

**Wattensaw 50**  
**Devalls Bluff, AR 72041**

**\$230,000**  
**50± Acres**  
**Prairie County**





**Wattensaw 50**  
**Devalls Bluff, AR / Prairie County**

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**SUMMARY**

**City, State Zip**

Devalls Bluff, AR 72041

**County**

Prairie County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

34.821182 / -91.490637

**Taxes (Annually)**

60

**Acreage**

50

**Price**

\$230,000

**Property Website**

<https://arkansaslandforsale.com/property/wattensaw-50-prairie-arkansas/53617/>



**MORE INFO ONLINE:**

**[ArkansasLandForSale.com](https://arkansaslandforsale.com)**



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**PROPERTY DESCRIPTION**

Located near Devalls Bluff, Arkansas and surrounded on three sides by Mike Freeze Wattensaw Wildlife Management Area, this approximately 50 +/- acre property is a haven for hunting enthusiasts. Featuring a mixed blend of timber and strategically positioned food plots, it offers an optimal habitat for wildlife, including deer and turkeys. Accessible via a gravel road, entry to this land is convenient and straightforward. With frequent sightings of game enhancing its appeal, this property presents a rare opportunity to own land adjacent to extensive public lands. Properties of this caliber are seldom available for sale, making this an unparalleled investment opportunity. For more information or to schedule a tour, please contact Lance Talbert at [501-951-3073](tel:501-951-3073).



