

Chapel Hill
1489 Nevada 8
Waldo, AR 71770

\$395,000
158± Acres
Nevada County



Chapel Hill
Waldo, AR / Nevada County

SUMMARY

Address

1489 Nevada 8

City, State Zip

Waldo, AR 71770

County

Nevada County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.452276 / -93.234371

Acreage

158

Price

\$395,000

Property Website

<https://www.forestryrealestate.com/property/chapel-hill-nevada-arkansas/110810/>



PROPERTY DESCRIPTION

158 +/- Acres | Premier Timber Investment & Hunting Retreat | Southeast Nevada County, Arkansas

Discover an exceptional opportunity to own 158 +/- acres of productive timberland and premier recreational property in southeast Nevada County, Arkansas, conveniently located near Magnolia. This remarkable tract offers the perfect balance of income-producing timber, outstanding hunting opportunities, and the chance to create a lasting family legacy for generations to come.

The property features gently rolling terrain highlighted by a beautiful scenic pond that provides excellent fishing and an ideal setting for a future cabin or homesite overlooking the water. Imagine spending evenings by the pond and creating a private retreat where family and friends can gather for years to come.

Multiple age classes of professionally managed pine plantations provide both immediate and recurring future income opportunities, making this property an attractive long-term timber investment while still offering exceptional recreational value today.

Outdoor enthusiasts will appreciate the diverse habitat that supports healthy populations of whitetail deer and wild turkey. Established food plots, well-maintained ATV trails, and abundant natural cover create an ideal environment for hunting and year-round enjoyment. An additional small pond further enhances the property's wildlife appeal.

Accessibility and utility availability add tremendous value, with excellent paved road and county road frontage along with water and electricity available, providing flexibility for future improvements and development.

Properties that successfully combine investment potential, recreational enjoyment, and build-ready amenities are becoming increasingly difficult to find. Whether you're seeking a hunting retreat, an income-producing timber investment, or a place to establish a meaningful family legacy, this property offers a rare opportunity to own a truly versatile piece of South Arkansas land.

Property Highlights

- 158 +/- acres in southeast Nevada County, Arkansas near Magnolia
- Rolling topography with scenic natural beauty
- Beautiful fishing pond with an ideal cabin or homesite location
- Additional small pond that enhances wildlife habitat
- Multiple age classes of managed pine plantations
- Immediate and future timber income potential
- Excellent deer and turkey hunting
- Established food plots and ATV trail system
- Paved road and county road frontage
- Water and electricity available
- Strong long-term timber investment opportunity
- Exceptional family retreat and legacy property

Whether your vision is a secluded cabin overlooking the water, a premier hunting destination, or a long-term timber investment to pass down for generations, this exceptional property provides a rare opportunity to own a piece of Arkansas that will continue to grow in

