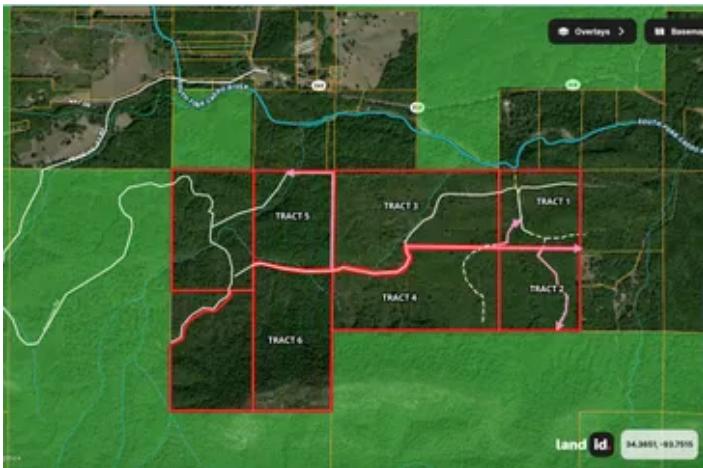


Tract 3 - Hopper 87
Tract 3, NWF 517
Caddo Gap, AR 71935

\$262,500
87.500± Acres
Montgomery County



Tract 3 - Hopper 87
Caddo Gap, AR / Montgomery County

SUMMARY

Address

Tract 3, NWF 517

City, State Zip

Caddo Gap, AR 71935

County

Montgomery County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.361258 / -93.757756

Acreage

87.500

Price

\$262,500

Property Website

<https://www.mossoakproperties.com/property/tract-3-hopper-87-montgomery-arkansas/86767/>



Tract 3 - Hopper 87

Caddo Gap, AR / Montgomery County

PROPERTY DESCRIPTION

Tract 3

For Sale: ±87 acres bordering Ouachita National forest

(to be surveyed from a 240-acre tract, with 480 acres total, all available for purchase)

This ±87-acre parcel, to be surveyed from a 240-acre parent tract, is located off NFW 517 and will offer direct deeded access via a new road constructed by the seller. The property joins the Ouachita National Forest at the north end. Perfect for an off grid cabin location, with potential for electricity in the future.

Planted in 2008, Loblolly pines cover roughly 21 acres of the property, primarily south of the existing road. This 87 acres is gently rolling pine/hardwood timber stand, with a creek running from the SW corner to the NE corner. The existing road covers .6 miles of the property meandering from the south line, through the center, and leaving through the northeast corner. The map shows proposed boundaries and access points—pink arrows indicate new roads to be built, and white lines show existing trails.

Note: No utilities are currently available.

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)

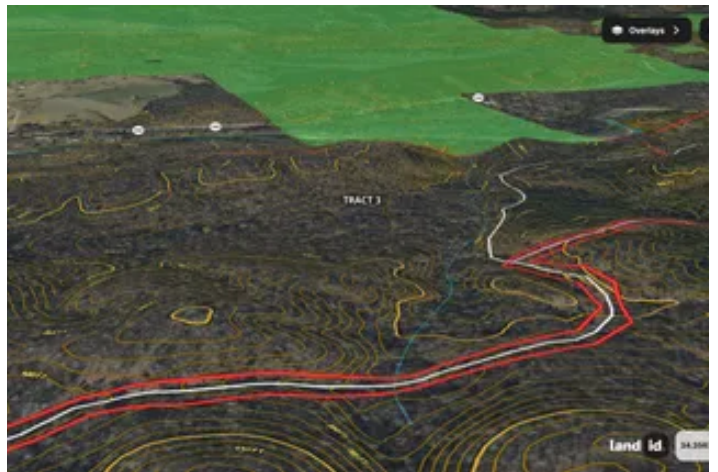
Little Rock, AR - 1 hour 57 min (104 miles)

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)

