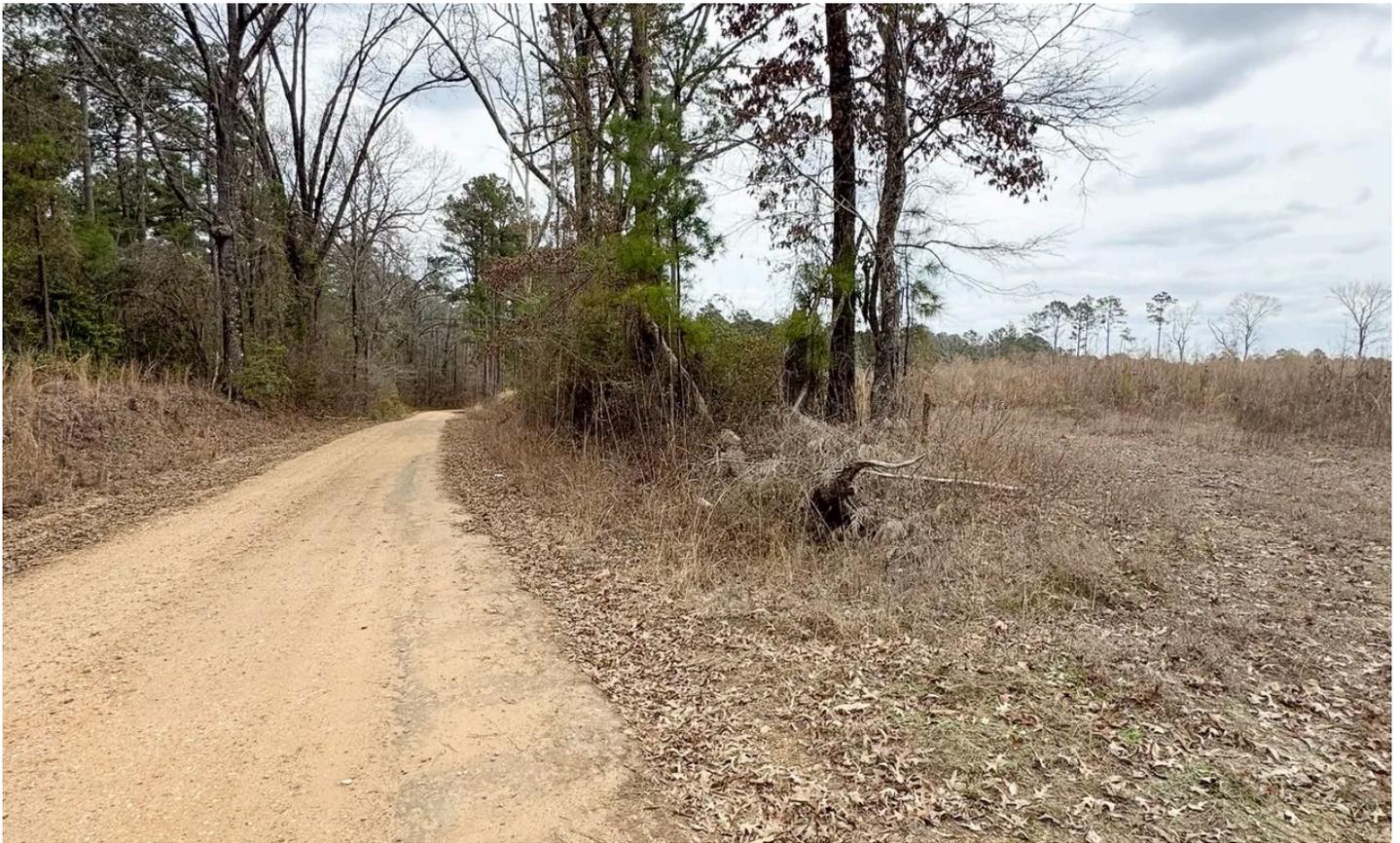


Stephens 125
Ouachita Road 136
Stephens, AR 71764

\$232,157
125.49± Acres
Ouachita County



Stephens 125
Stephens, AR / Ouachita County

SUMMARY

Address

Ouachita Road 136

City, State Zip

Stephens, AR 71764

County

Ouachita County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.403789 / -93.023101

Acreage

125.49

Price

\$232,157

Property Website

<https://www.forestryrealestate.com/property/stephens-125/ouachita/arkansas/98918/>



