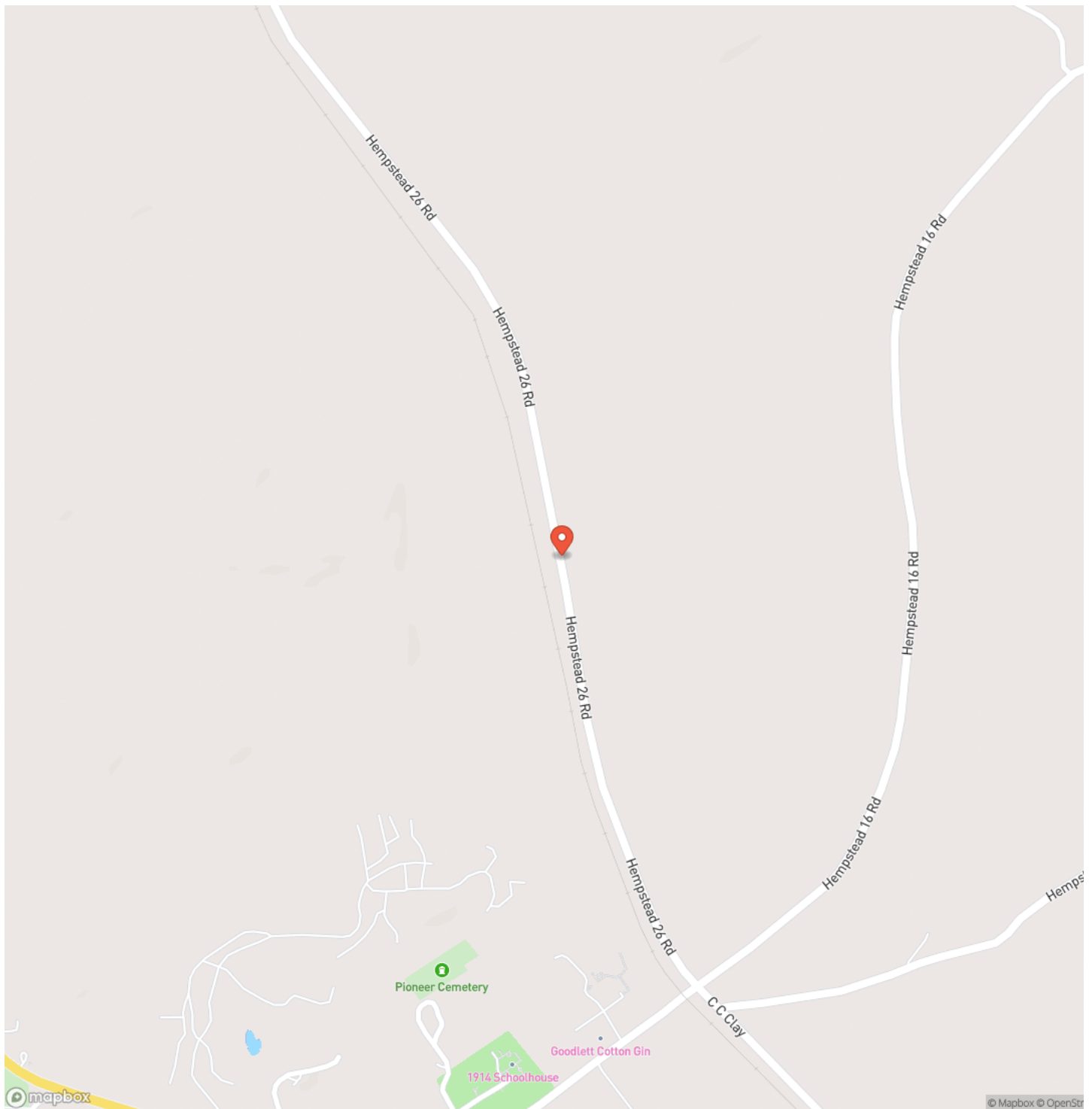
PROPERTY DESCRIPTION

This 164 +/- acre property in Hempstead County offers both investment potential and recreational enjoyment. With a well-established pine plantation, the land provides a steady path for building equity, not only through ownership of the acreage itself, but also through the timber, which serves as a long-term income-producing asset. Easily accessible by county road frontage, the property also has utilities available, making it a versatile option for future development or a private retreat. Beyond its investment appeal, the land offers abundant recreational opportunities, from hunting and outdoor exploration to creating a quiet getaway for family and friends. Adding to its appeal, the tract directly borders the Ozan Wildlife Management Area, providing even more access to premier hunting and outdoor activities right next door. Whether you are looking for a property that produces income, grows in value over time, or offers a place to enjoy the outdoors, this Hempstead County tract checks all the boxes.

