

Village 50
493 E Columbia
Stephens, AR 71764

\$90,000
50± Acres
Ouachita County



Village 50
Stephens, AR / Ouachita County

SUMMARY

Address

493 E Columbia

City, State Zip

Stephens, AR 71764

County

Ouachita County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.263699 / -93.058541

Acreage

50

Price

\$90,000

Property Website

<https://www.forestryrealestate.com/property/village-50/ouachita/arkansas/98919/>



PROPERTY DESCRIPTION

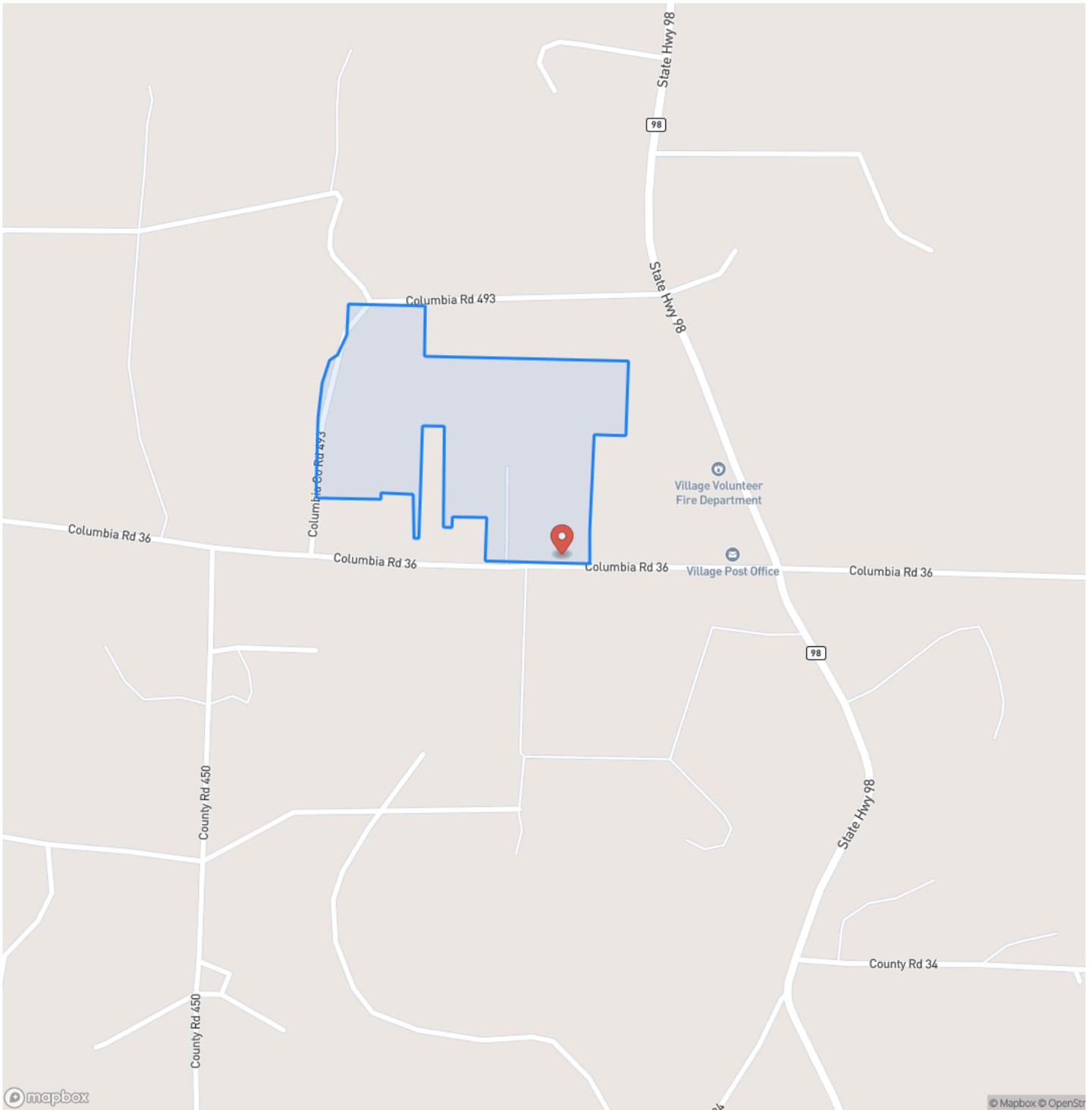
This 50 +/- acre tract offers dual access and diverse terrain in a manageable size. The property is clearcut with three-year-old planted seedlings in place, providing long-term timber potential. An old county road wraps around the north side, while a blacktop road along the south side serves as the primary access point. A large creek runs southeasterly through the tract with an established SMZ along the corridor, adding natural beauty and excellent wildlife habitat. Multiple maintained gas rights-of-way create interior trails and provide open, established areas that make ideal locations for deer stands. With its rolling terrain and strong access, this tract balances recreational enjoyment with long-term timber value. Conveniently positioned between Camden and Magnolia, the property is approximately a 20-minute drive to either town.



