

Little DeGray Creek
00 Lookadoo Road
Arkadelphia, AR 71923

\$282,338
80.67± Acres
Clark County



Little DeGray Creek
Arkadelphia, AR / Clark County

SUMMARY

Address

00 Lookadoo Road

City, State Zip

Arkadelphia, AR 71923

County

Clark County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.182819 / -93.12281

Acreage

80.67

Price

\$282,338

Property Website

<https://www.forestryrealestate.com/property/little-degray-creek/clark/arkansas/102727/>



PROPERTY DESCRIPTION

A Premier Homesite & Development Opportunity Near Lake DeGray
Little DeGray Creek Timber Tract | Caddo Valley, Arkansas

Nestled in the heart of some of Arkansas's finest outdoor recreational country, this exceptional timber property offers a rare combination of natural beauty, seclusion, and convenience - a trifecta that is nearly impossible to find in today's market.

Positioned just minutes from Caddo Valley and the stunning shores of Lake DeGray, this unique tract presents an idyllic escape for those seeking a private homesite or a savvy developer looking to capitalize on one of the region's most desirable rural corridors. With Trimble Road dead-ending at the property boundary, you'll enjoy outstanding access paired with the kind of ultimate privacy that discerning buyers demand.

A Property That Pays From Day One

The land is blanketed by a healthy, mature pine plantation that is primed and ready for thinning - offering the new owner an immediate timber income opportunity to offset costs from the very start. Whether you envision a single luxury homesite carved from the pines or a thoughtfully planned residential development, the timber provides both an income stream and a stunning, established backdrop.

Utilities. Access. Location.

Utilities are available nearby and feasibly extendable to the property, removing one of the most common hurdles in rural development. Located outside city limits, the property also offers the added benefit of hunting on a property that is teeming with wildlife - making it equally attractive to the outdoor enthusiast.

Waterfront Charm Along Little DeGray Creek

The property boasts picturesque frontage along Little DeGray Creek, a scenic waterway that winds its way into the lower reaches of Lower Lake DeGray just downstream. This natural water feature adds immeasurable aesthetic and recreational value, creating the perfect setting for a dream home, cabin retreat, or a signature amenity within a residential development.

Lake DeGray - Right at Your Doorstep

Just minutes away lies the magnificent Lake DeGray - a breathtaking 13,800-acre jewel offering world-class fishing, camping, hiking, and year-round outdoor recreation. Proximity to the lake, combined with easy access to area businesses and attractions in Caddo Valley and Arkadelphia, makes this an exceptionally convenient yet beautifully secluded location.

The Opportunity

Whether you are searching for the perfect private homesite surrounded by nature or evaluating your next rural residential development project, this property checks every box - location, access, utilities, income potential, waterfrontage, and scenic seclusion. Opportunities like this in the Lake DeGray corridor are rare and do not last long.

Contact us today before this hidden gem is gone.



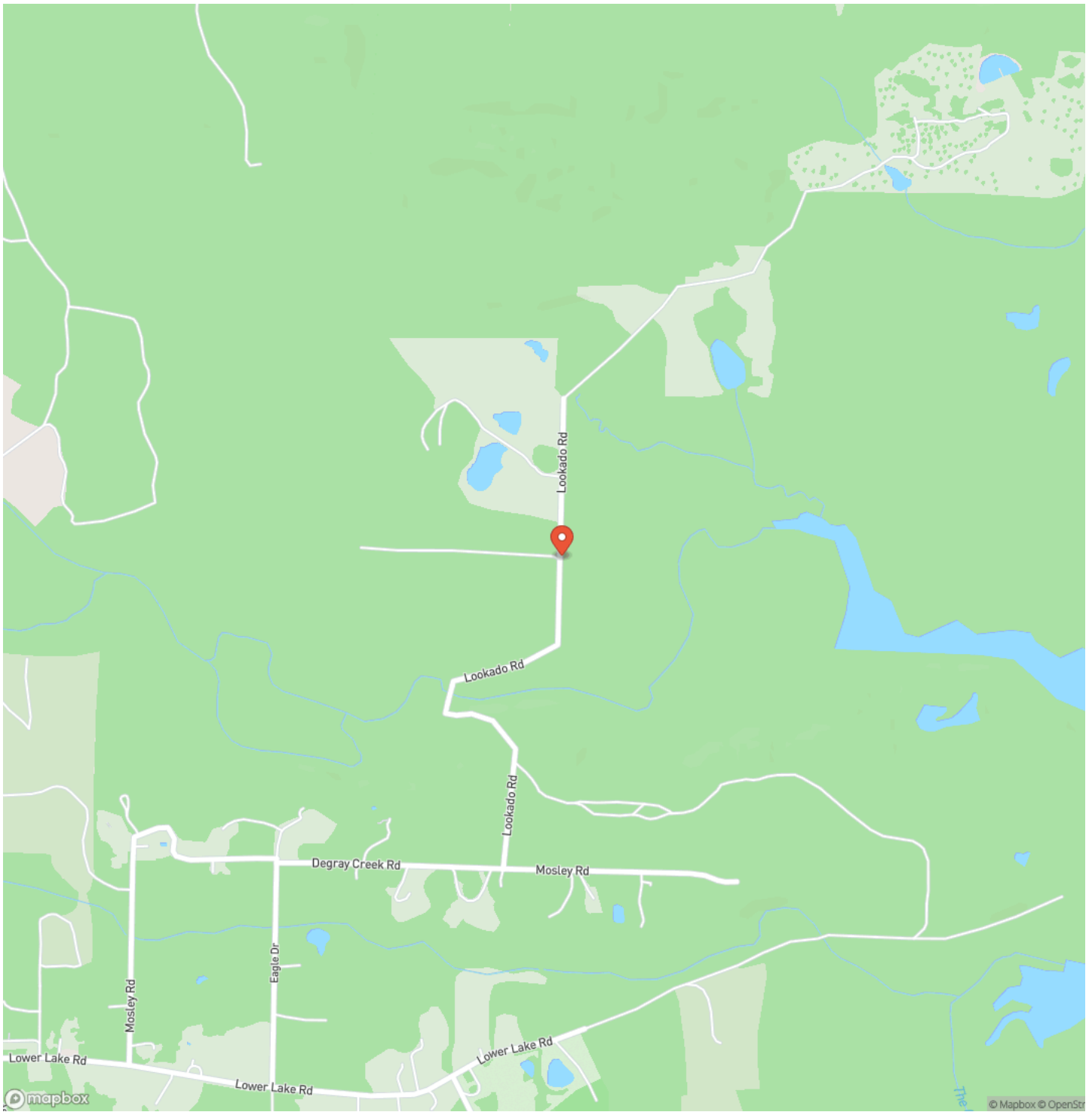
Disclosure: A small portion of the southwest corner of the property along Little DeGray Creek may lie within the floodplain. A flowage easement may exist along the creek. Buyers are encouraged to conduct their own due diligence regarding floodplain boundaries and any existing easements.



