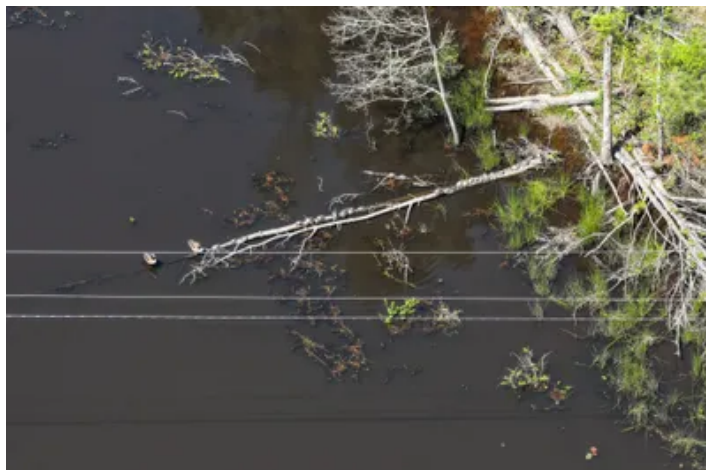


Ozan Hunting Retreat
00 Hempstead 341
Ozan, AR 71855

\$312,338
76.18± Acres
Hempstead County



Ozan Hunting Retreat
Ozan, AR / Hempstead County

SUMMARY

Address

00 Hempstead 341

City, State Zip

Ozan, AR 71855

County

Hempstead County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.848198 / -93.718845

Acreage

76.18

Price

\$312,338

Property Website

<https://www.forestryrealestate.com/property/ozan-hunting-retreat/hempstead/arkansas/102721/>



Ozan Hunting Retreat Ozan, AR / Hempstead County

PROPERTY DESCRIPTION

Ozan Hunting Retreat - Your Private Hunting Paradise Awaits

Ready to hunt your own land? This is the plug-and-play hunting property you have been waiting for. Nestled in the heart of Hempstead County, Arkansas - one of the premier big deer regions in the Natural State - the Ozan Hunting Retreat offers approximately 73 turnkey acres loaded with opportunity for deer, duck, and turkey hunters alike.

The property includes a 3-acre food plot designed to draw in trophy whitetail and turkey, mature hardwood pockets that provide ideal habitat and natural funnels for deer movement, and a duck hole with real potential for expansion. The current owner has enjoyed multiple successful duck hunts right here on the property. Whether you are chasing greenheads at first light, setting up on a strutting tom in the spring, or waiting on that big buck to step into the food plot at last light - this land delivers season after season.

When it comes to infrastructure, this property is truly ready to go. Two new electric meters, water meters, and 30-amp plugs are already in place - just bring your RV and set up camp. Prefer something more permanent? The area surrounding the small pond is a prime location for a hunting cabin or tiny house, making this an ideal spot for a full-time hunting retreat or homesteading getaway.

Location is everything, and the Ozan Hunting Retreat delivers. Situated walking distance from the Ozan Wildlife Management Area and just around the corner from Rick Evans' Grandview Prairie WMA, this tract gives you immediate access to an additional 5,500 acres of public hunting land. Use the property as your base camp and take advantage of some of the best multi-species hunting in southwest Arkansas.

The land itself is primarily a younger pine plantation - excellent for deer bedding cover - interspersed with mature hardwood areas that attract wildlife and offer outstanding stand locations. Perimeter mulching is already complete on a portion of the property, making access and management even easier.

Want to fish when the guns go quiet? Millwood Lake - known for outstanding fishing and duck hunting - is just 20 minutes away at Okay Landing. Lake Greeson and Lake DeGray are also within easy striking distance for even more angling adventures.

Unload, unwind, and feel like you are a world away - while still being conveniently located near Hope, AR, and Texarkana. If you have been searching for a hunting property that is ready to perform from day one, the Ozan Hunting Retreat is the one.

An additional 40 +/- acres is also available for sale. View listing [here](#).

