

Laneburg 250  
00 Nevada 38  
Prescott, AR 71857

**\$487,500**  
250± Acres  
Nevada County



**Laneburg 250**  
**Prescott, AR / Nevada County**

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**SUMMARY**

**Address**

00 Nevada 38

**City, State Zip**

Prescott, AR 71857

**County**

Nevada County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.66613 / -93.356222

**Acreage**

250

**Price**

\$487,500

**Property Website**

<https://www.forestryrealestate.com/property/laneburg-250/nevada/arkansas/98971/>



## Laneburg 250 Prescott, AR / Nevada County

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### **PROPERTY DESCRIPTION**

#### **250± Acres | Prime Timber & Recreational Land | Nevada County, Arkansas**

Here's what to like about this property:

- 250± acres in Nevada County, Arkansas
- Mix of pine and hardwood timber with future income potential
- Excellent deer and turkey hunting in a proven area with ROW food plots established
- County road frontage with power and internet available
- Scenic fishing pond and potential cabin site
- Good interior trail system throughout the property
- Convenient access to I-30; central to Little Rock, Shreveport, and Dallas Metro
- Ideal for recreation, timber investment, or a legacy hunting property

This exceptional 250-acre tract in Nevada County, Arkansas, offers timber investment potential, proven hunting, and outstanding recreational value. Featuring a healthy mix of pine and hardwood timber, the property provides diverse flora that yield cover and forage for superb wildlife habitat.

The land is located in a well-known and proven hunting area, offering excellent deer and turkey hunting. A pipeline ROW creates casting views over an ideal food plot area.

Access is a major advantage-frontage on a county road with electricity and internet available, allowing for easy development. A picturesque fishing pond enhances the property's appeal and offers a scenic setting for a future cabin or lodge site.

Well-maintained interior roads provide access throughout the property, making it easy to manage timber, hunt, or explore. The location is hard to beat: just minutes from I-30, with convenient travel to Little Rock, Shreveport, or the Dallas metro area.

Our company has years of experience helping landowners manage their timberlands to achieve specific goals, including timber returns and recreational opportunities. With thoughtful vision and management, our expert staff can help turn this property into a legacy hunting retreat, offering generations of enjoyment while serving as a strong long-term land investment.

Seller to retain mineral rights.



