

Hopper 400
000 NFW 517
Caddo Gap, AR 71935

\$1,440,000
400± Acres
Montgomery County



Hopper 400
Caddo Gap, AR / Montgomery County

SUMMARY

Address

000 NFW 517

City, State Zip

Caddo Gap, AR 71935

County

Montgomery County

Type

Recreational Land, Riverfront, Timberland, Hunting Land

Latitude / Longitude

34.361473 / -93.763289

Acreage

400

Price

\$1,440,000

Property Website

<https://www.mossyoakproperties.com/property/hopper-400-montgomery-arkansas/80534/>



Hopper 400

Caddo Gap, AR / Montgomery County

PROPERTY DESCRIPTION

This 480-acre property, located in southern Montgomery County, is nestled within the Ouachita National Forest and borders the southern bank of the South Fork Caddo River. The southern region encompasses the peak of Beardon Mountain, with the land featuring mixed hardwoods and approximately 160 acres of planted pines that are ready for thinning. The seller has selectively removed some timber to enhance sunlight on the forest floor, promoting improved wildlife habitat.

The topography is gently rolling across 80% of the tract, with over 2.5 miles of maintained roads and an additional mile of 2-track trails that could easily be converted into quality roads. To the south, the property adjoins nearly 6,000 acres of Ouachita National Forest, which has limited access, offering privacy and seclusion.

This area holds healthy deer, bear, and turkey populations with the unlimited potential for further habitat improvements to enhance wildlife numbers. The property offers excellent potential for growing and holding mature, trophy-class deer. With its ideal topography, location, and early successional habitat, it creates the perfect environment for consistent opportunities to hunt Pope & Young whitetails.

The property features multiple spring-fed branches, over 100 yards of private river frontage, and an additional 470 yards of landlocked public river access, providing a unique recreational experience for you and your family.

Contact Chris Malinowski for more information or to schedule a private showing [214-738-7320](tel:214-738-7320).

Hot Springs, AR - 1 hour 11 min (48 miles)

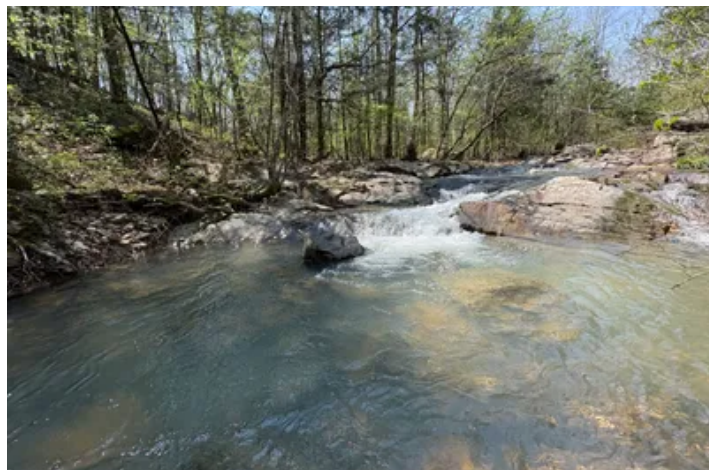
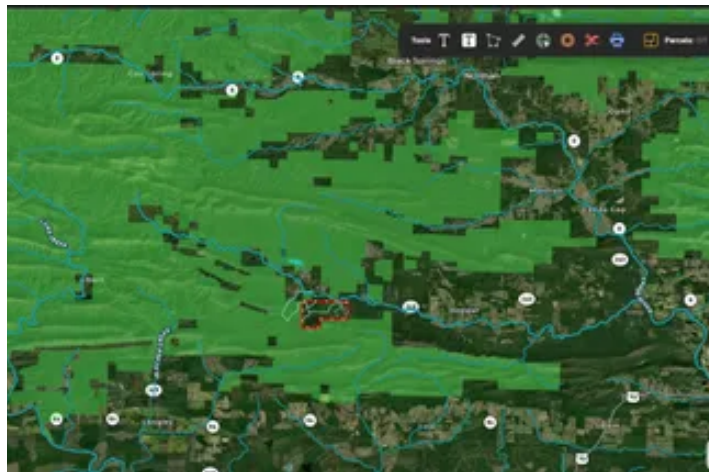
Little Rock, AR - 1 hour 57 min (104 miles)