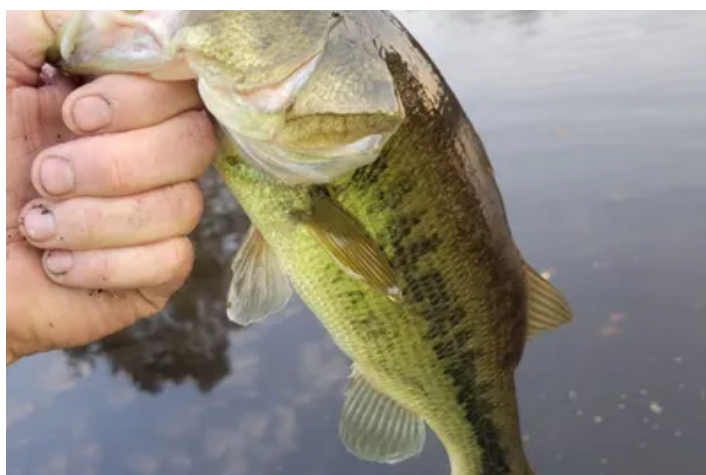
Ozan WMA: [Ozan WMA - Arkansas Game & Fish Commission](#)

Grandview: [Rick Evans Grandview Prairie WMA - Arkansas Game & Fish Commission](#)

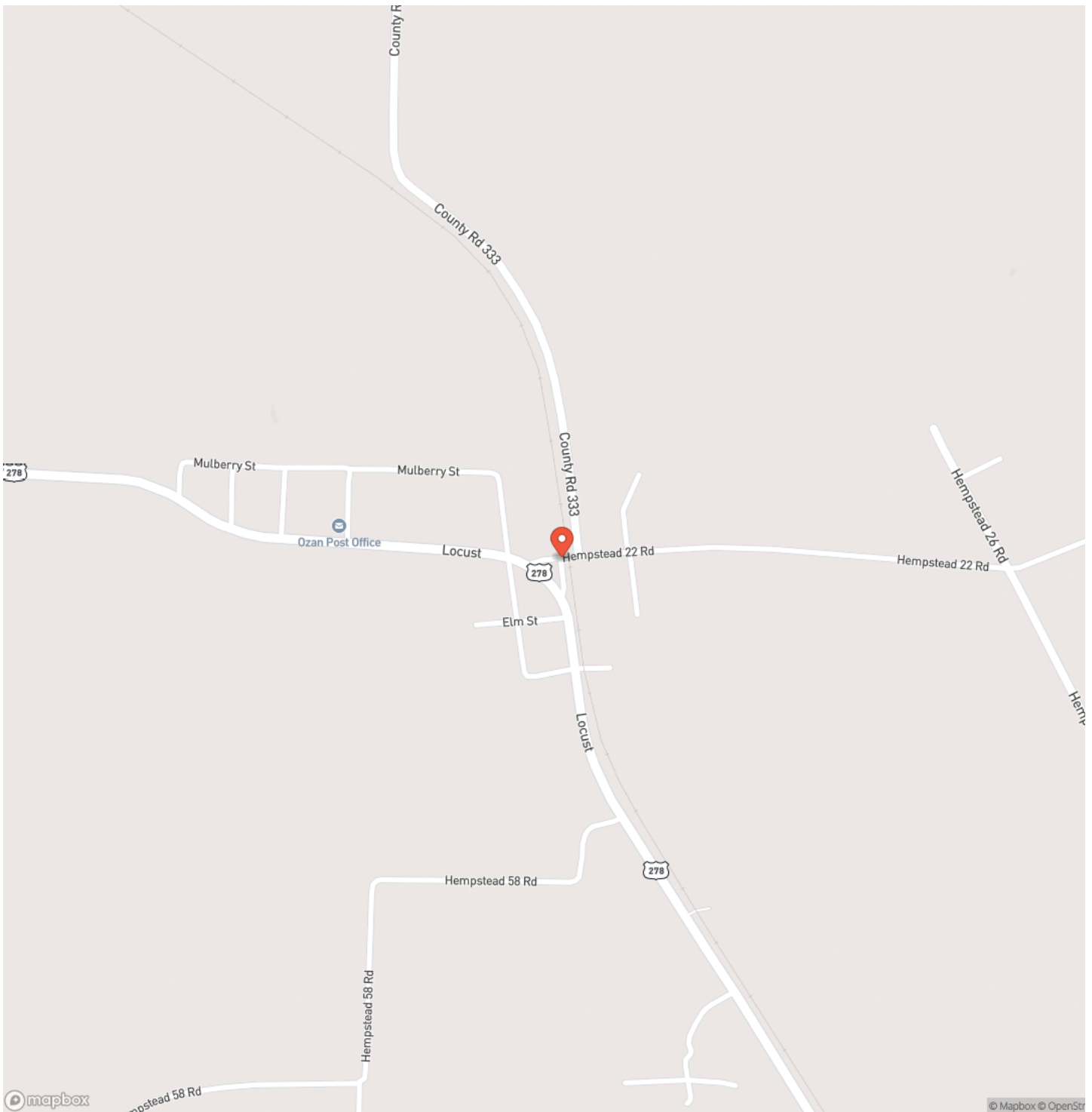
Millwood: [Little Rock District > Missions > Recreation > Lakes > Millwood Lake](#)