Stephens 125
Stephens, AR / Ouachita County

PROPERTY DESCRIPTION

Located just outside of Stephens, this 125 +/- acre tract offers excellent access and long-term potential. The property is clearcut with three-year-old planted seedlings already established, creating a solid foundation for future timber growth. Three county roads, one blacktop and two gravel, run through the property, providing outstanding access from multiple directions. A creek on the southern end of the property includes SMZ, adding natural character and wildlife appeal. The terrain is gently rolling with varied elevations, creating visual interest and diverse use opportunities. On the northern end, an additional creek with an established SMZ and larger pine timber remains, providing long-term flexibility. Conveniently positioned between Camden and Magnolia, the property is approximately a 30 minute drive to either town.

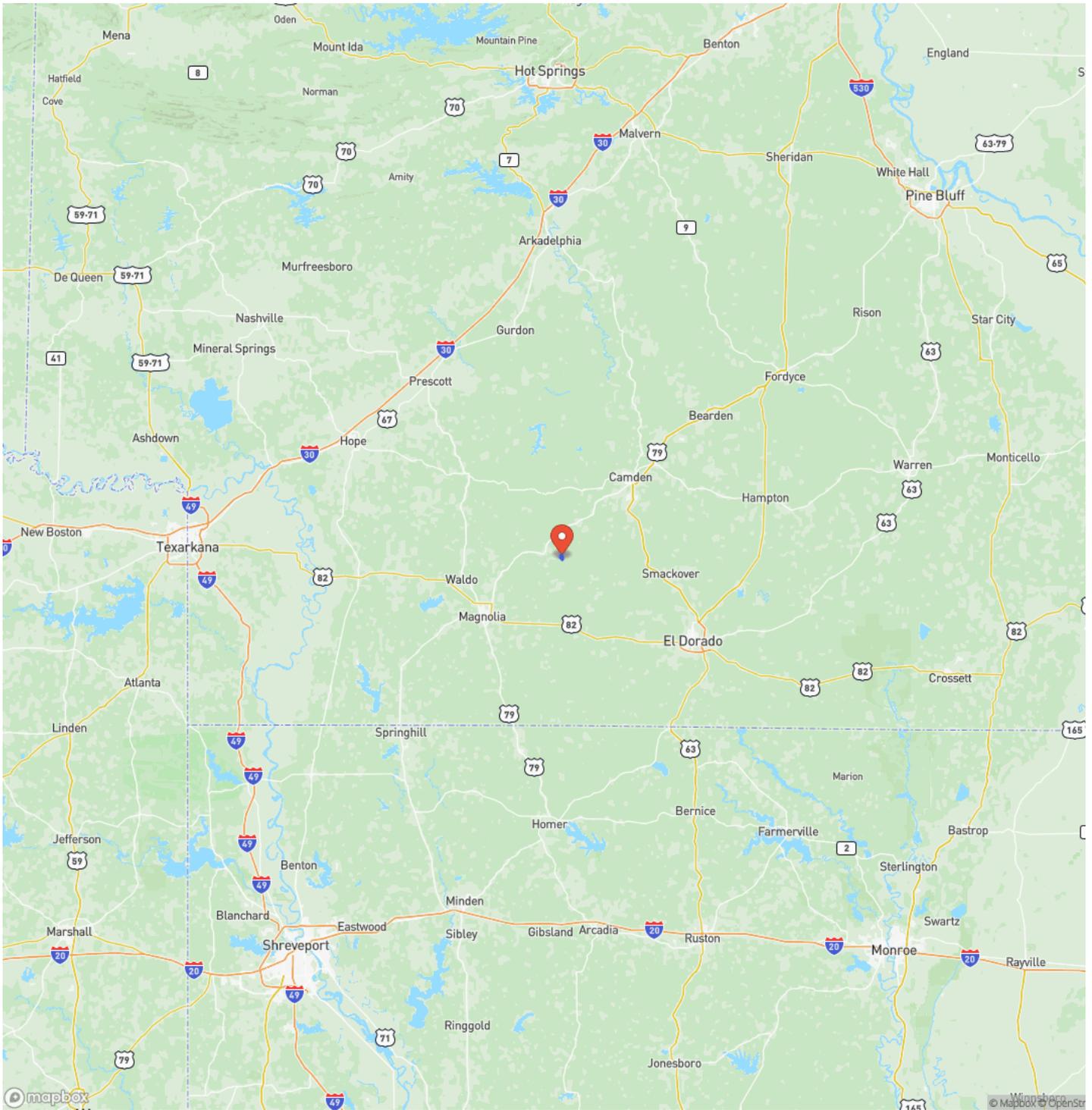




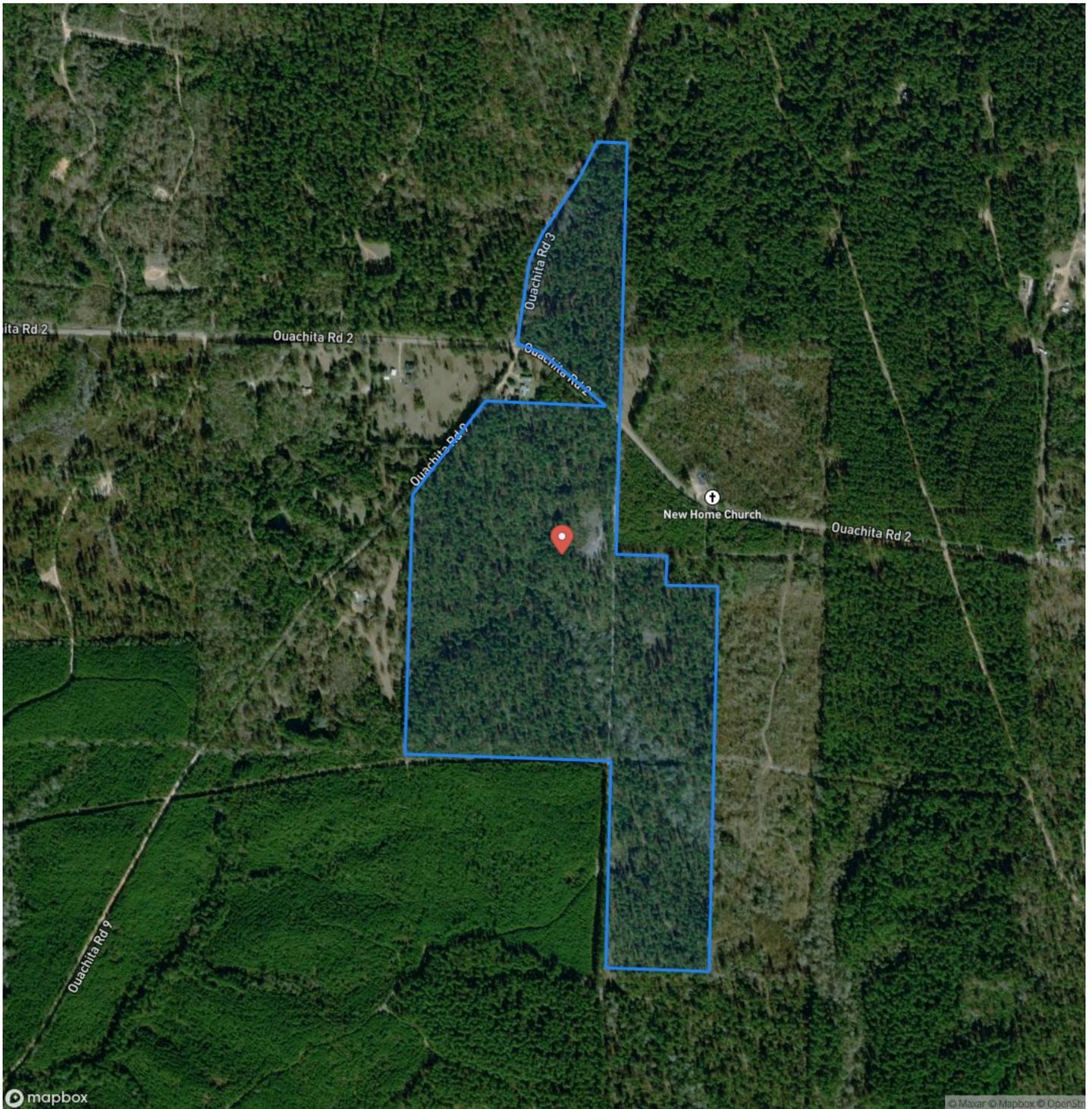
Locator Map



Locator Map



Satellite Map



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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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