

Mountain Pine Timberlands
Royal Oak Rd
Mountain Pine, AR 71956

\$13,583,700
3,483± Acres
Garland County



Mountain Pine Timberlands
Mountain Pine, AR / Garland County

SUMMARY

Address

Royal Oak Rd

City, State Zip

Mountain Pine, AR 71956

County

Garland County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.590984 / -93.104182

Acreage

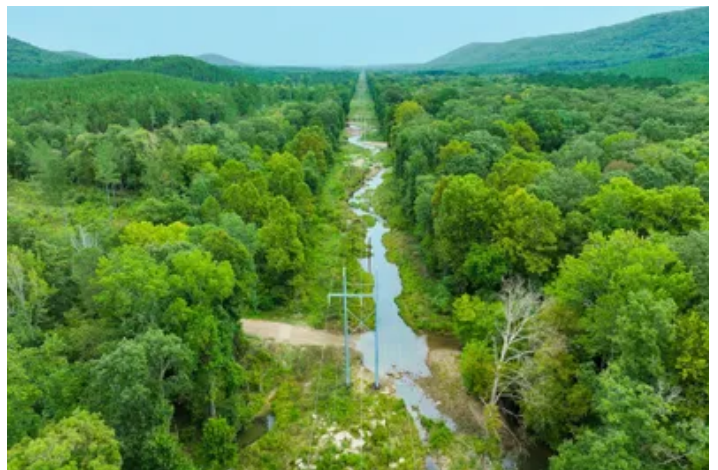
3,483

Price

\$13,583,700

Property Website

<https://www.forestryrealestate.com/property/mountain-pine-timberlands-garland-arkansas/89075/>



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PROPERTY DESCRIPTION

The Mountain Pine Tract is located 8 miles NW of Hot Springs, Arkansas in Garland County in the foothills of the Ouachita Mountains between Hot Springs National Park and the Ouachita National Forest. From your new gate, you are ten minutes from several marinas at Lake Ouachita and 15 minutes from marinas on Lake Hamilton along with the accompanying nightlife and restaurants.

This land for sale has been professionally managed for conservation, recreation and timber production by the same owner for the last ten years, owned by Weyerhaeuser before that. All first thinnings have been completed in the last three years, leaving the next owner with a forest that can be grown without operational headaches. With lush and diverse wildlife habitat, a robust internal road system, this tract offers a multitude of future uses for the next owner. Further, with numerous hilltop vistas, this tract is ready for the next owner's touches.

Proximity to:

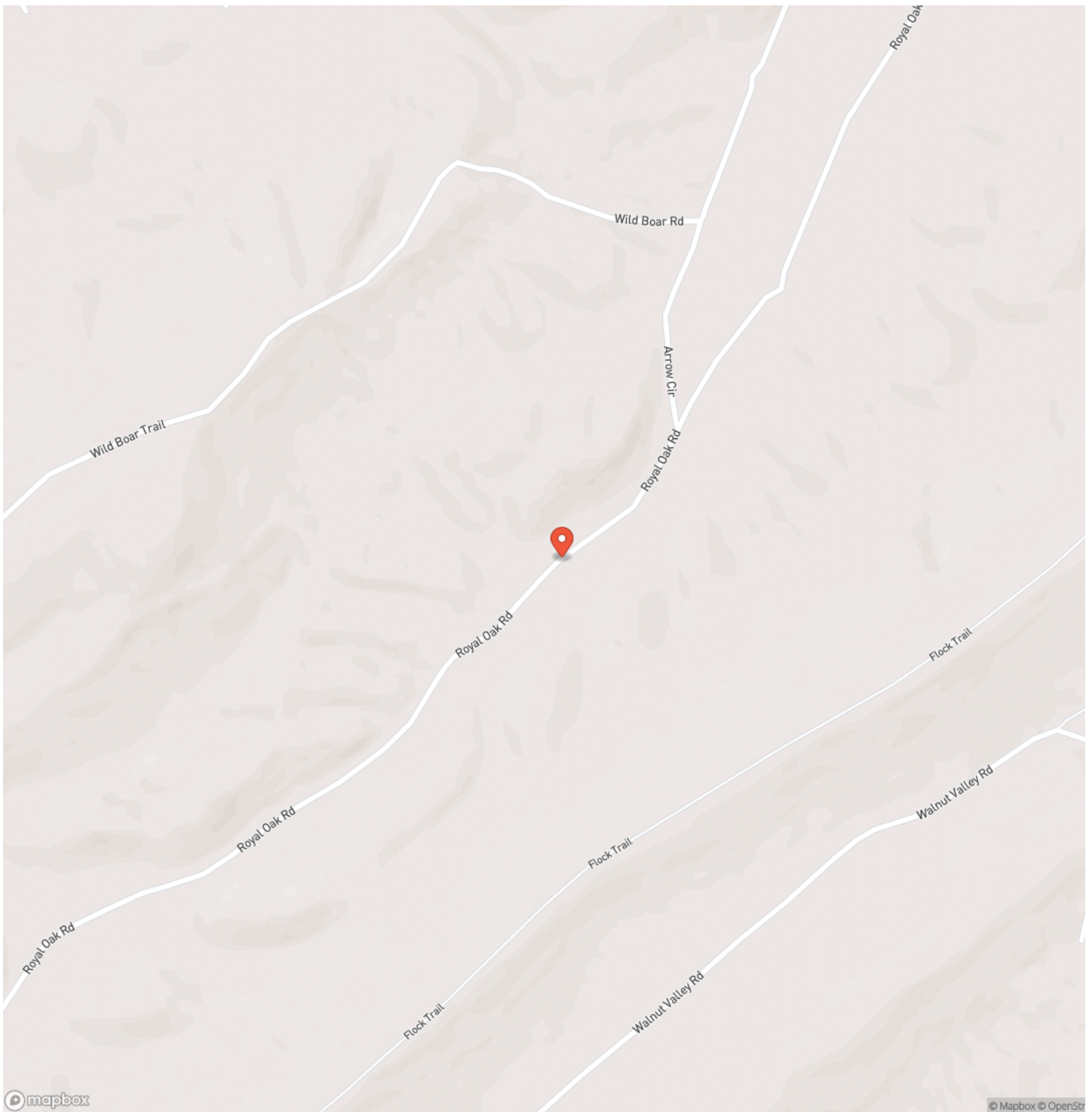
- 8 miles to Hot Springs/HOT Airport
- 45 minutes to downtown Little Rock
- 10 minutes to Lake Ouachita
- 10 minutes to Lake Hamilton
- 45 minutes to downtown Little Rock
- 5 minutes to the famous "Mountain Valley Water" bottling facility