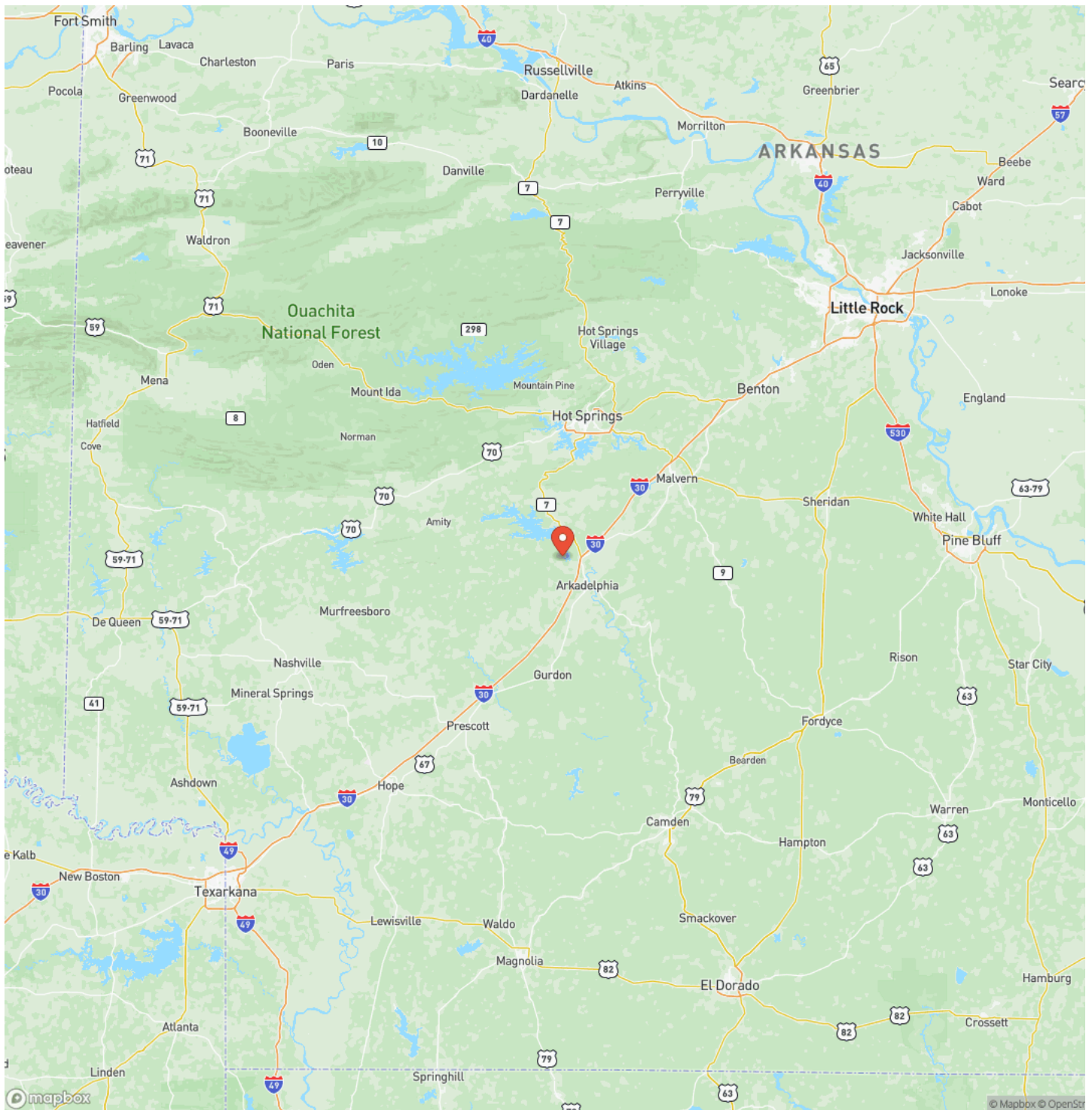
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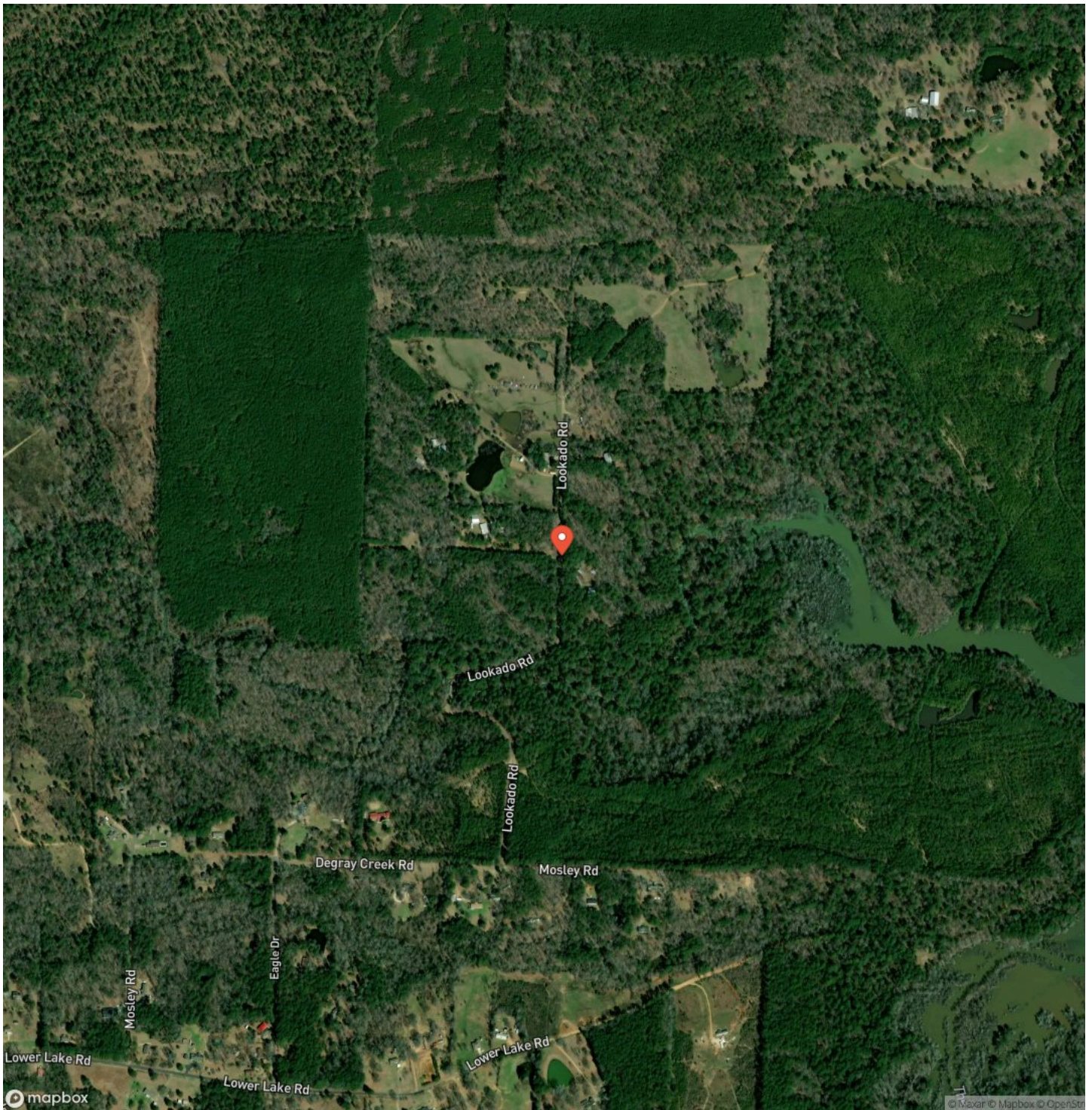
Locator Map



Locator Map



Satellite Map



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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