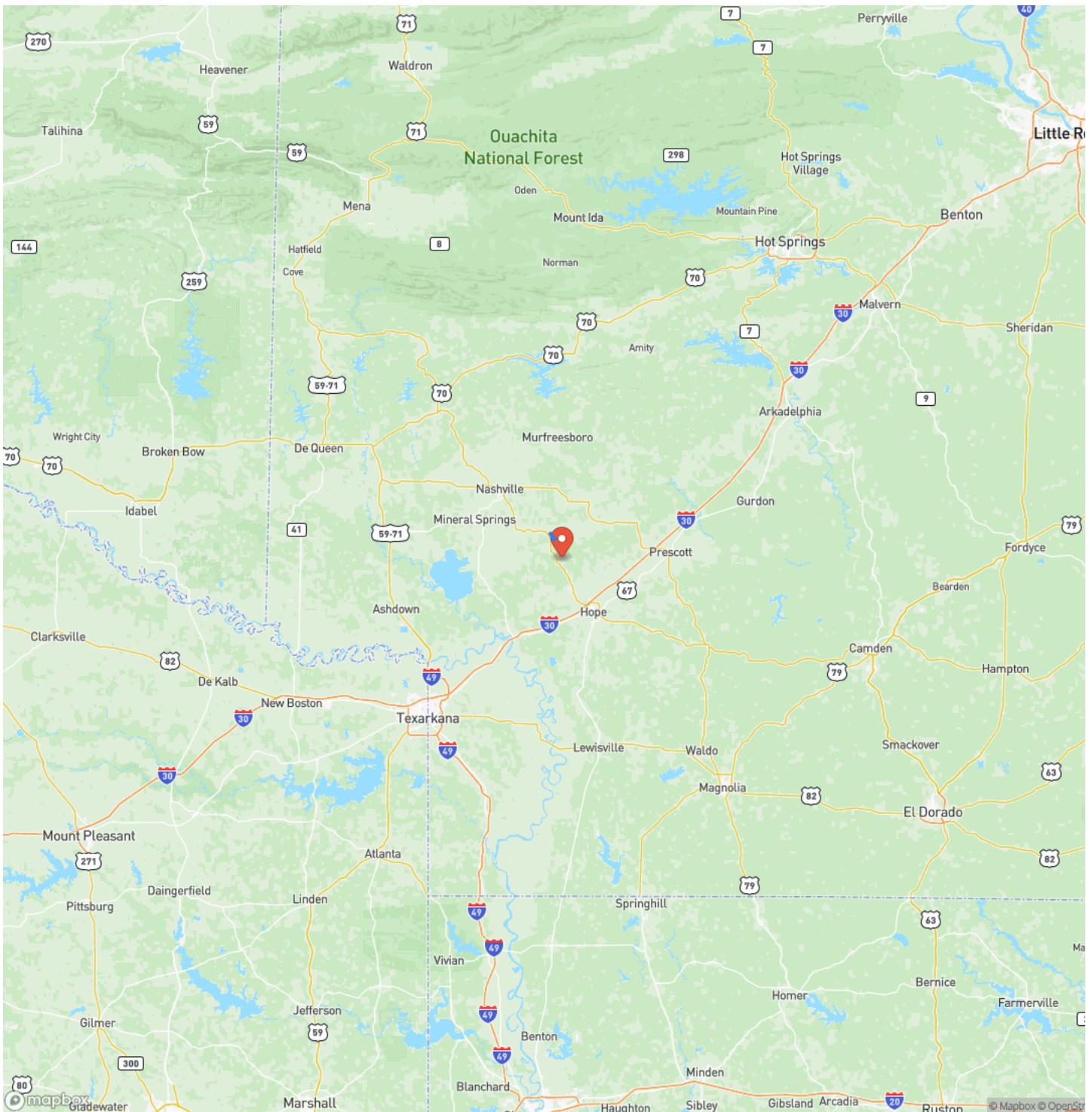




Locator Map



Locator Map



Satellite Map



For more information contact:



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Mobile

(903) 824-7692

Office

(501) 219-8600

Email

rgalloway@davisforestry.com

Address

216 Olive St., STE 201

City / State / Zip

Texarkana, TX 71854

NOTES



This image shows a full page of blank white paper with horizontal 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.



<https://www.forestryrealestate.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.



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