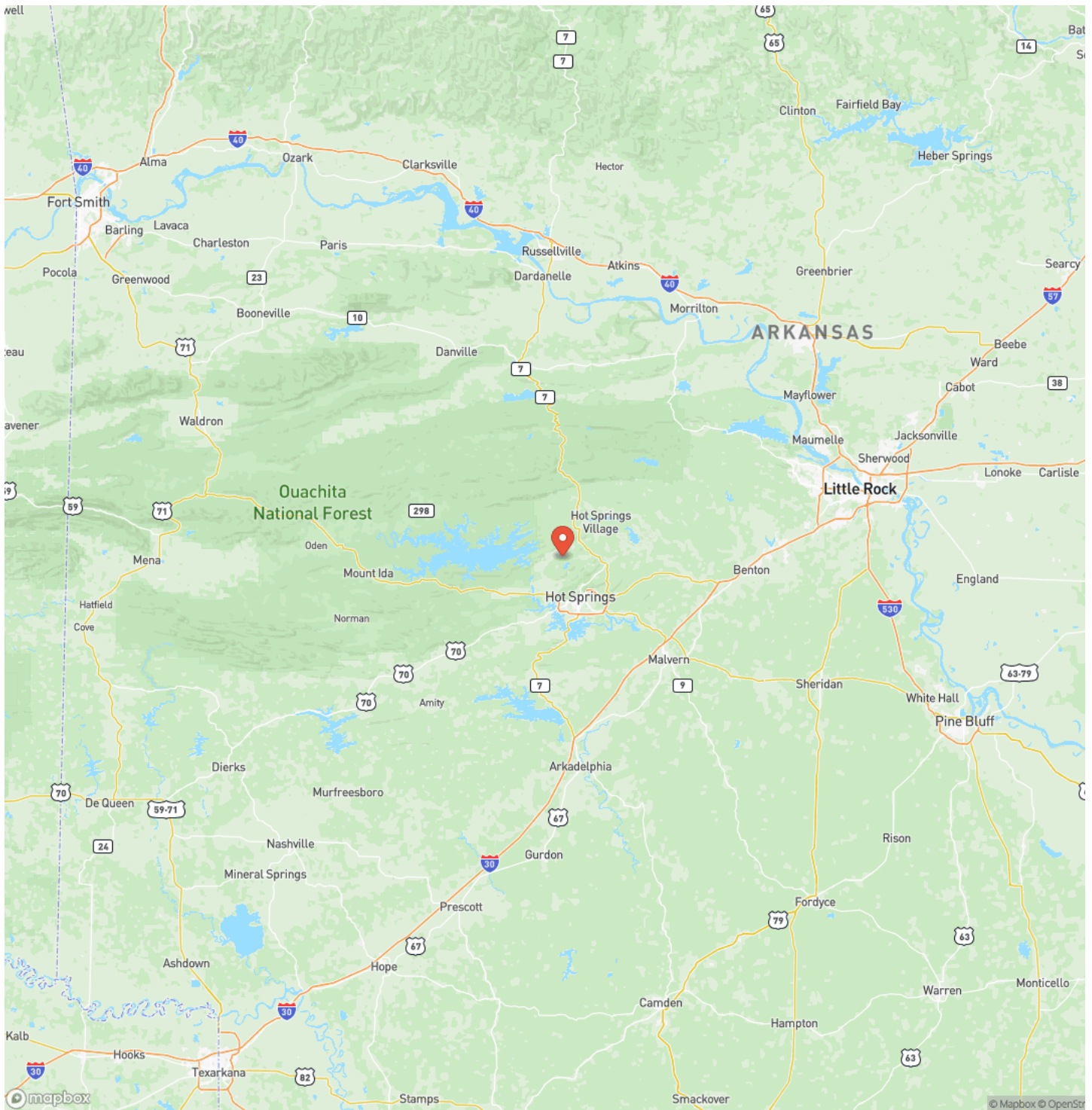
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Locator Map



Locator Map



Satellite Map



Mountain Pine Timberlands
Mountain Pine, AR / Garland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Doug Moore

Mobile

(478) 357-0213

Office

(501) 219-8600

Email

dmoore@ddkland.com

Address

City / State / Zip

NOTES



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



MORE INFO ONLINE:
www.forestryrealestate.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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