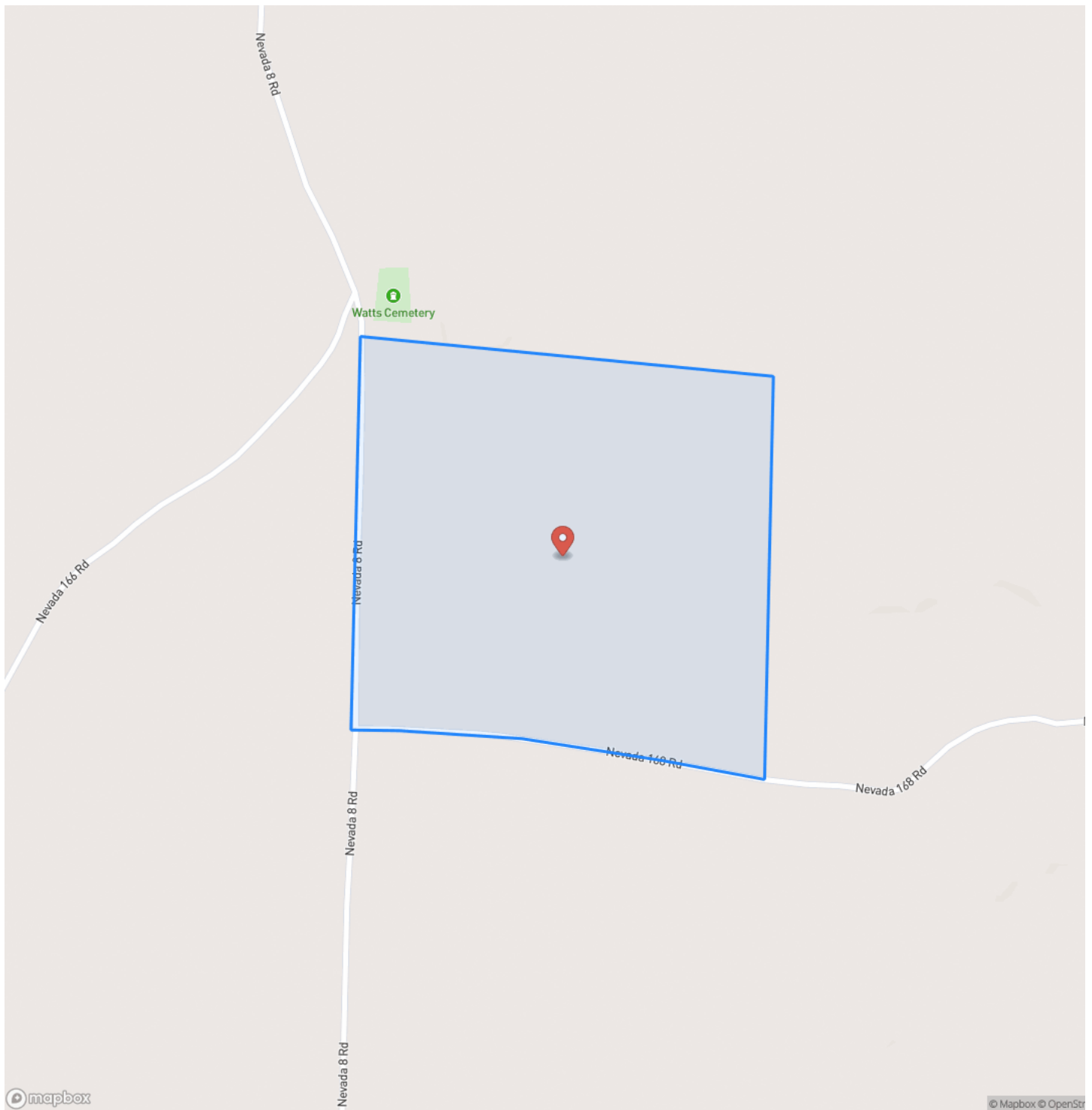


both value and memories for years to come.

