

Stephen's Gap
00 Highway 57
Stephens, AR 71764

\$387,500
155± Acres
Ouachita County



Stephen's Gap
Stephens, AR / Ouachita County

SUMMARY

Address

00 Highway 57

City, State Zip

Stephens, AR 71764

County

Ouachita County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.44554 / -93.072767

Acreage

155

Price

\$387,500

Property Website

<https://www.forestryrealestate.com/property/stephen-s-gap-ouachita-arkansas/110814/>



PROPERTY DESCRIPTION

155 +/- Acres | Premier Timber & Hunting Retreat | Ouachita County, Arkansas

Discover an exceptional opportunity to own 155 +/- acres of productive timberland and premier hunting property in beautiful Ouachita County, Arkansas, conveniently located near Stephens. This diverse recreational and investment tract offers the perfect combination of immediate and long-term income potential, along with a place to create lasting family memories for generations to come.

The property features rolling topography, a wet-weather creek, and multiple age classes of managed pine plantations, providing both current and recurring future timber income opportunities. Whether you're seeking a long-term land investment, a private hunting retreat, or a legacy property to pass down through your family, this tract checks every box.

Outdoor enthusiasts will appreciate the outstanding wildlife habitat that supports healthy populations of whitetail deer and wild turkey. Established food plots, well-maintained ATV trails, and a small pond create an ideal environment for year-round recreation and hunting enjoyment.

Accessibility is another standout feature, with both paved road frontage and county road frontage, providing excellent access and multiple possibilities for future improvements.

Properties that successfully combine income-producing timber, exceptional hunting, and long-term investment value are increasingly difficult to find. This rare offering provides the opportunity to build a lasting land legacy while enjoying all that South Arkansas has to offer.

Property Highlights

- 155 +/- acres in Ouachita County, Arkansas near Stephens
- Rolling terrain with beautiful natural diversity
- Wet-weather creek traversing the property
- Multiple age classes of managed pine plantations
- Immediate and future timber income potential
- Excellent deer and turkey hunting habitat
- Established food plots and ATV trail system
- Small pond for wildlife and recreation
- Paved road and county road frontage
- Strong long-term timber investment opportunity
- Ideal family retreat and legacy property

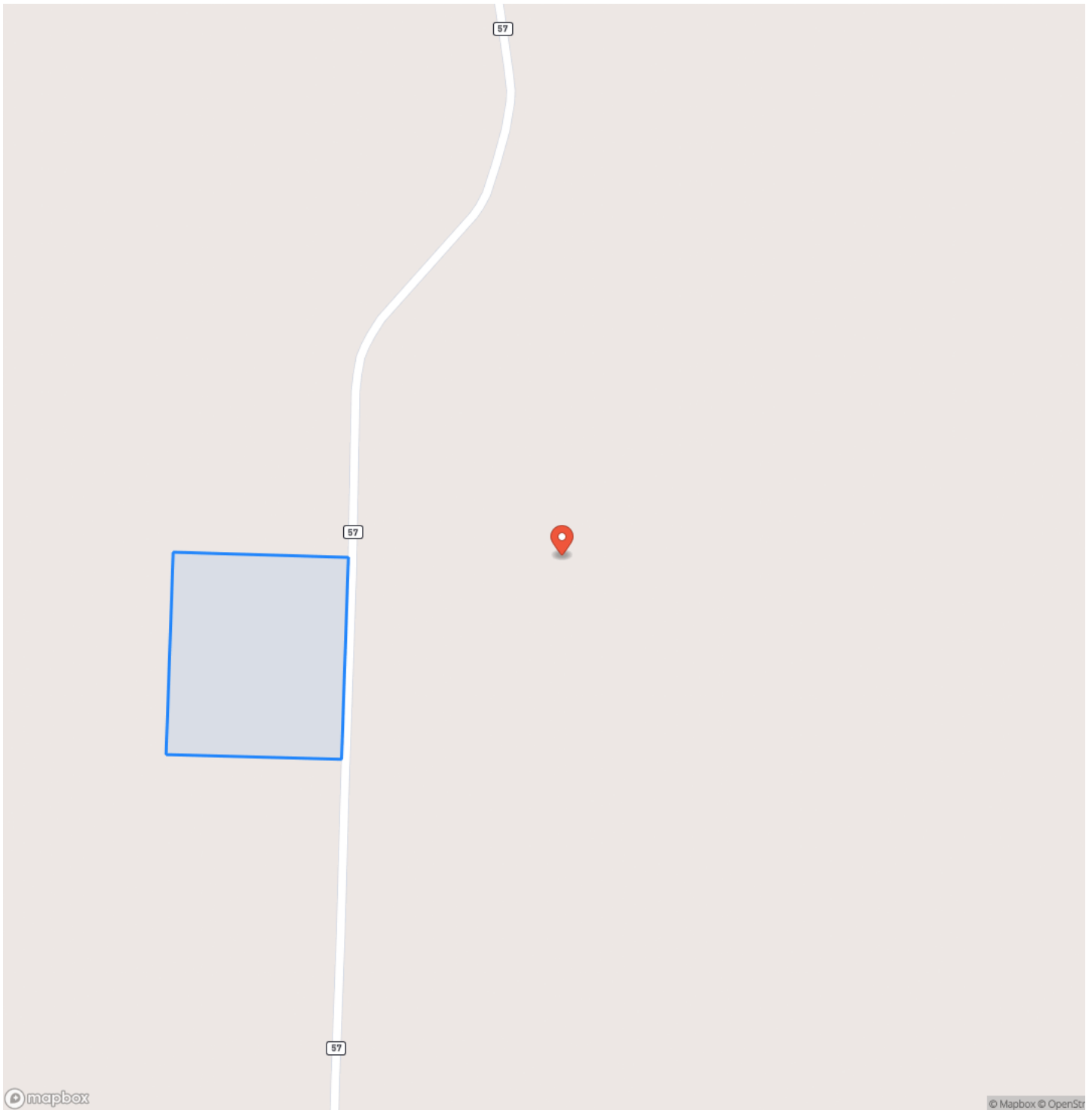
Whether your vision is a private hunting camp, a long-term timber investment, or a place where future generations can gather and create memories, this exceptional property offers the rare opportunity to own a truly versatile piece of Arkansas land.



