

Mist 82  
000 County Road 912  
Mist, AR 71658

**\$160,000**  
82± Acres  
Ashley County



**Mist 82**  
**Mist, AR / Ashley County**

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**SUMMARY**

**Address**

000 County Road 912

**City, State Zip**

Mist, AR 71658

**County**

Ashley County

**Type**

Farms, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.26641 / -91.685279

**Acreage**

82

**Price**

\$160,000

**Property Website**

<https://habitatlandcompany.com/property/mist-82-ashley-arkansas/77311/>



**PROPERTY DESCRIPTION**

The Mist 82 tract is a conveniently located property with immense potential! This 82.5 +/- acre property, situated approximately 10 minutes east of Hamburg, AR on AR State HWY 82, offers an ideal blend of features to attract and sustain diverse wildlife.

The eastern and southern portions of the property feature a wet, grassy area that provides excellent bedding and browsing opportunities during dry seasons and has the potential to attract waterfowl during wet seasons. The remainder of the property boasts a mix of mast-producing hardwoods, pines, and gums. The pines underwent a select cut years ago, resulting in undergrowth that is now perfect for both cover and navigation for wildlife and hunters.

During a recent walk on the property after a heavy rain, I observed numerous trails, rubs, and tracks, and personally sighted squirrels and rabbits. The property owner has not hunted the land in many years, indicating low hunting pressure. An old trail system and food plot area on the property could be easily reclaimed. Additionally, the property is surrounded by excellent farmland, a significant advantage for early-season deer hunters.

As a bonus, the property is conveniently located approximately 40 minutes from Lake Chicot State Park, 40 minutes from Cut-Off Creek WMA hunting area, and 30 minutes from Monticello, AR.

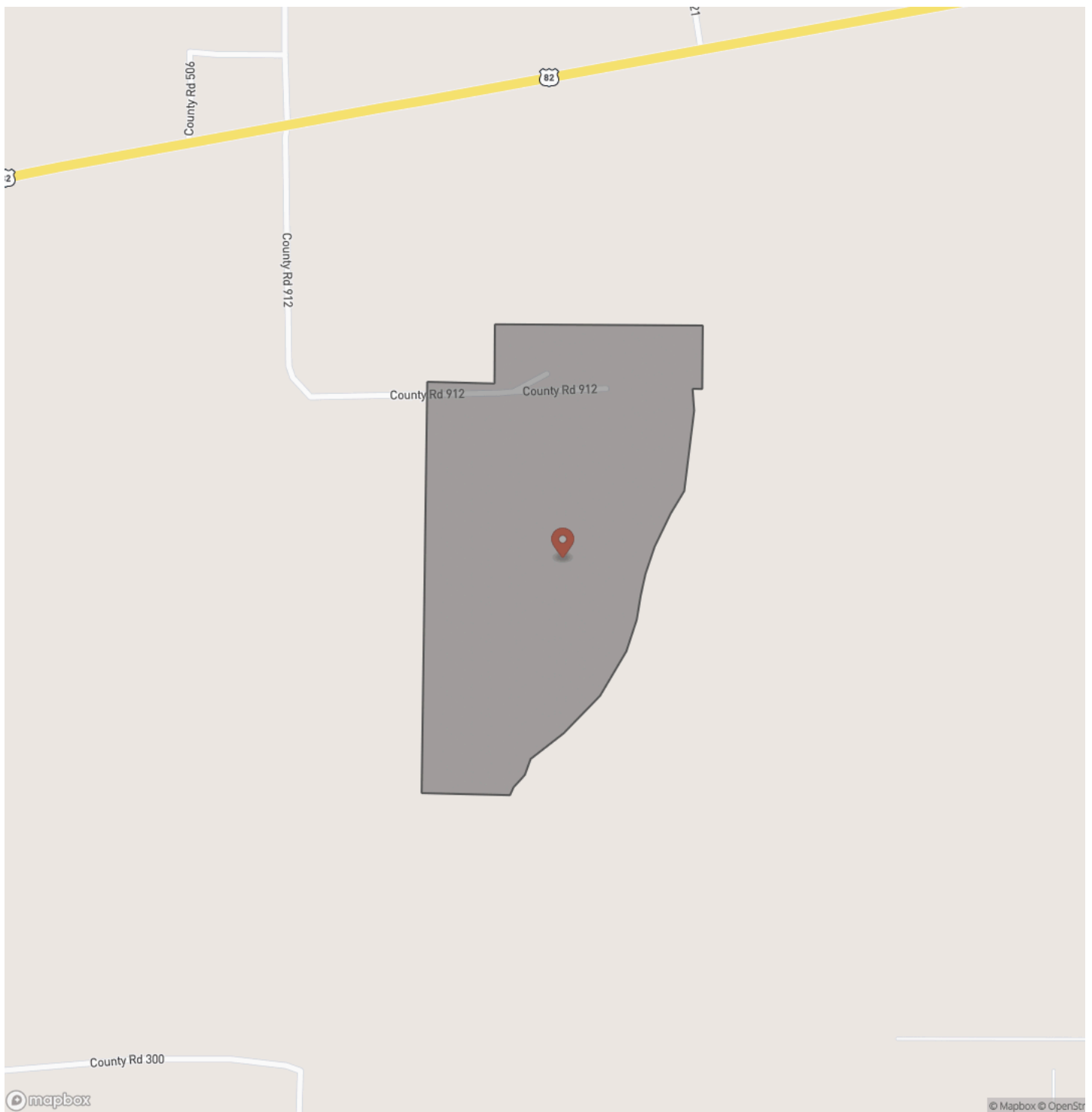
If you're searching for a well-placed, easily accessible property for hunting or camping in South Arkansas, please give us a call. The Mist 82 could be the perfect fit.



