Big Oak Acres
TBD Road
Star City, AR 71667

$625,000
161± Acres
Lincoln County







MORE INFO ONLINE:

https://www.forestryrealestate.com/

SUMMARY

Address
TBD Road

City, State Zip
Star City, AR 71667

County
Lincoln County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
34.08361 / -91.877602

Acreage
161

Price
$625,000

Property Website
www.forestryrealestate.com







PROPERTY DESCRIPTION

Big Oak Acres is a diverse hunting property with real upside for the buyer willing to build on what's already here. Sitting in close proximity tc Bartholomew Bayou, the longest bayou in the world, the tract is convenient to Grady, Star City, and Pine Bluff, putting it within easy reach for weekend hunters and full-season use alike.

A recently serviced irrigation well anchors an extensive system of ditch work and a water control structure, giving you the ability to set and hold water levels in the woods on your schedule rather than waiting on rainfall. That kind of control is hard to come by and turns a good hunt into a dependable one year after year.

The layout gives you plenty to work with. Multiple open areas scattered through the woods are ready to be developed into food plots or duck holes, and a larger open field elsewhere on the property is well suited to a dedicated deer plot. Utilities and camper hookups are already in place beneath a large open I-beam metal building, so you can be set up and hunting without a season of prep work first. A well-maintained gravel road provides dependable access in any weather.

Big Oak Acres also pairs naturally with JeffLinCo North, a 65 +/- acre recreational tract along the banks of the bayou just a short distance away. Together, the two make a strong pair of hunting properties in close proximity, an opportunity worth considering for a buyer looking to build a larger footprint in the area.