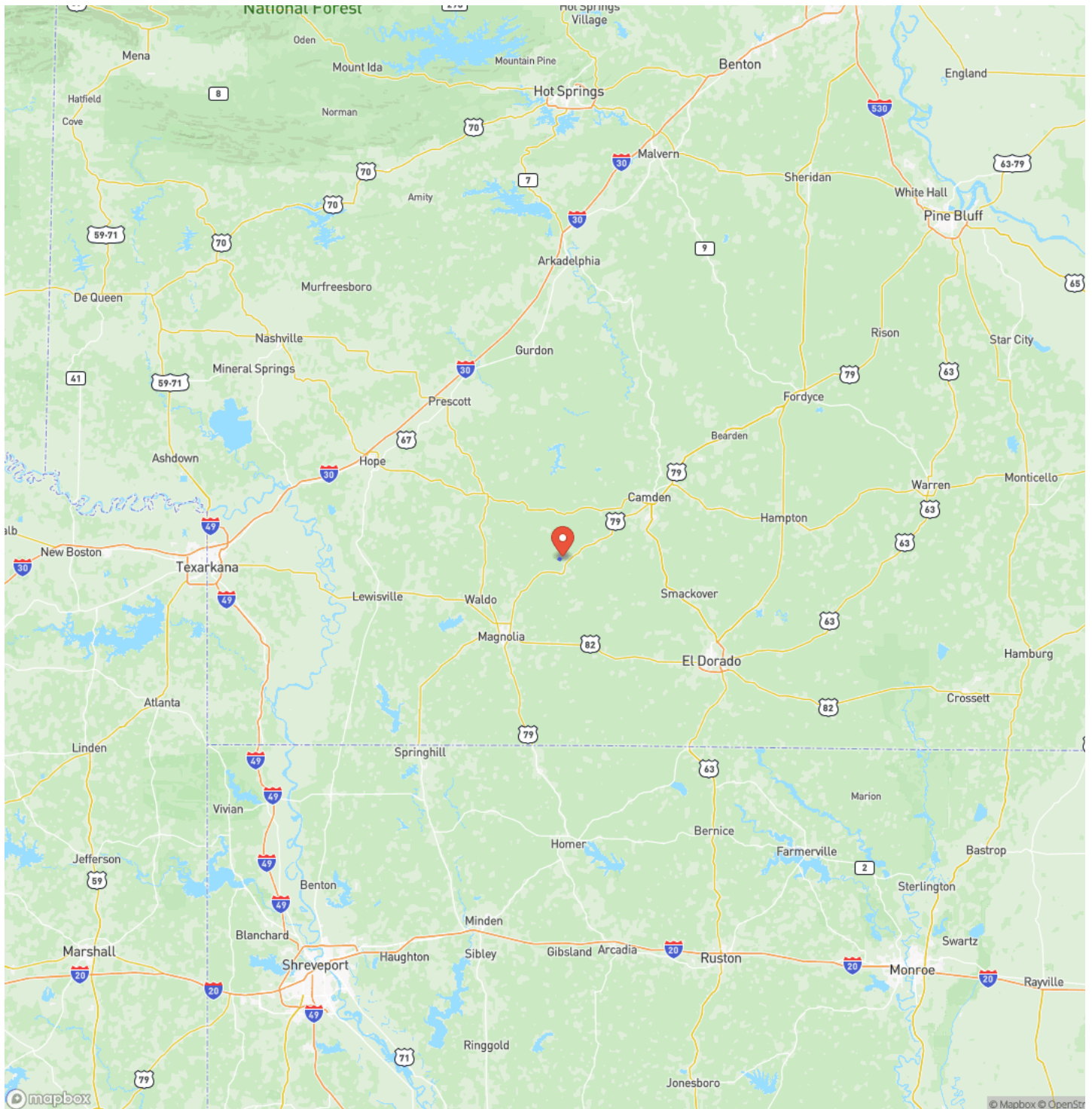
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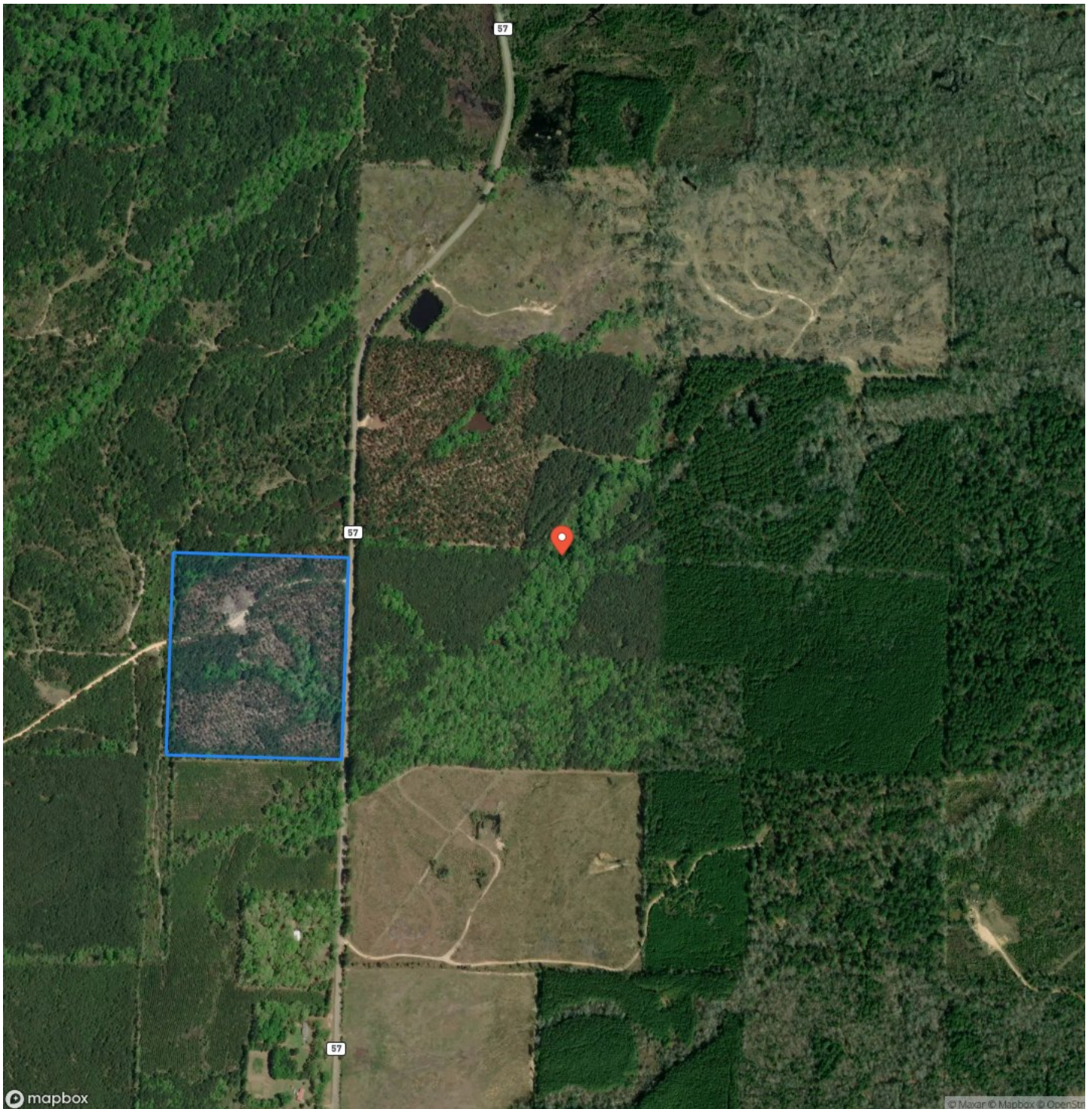
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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<https://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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