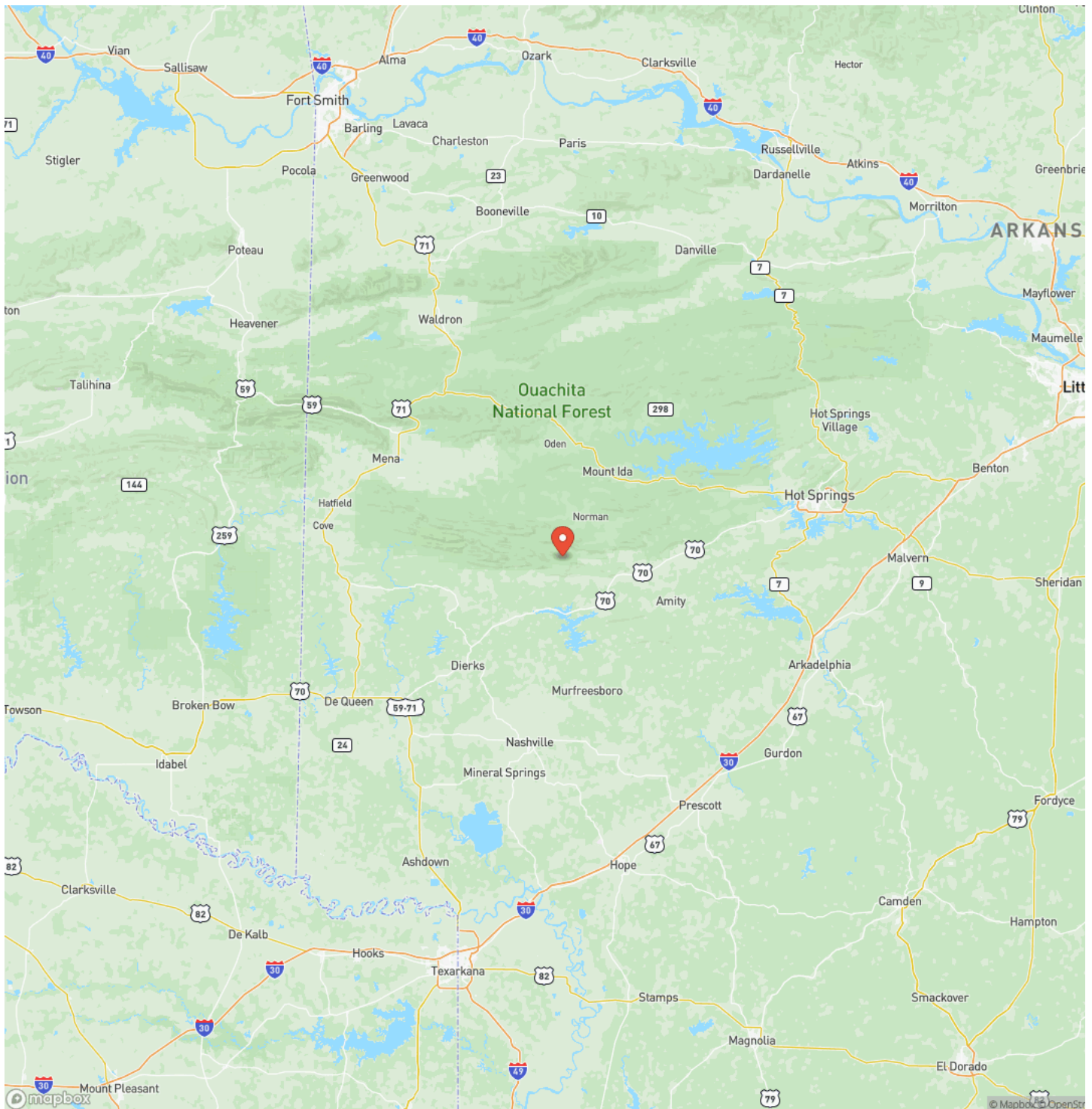
Tract 3 - Hopper 87
Caddo Gap, AR / Montgomery County