Fayetteville, AR - 3 hours 10 minutes (175 miles)

Fort Smith, AR - 2 hour 30 mins (119 miles)

Texarkana, AR - 1 hour 56 minutes (88 miles)

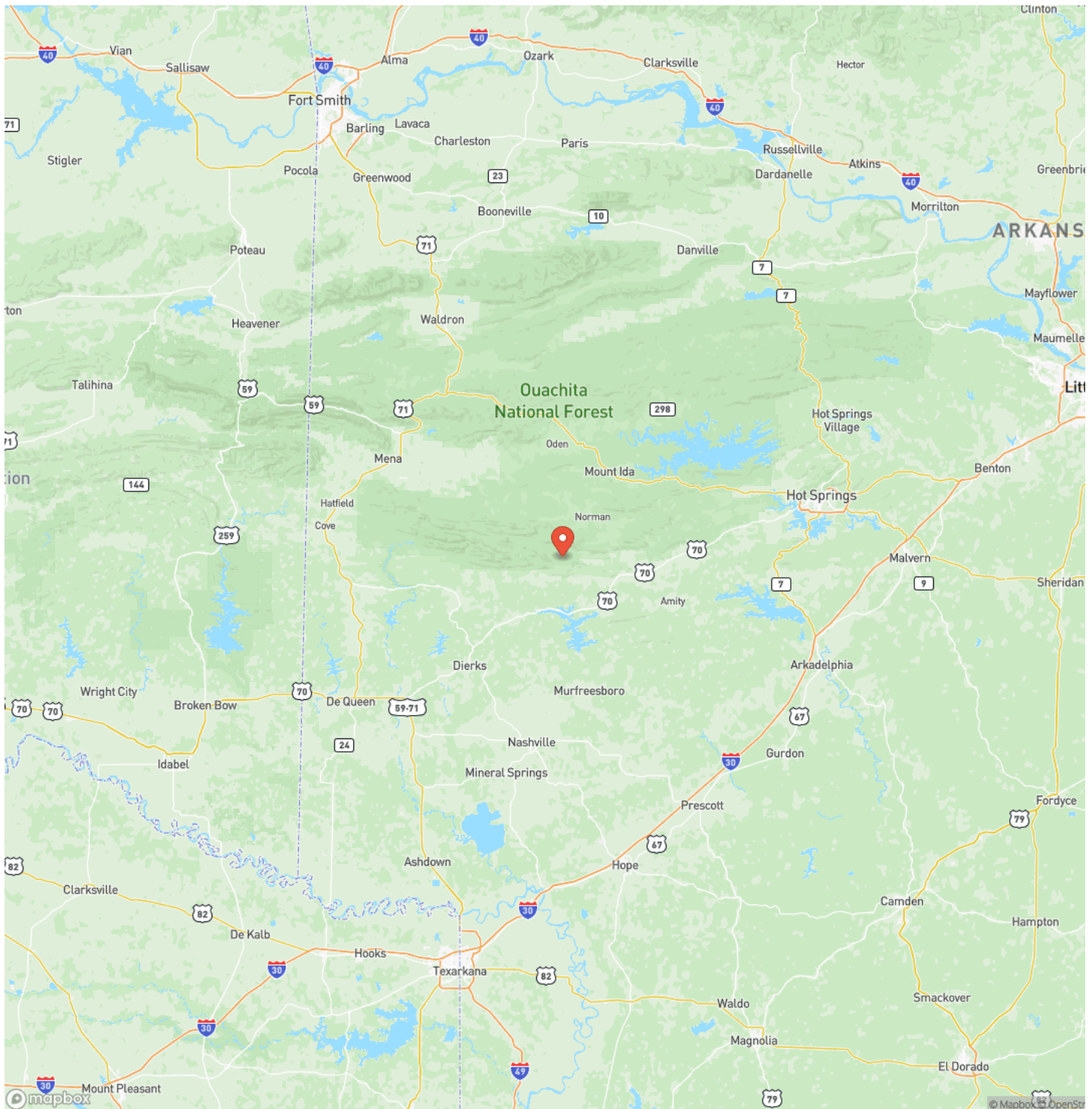
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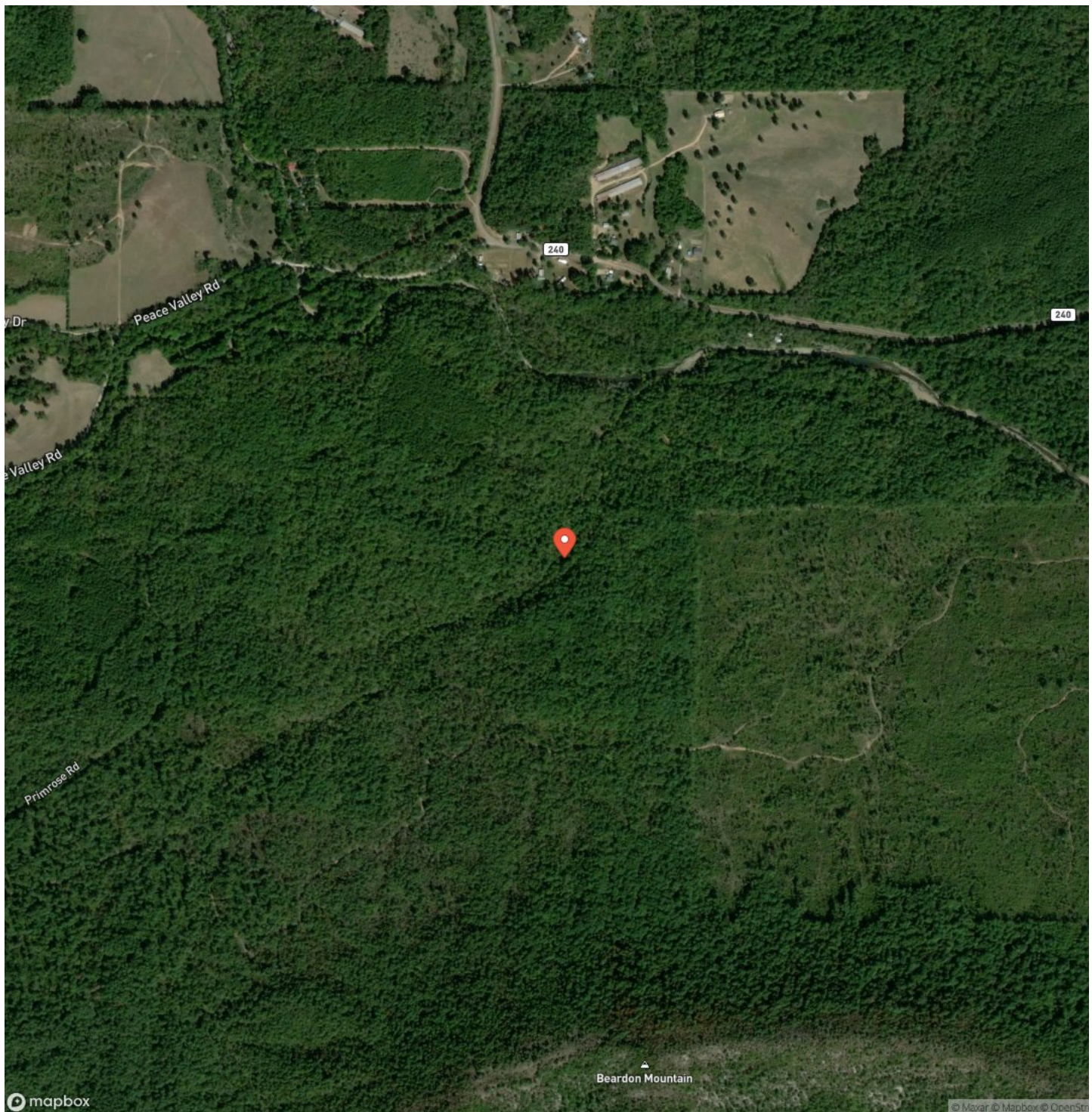
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Malinowski

Mobile

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(479) 480-7000

Email

cmalinowski@mossyoakproperties.com

Address

1200 Fort Street

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



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.

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