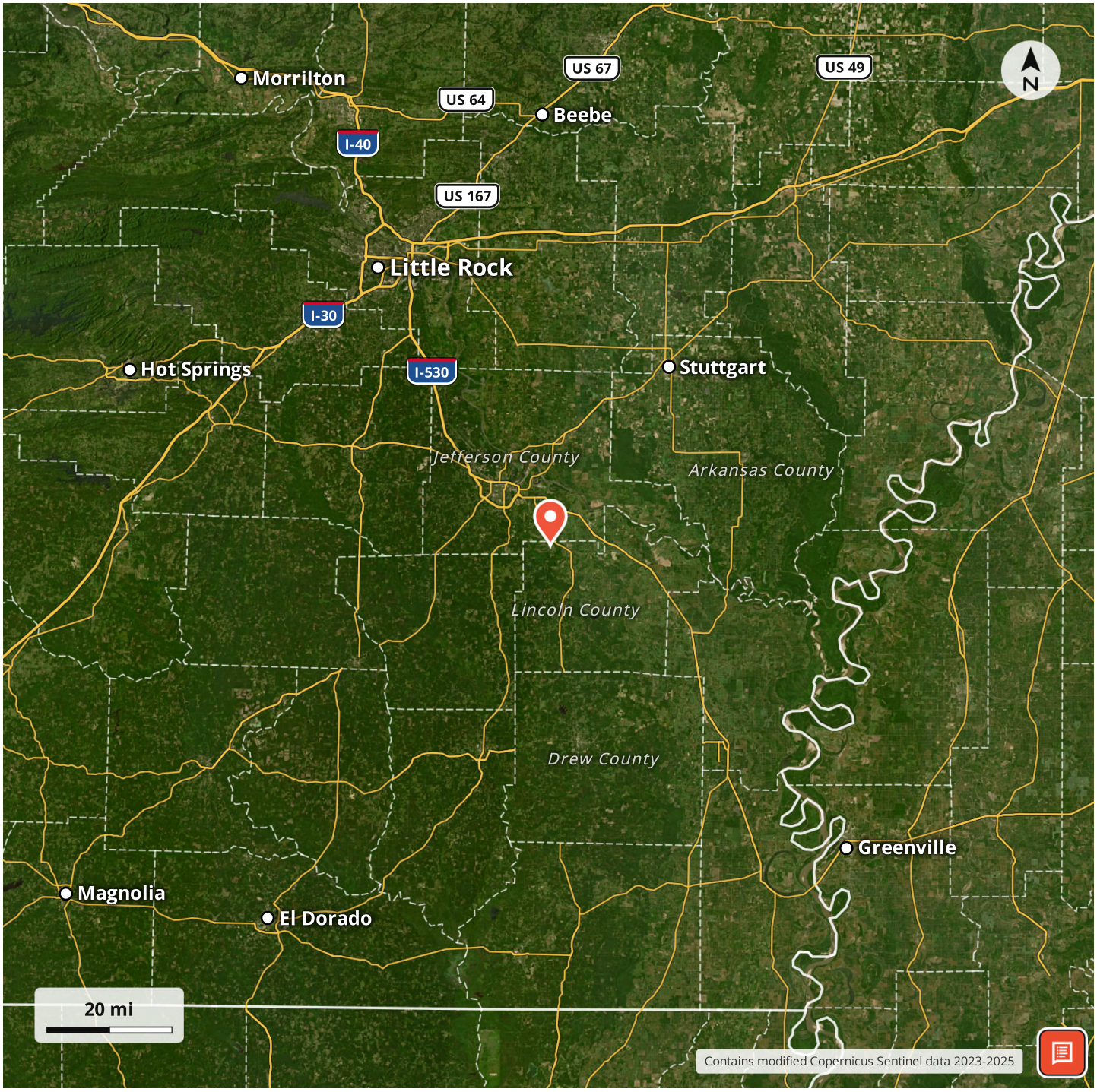




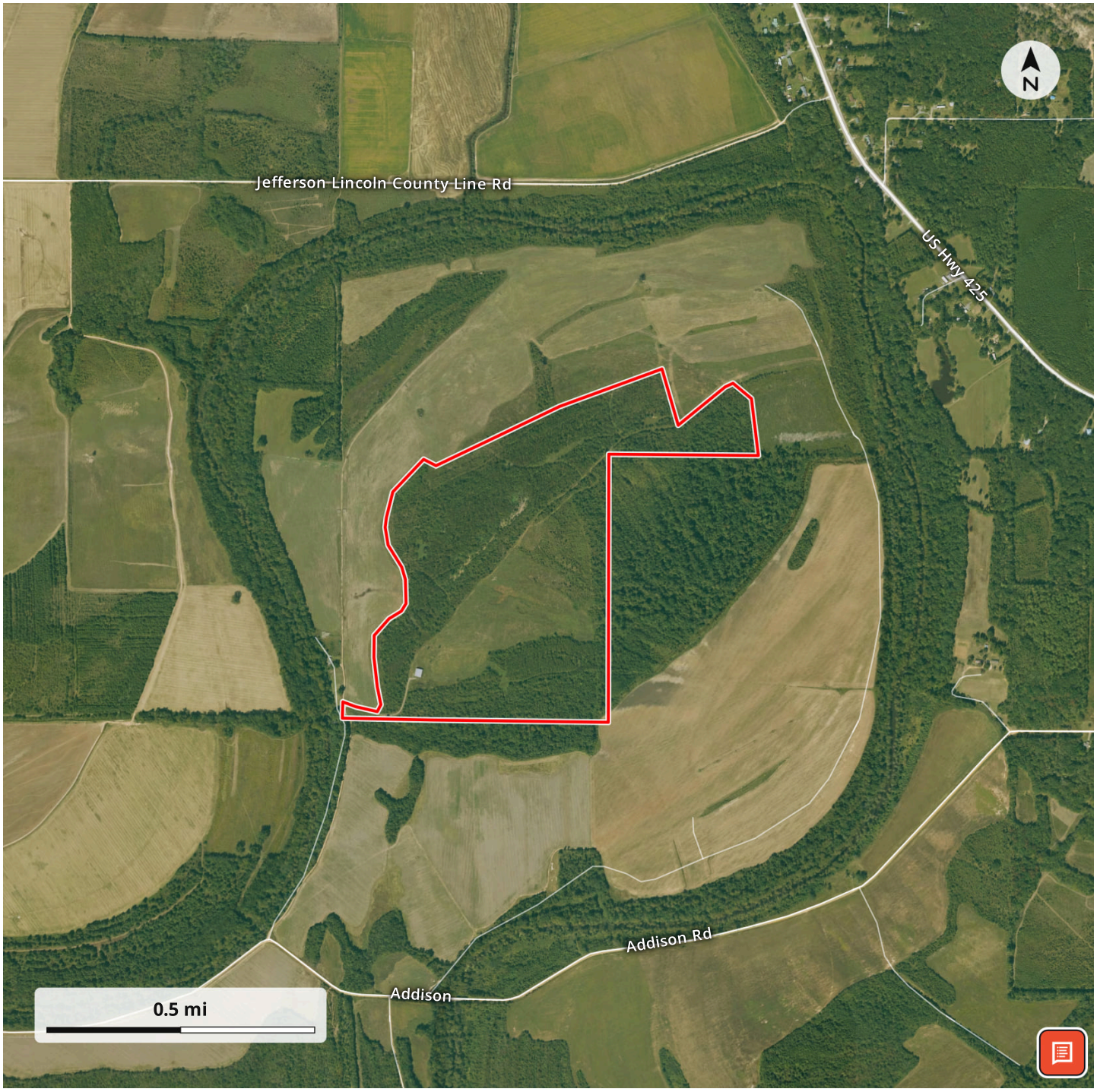




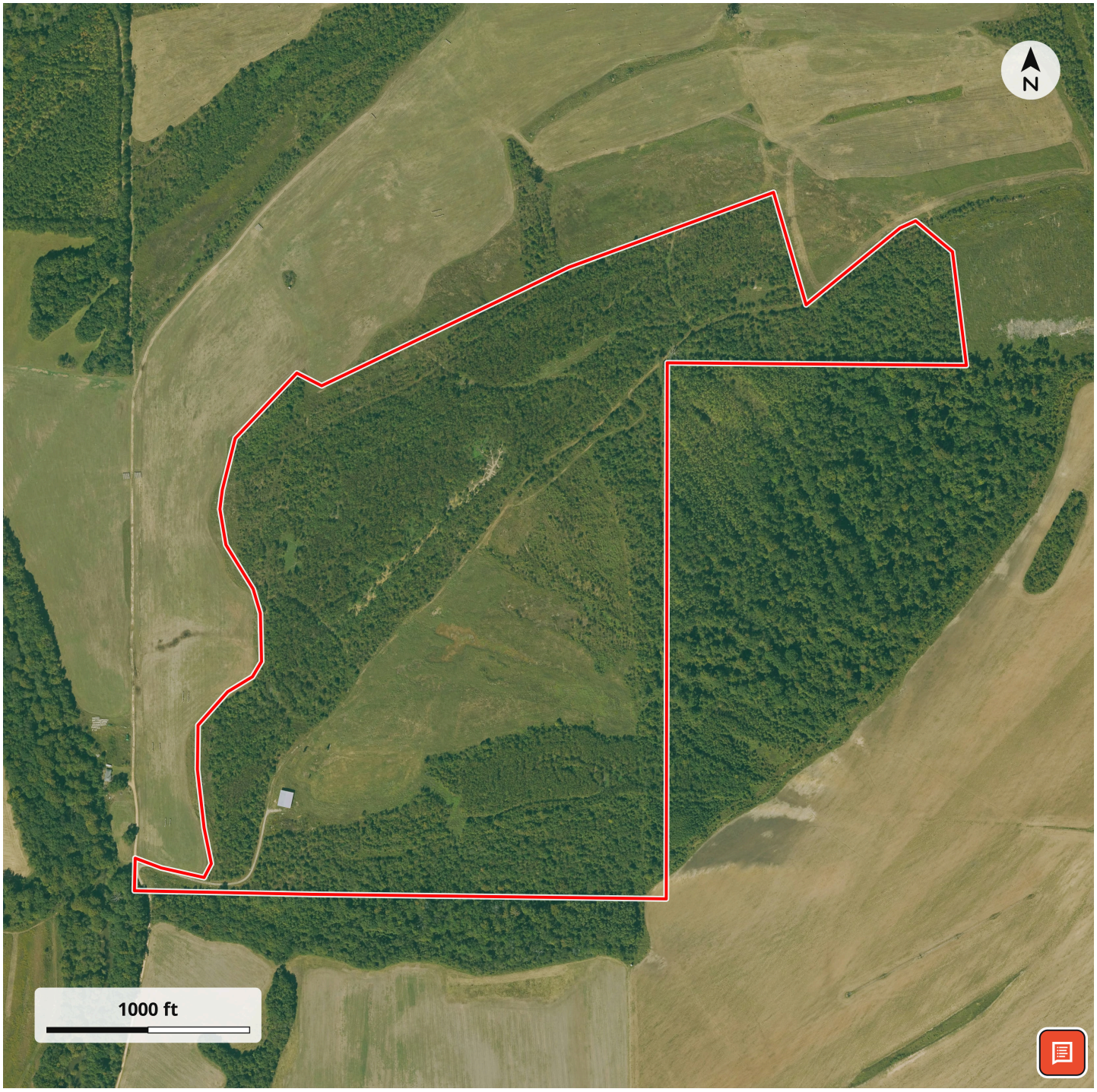
Regional Map



Locator Map


N
Jefferson Lincoln County Line Rd
US Hwy 425
Addison Rd
Addison
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

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