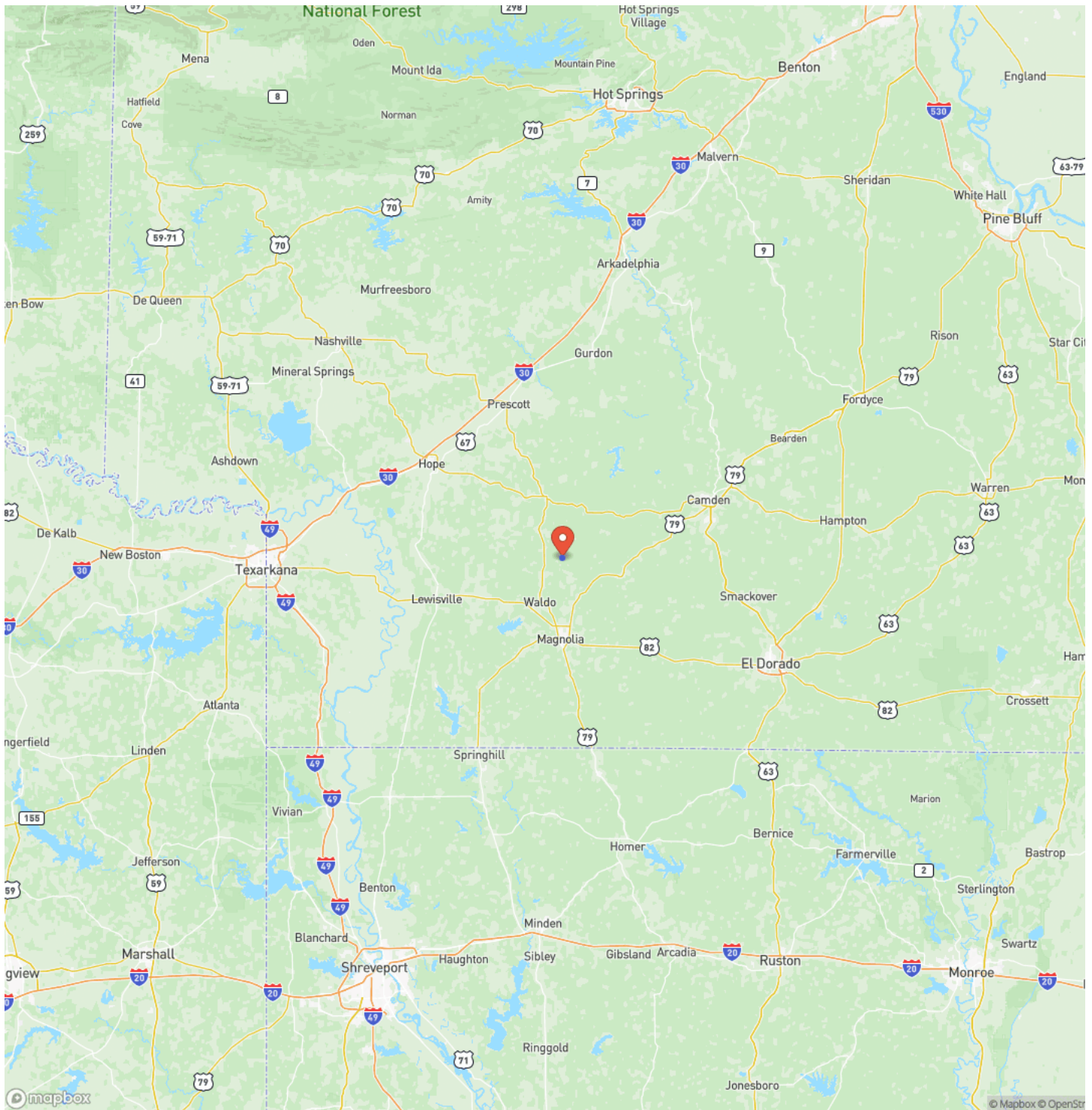




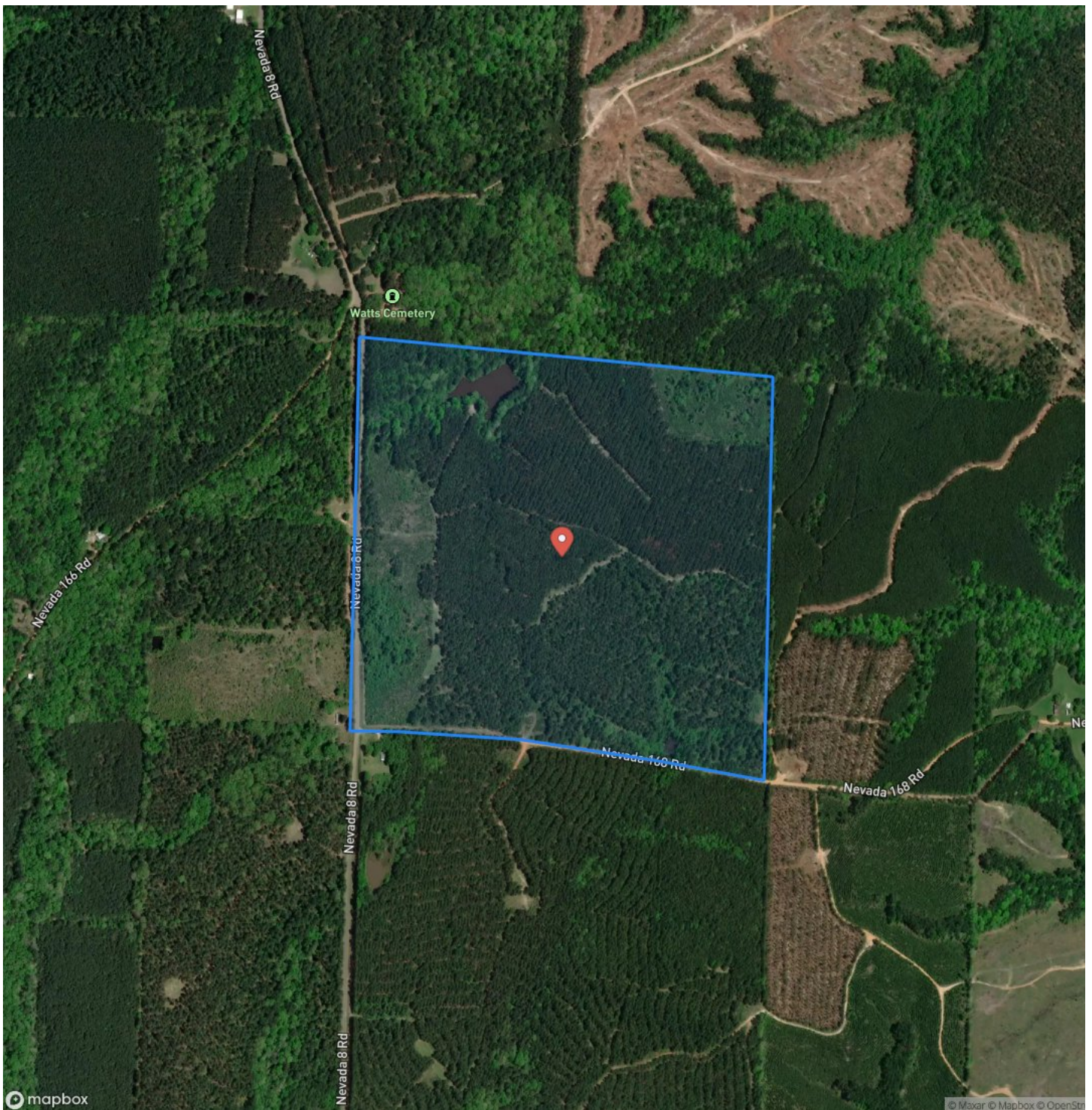
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ray Galloway

Mobile

(903) 824-7692

Office

(501) 219-8600

Email

rgalloway@davisforestry.com

Address

216 Olive St., STE 201

City / State / Zip

NOTES

[illegible]

[illegible]

<https://www.forestryrealestate.com/>

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.



DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
<https://www.forestryrealestate.com/>