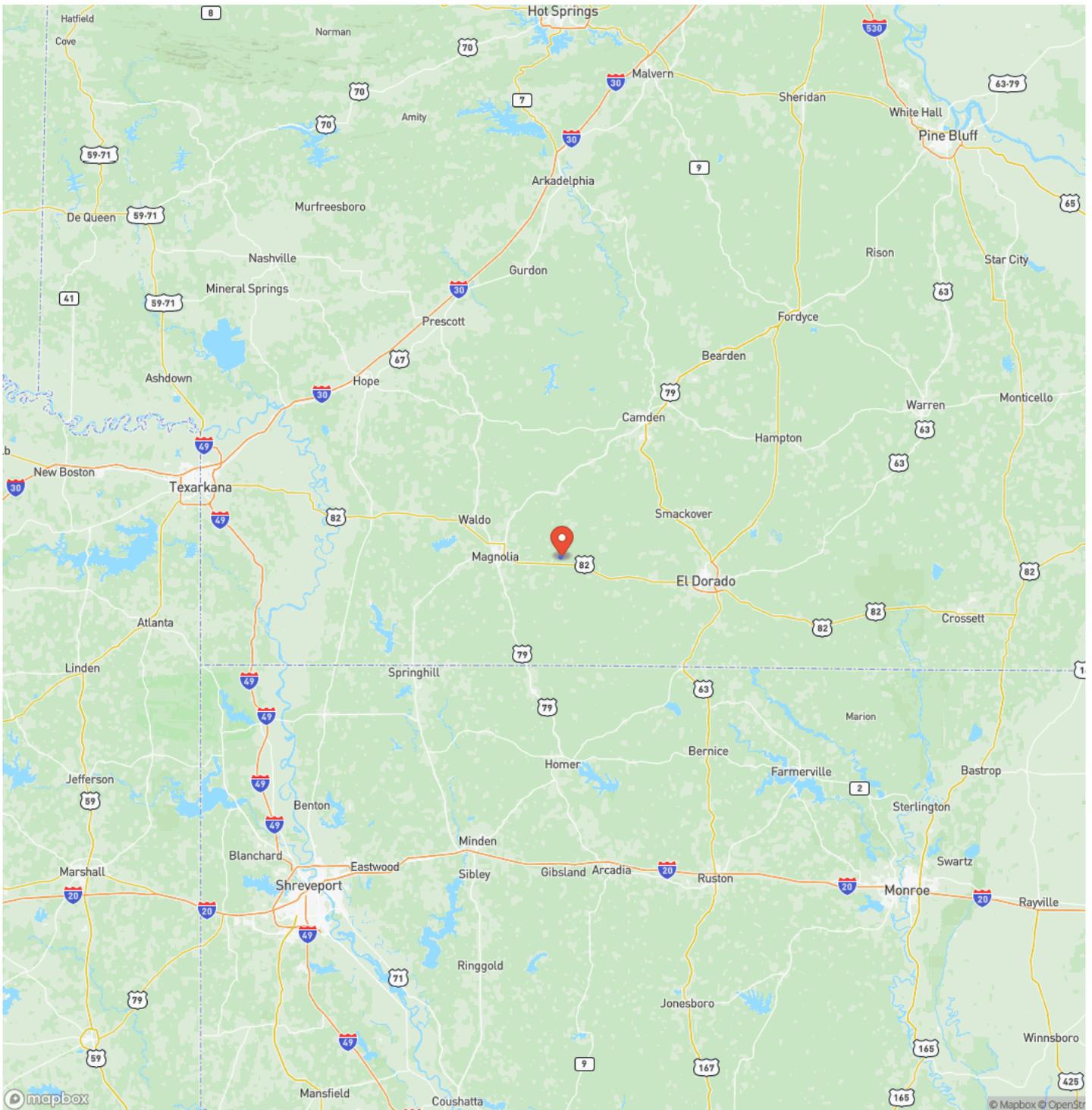
Village 50
Stephens, AR / Ouachita County