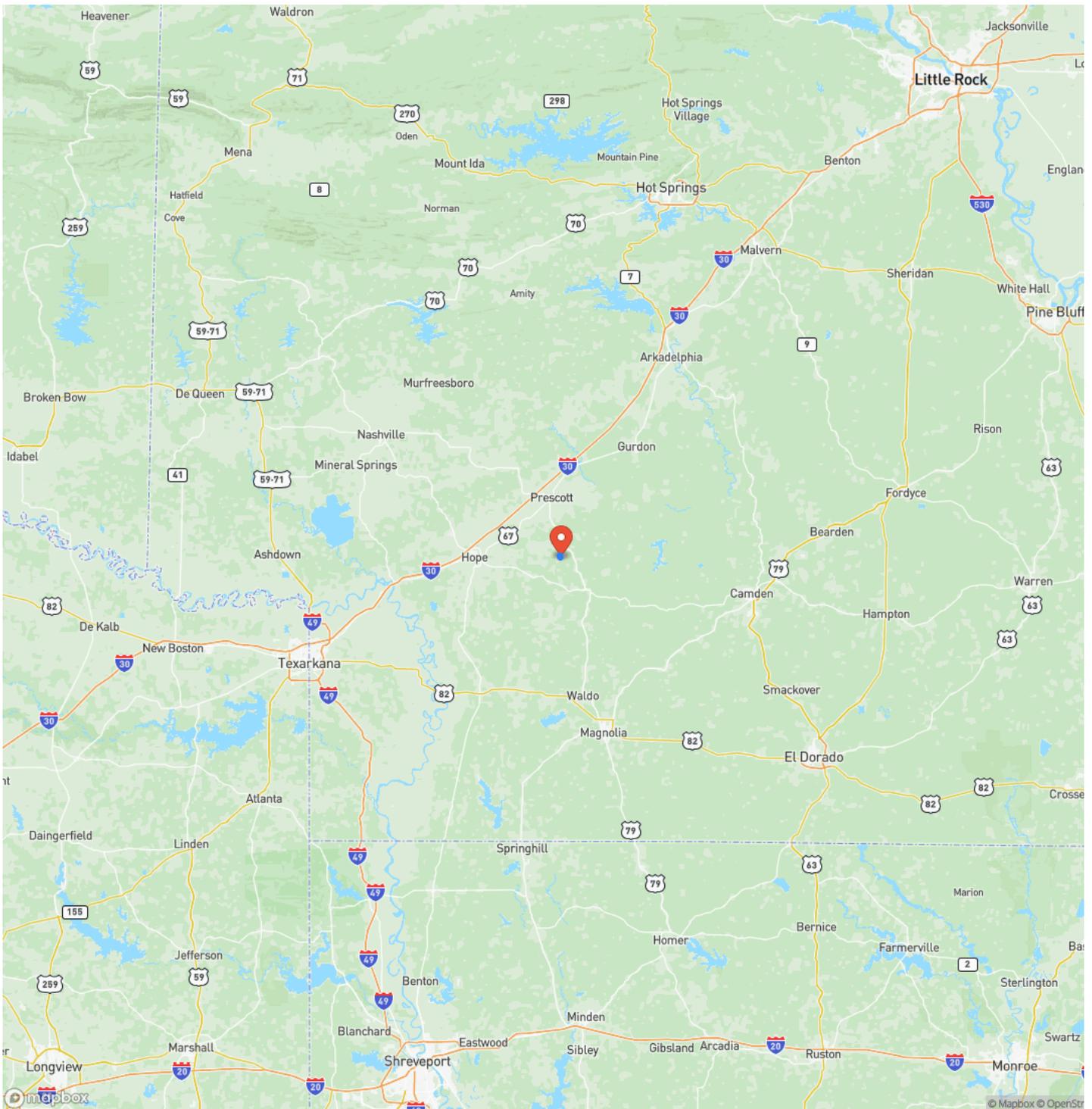
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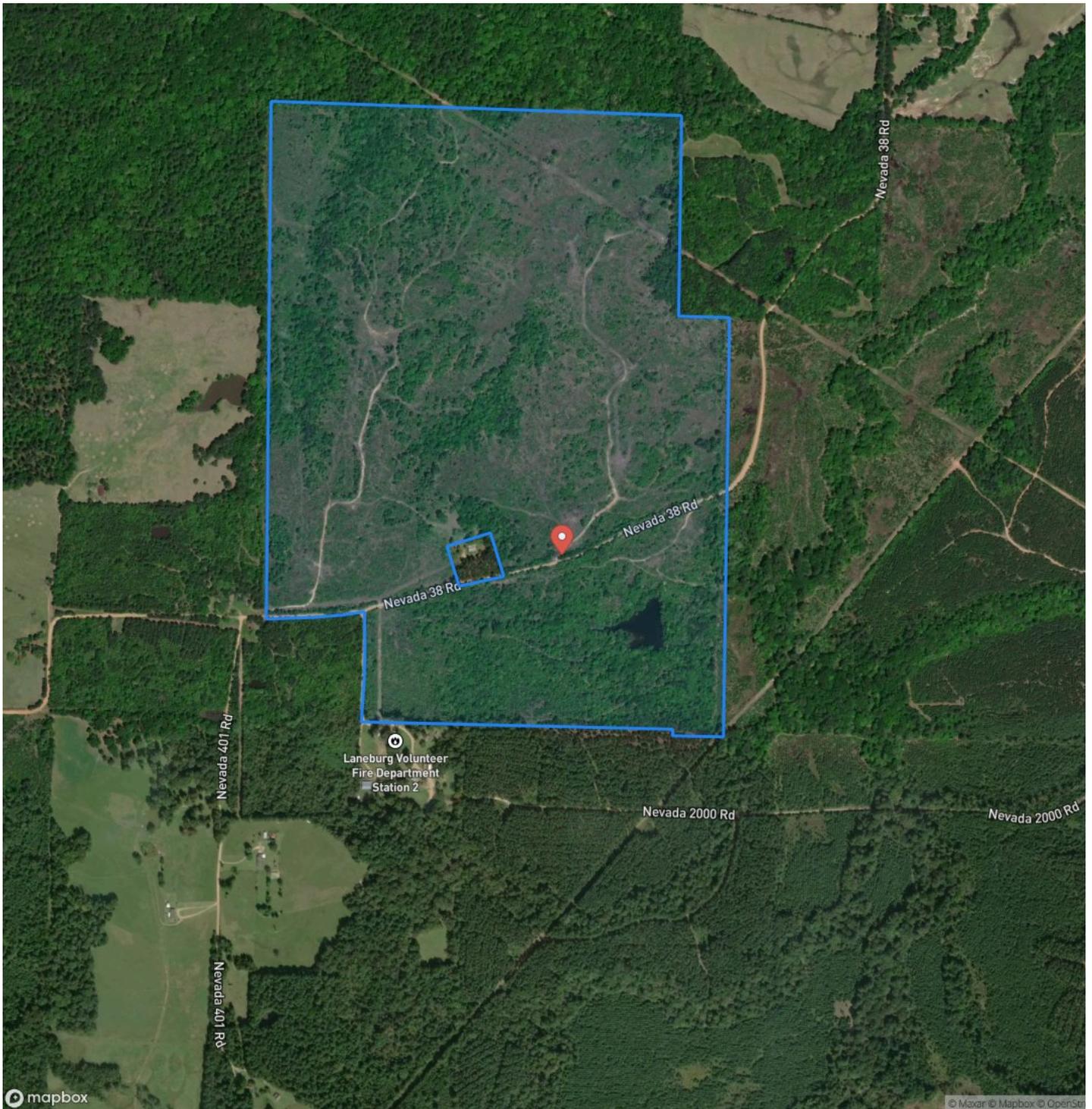
# Locator Map



# 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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