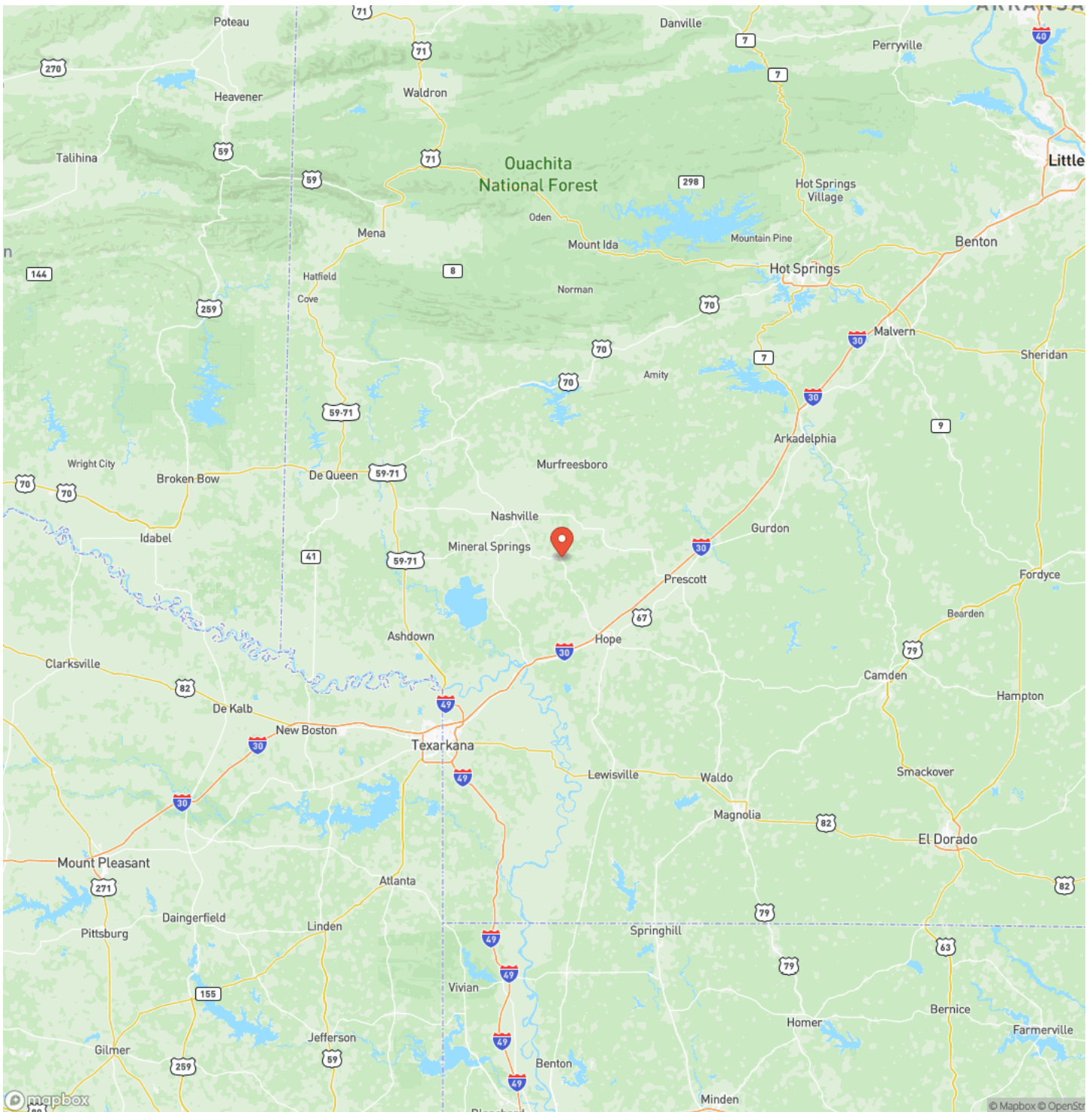
Ozan Hunting Retreat
Ozan, AR / Hempstead County