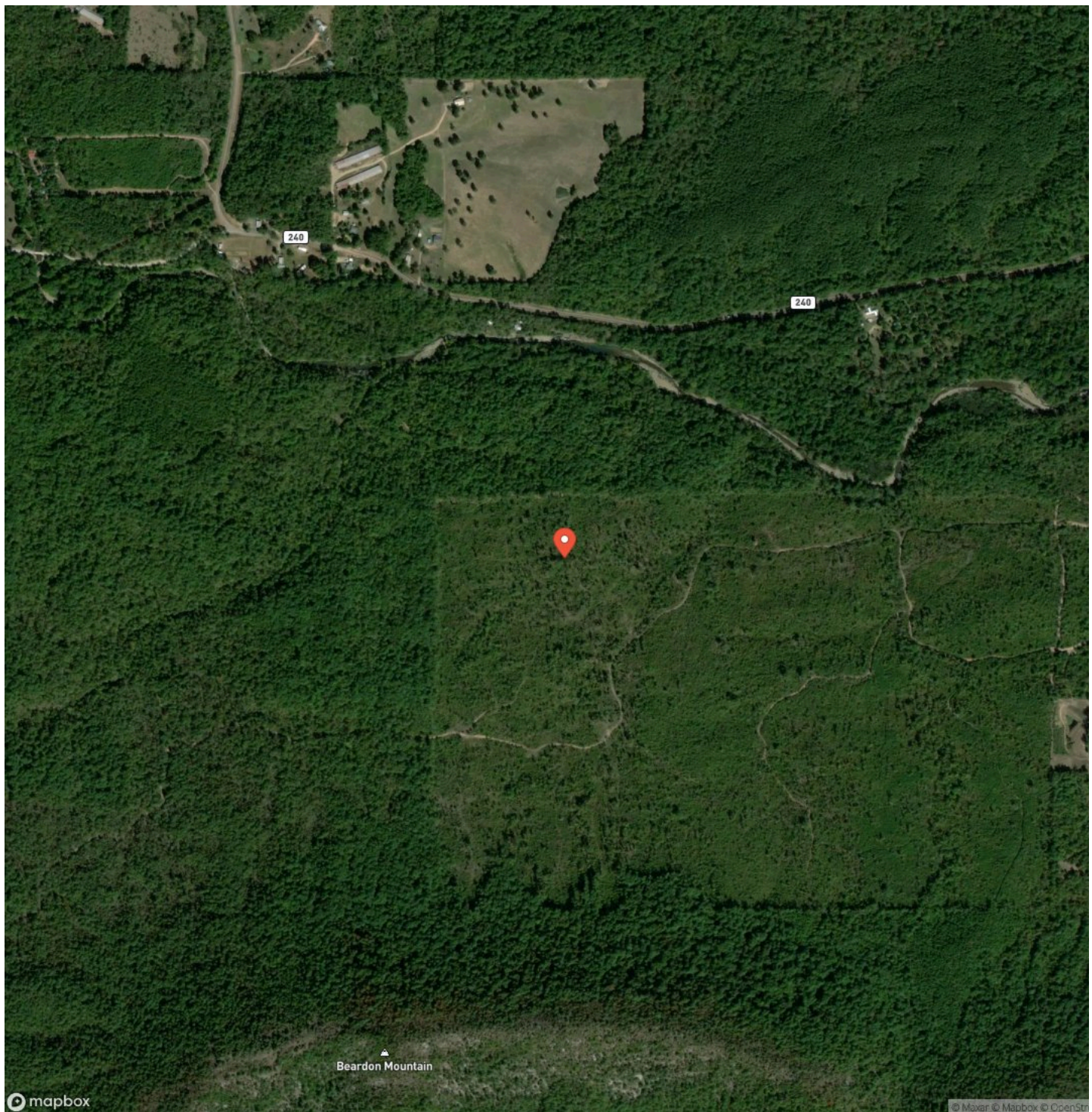
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
 For more information contact:



Representative
 Chris Malinowski

 Mobile
 (214) 738-7320

 Office
 (479) 480-7000

 Email
 cmalinowski@mossyoakproperties.com

 Address
 1200 Fort Street

 City / State / Zip

NOTES

Multiple horizontal lines for notes.

This image shows a single sheet of white paper with horizontal blue 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.



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.

Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
, AZ 72923
(479) 480-7000
moparkansasland.com

