

Stephens Pine Property
Ouachita 2 Rd
Stephens, AR 71764

\$45,900
22.980± Acres
Ouachita County



Stephens Pine Property
Stephens, AR / Ouachita County

SUMMARY

Address

Ouachita 2 Rd

City, State Zip

Stephens, AR 71764

County

Ouachita County

Type

Farms, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

33.397516 / -93.002394

Acreage

22.980

Price

\$45,900

Property Website

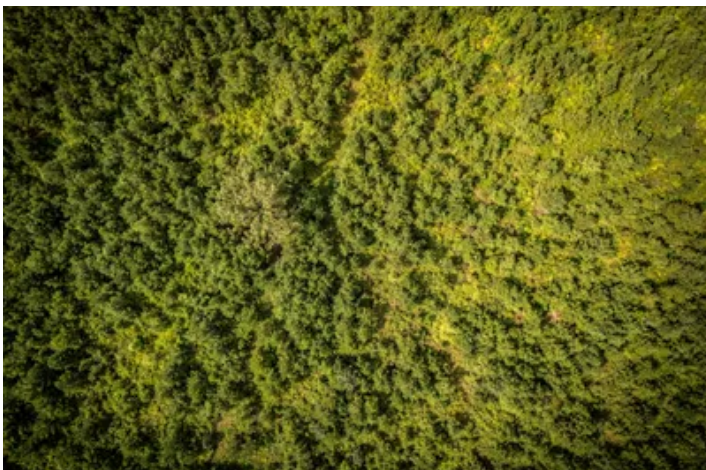
<https://arrowheadlandcompany.com/property/stephens-pine-property-ouachita-arkansas/87946/>