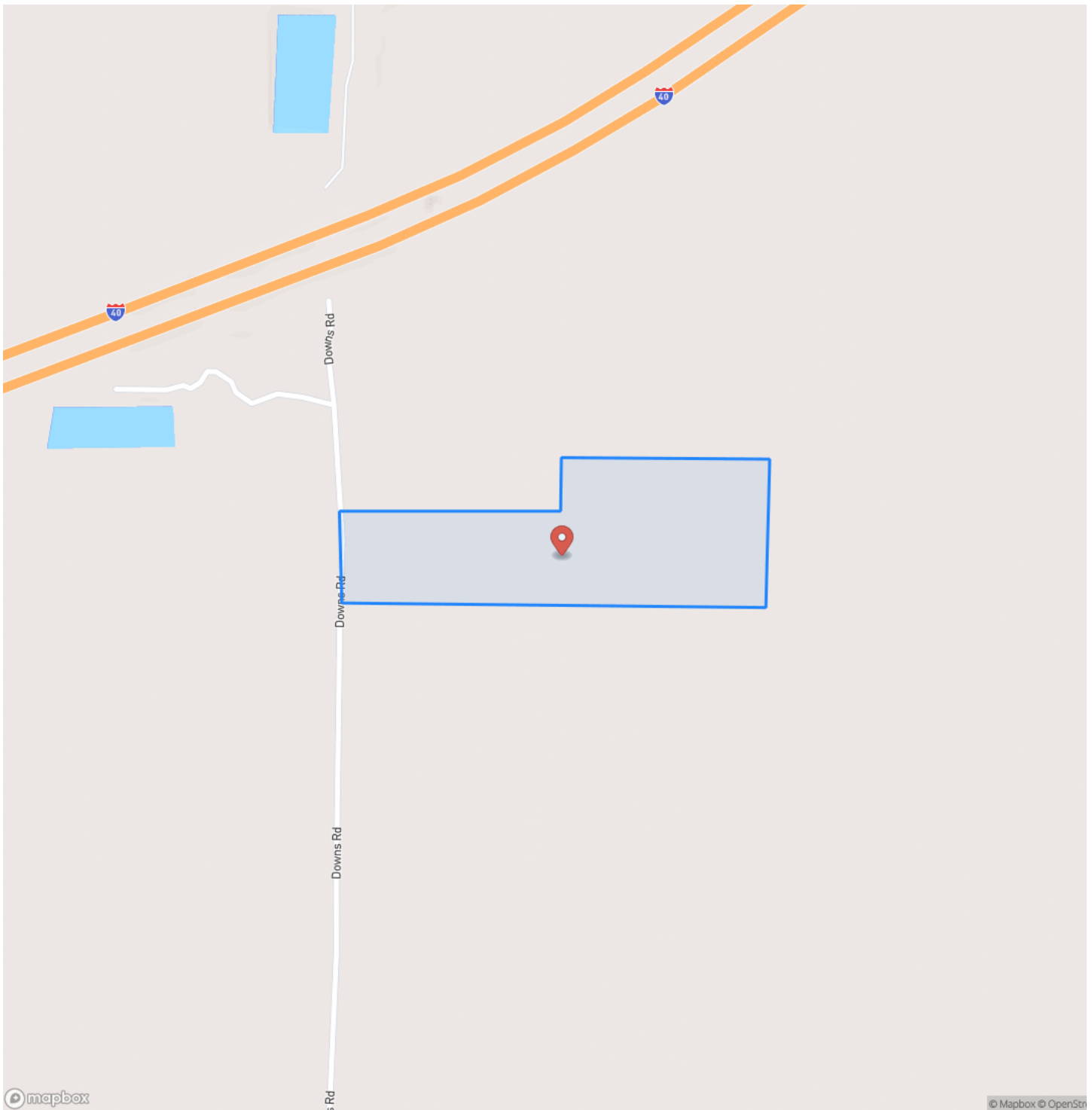


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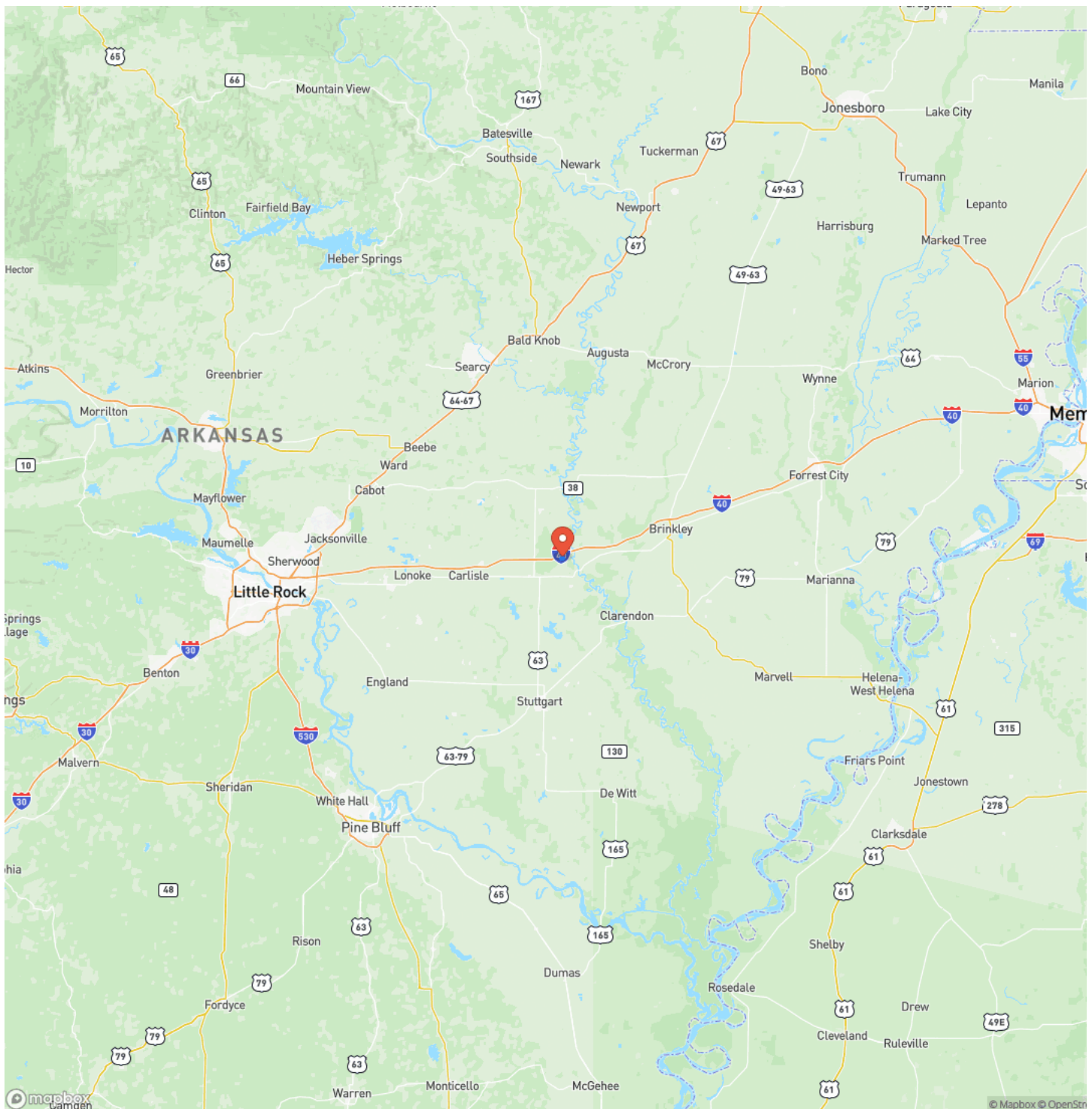


## Locator Map





## Locator Map





## Satellite Map



**Wattensaw 50**  
**Devalls Bluff, AR / Prairie County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lance Talbert

## Mobile

(501) 951-3073

## Email

lance@arkansas.land

**Address**

2024 North Main Street

## City / State / Zip

North Little Rock, AR 72114

## NOTES



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**



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



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**

## **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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**Arkansas Land Company**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 604-4565  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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