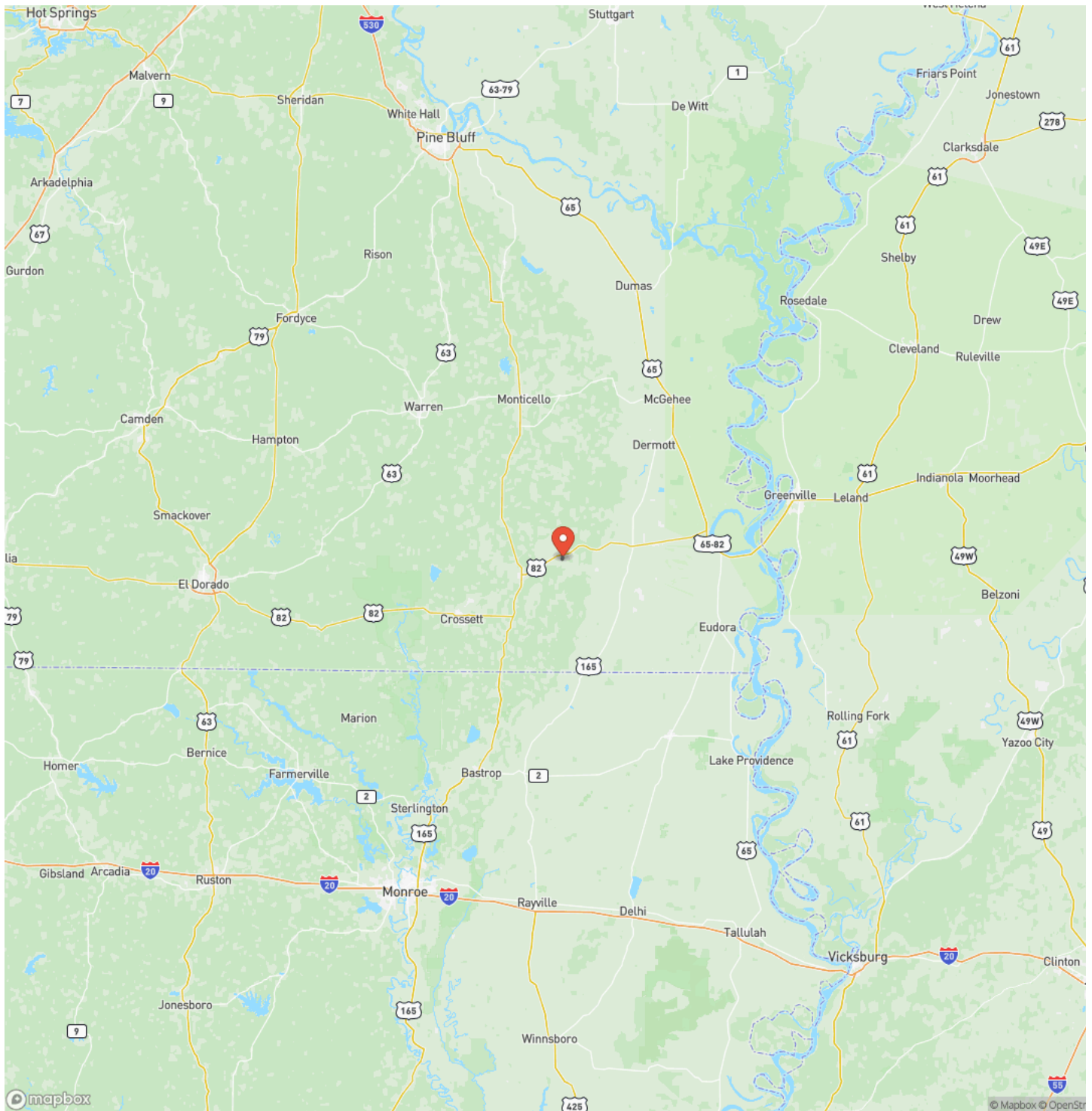




## Locator Map



## Locator Map





## Satellite Map



**For more information contact:**



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City / State / Zip

## NOTES

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**<https://www.habitatlandcompany.com/>**

## **DISCLAIMERS**

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