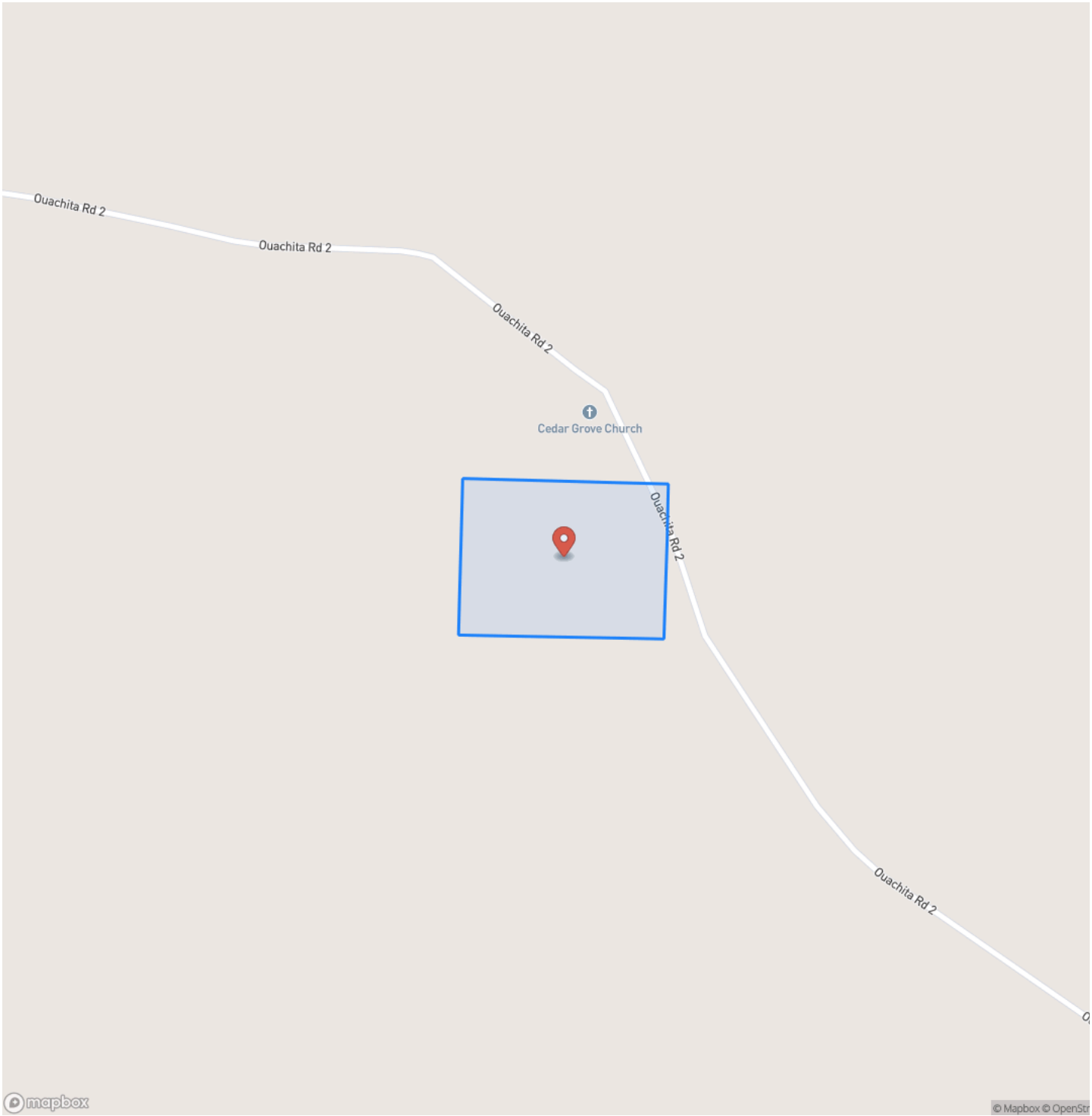
PROPERTY DESCRIPTION

Located in Ouachita County, Arkansas, this nearly 22.98 +/- acre tract offers an outstanding opportunity for hunting, recreation, or future investment. The mature timber on the property has been harvested and it has been replanted. The property now has a healthy stand of young pine trees, making this a great property if you are looking for a long term investment. The property has ideal habitat for deer, turkey, and other native wildlife. Its location right off Ouachita 2 Road provides easy year-round access, making it convenient for weekend getaways or development plans. Whether you're looking to establish a hunting retreat, watch your timber investment grow, or simply enjoy a private piece of the Arkansas wilderness, this property is full of potential. It is located just 7+/- minutes outside of Stephens, 40+/- minutes from El Dorado, and 1 hour and 20+/- minutes from Texarkana. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels at [\(479\) 438-2034](tel:(479)438-2034).

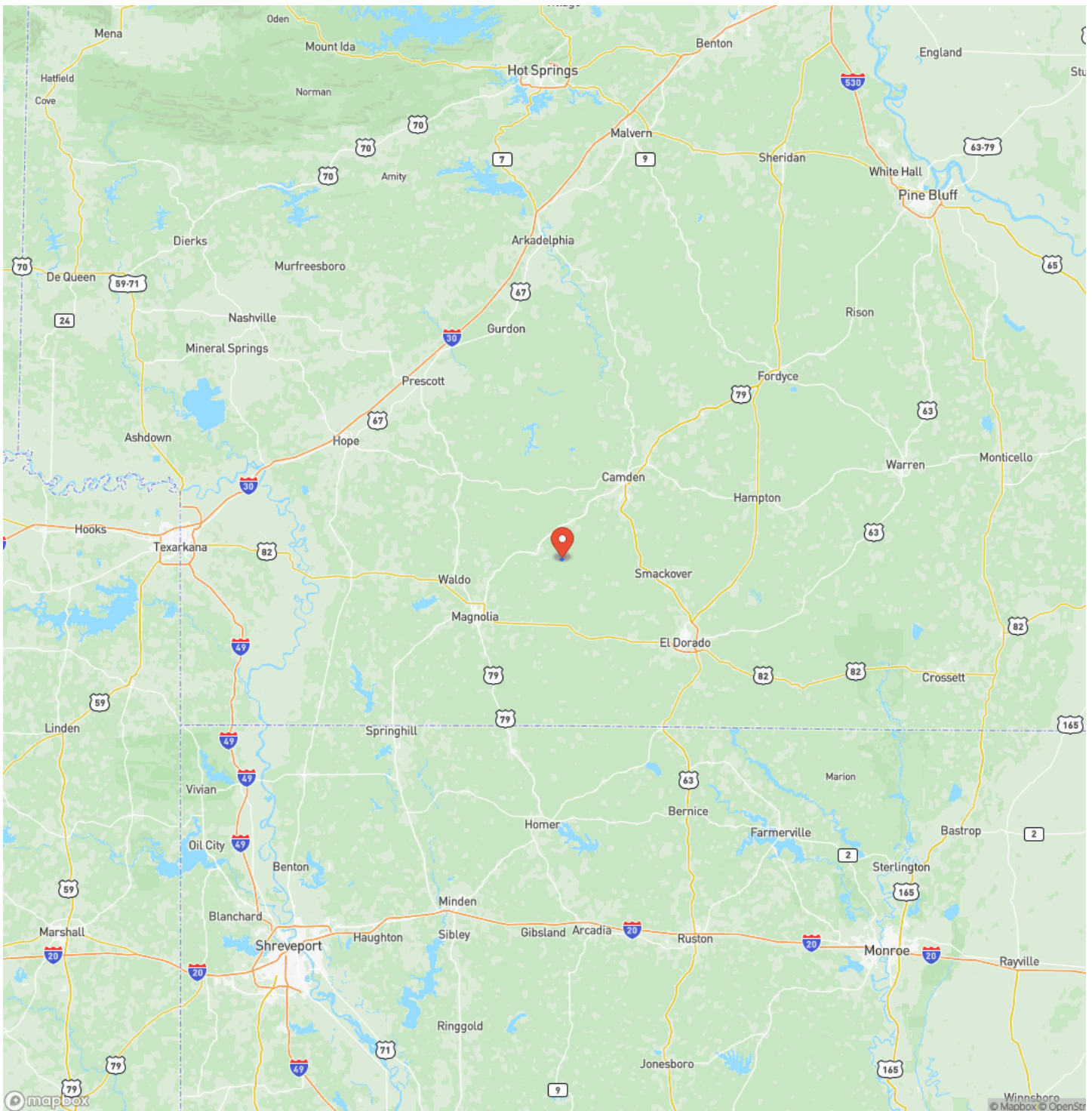
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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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