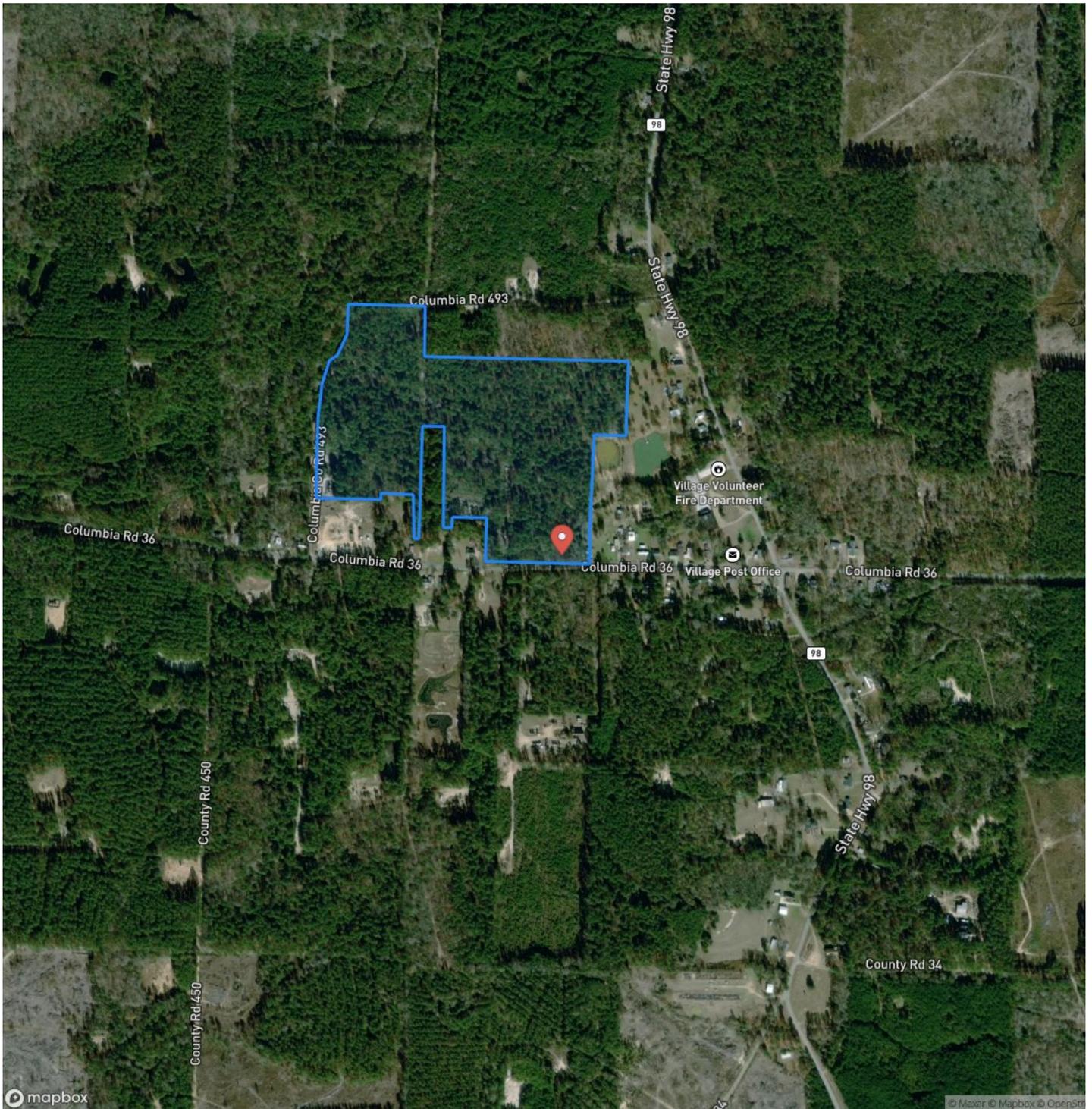
Locator Map



Locator Map



Satellite Map



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.



Davis DuBose Knight Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
www.forestryrealestate.com