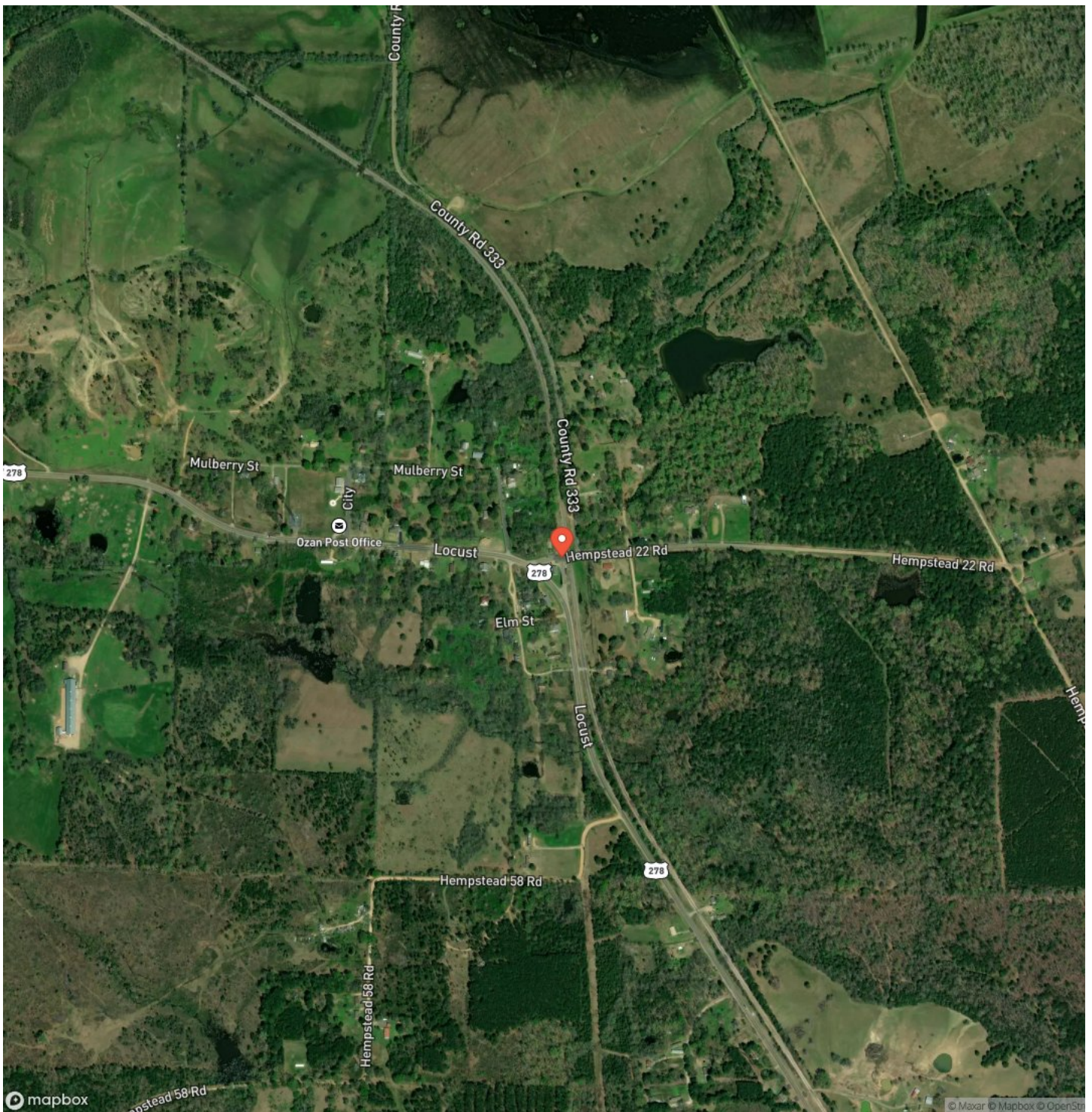
Locator Map



Locator Map



Satellite Map



Ozan Hunting Retreat

Ozan, AR / Hempstead County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian DePriest

Mobile

(903) 556-6375

Office

(501) 219-8600

Email

bdepriest@forestryrealestate.com

Address

216 Olive St.

City / State / Zip

Texarkana, AR 71854

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.forestryrealestate.com/>

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.



DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
<https://www.forestryrealestate.com/>

