

**Belspain**  
**Watson, AR 71674**

**\$750,000**  
**188± Acres**  
**Desha County**



**Belspain**  
**Watson, AR / Desha County**

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**SUMMARY**

**City, State Zip**

Watson, AR 71674

**County**

Desha County

**Type**

Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

33.92048 / -91.29232

**Acreage**

188

**Price**

\$750,000

**Property Website**

<https://www.forestryrealestate.com/property/belspain-desha-arkansas/64988/>



**PROPERTY DESCRIPTION**

This property offers exceptional deer hunting and features access from both the north via Belcoe Lake Road and the south through Highway 1, ensuring convenient entry points for outdoor enthusiasts. Spanning around 60 acres of mature pine timber, this land provides a unique opportunity for timber harvest, with potential for light poles. Additionally, the property connects to the Belcoe Lake Hunting Club, a neighboring 380 +/- acre tract, and may be sold together, offering a combined expansive hunting retreat. This is a prime location for investment in both timber and recreation.

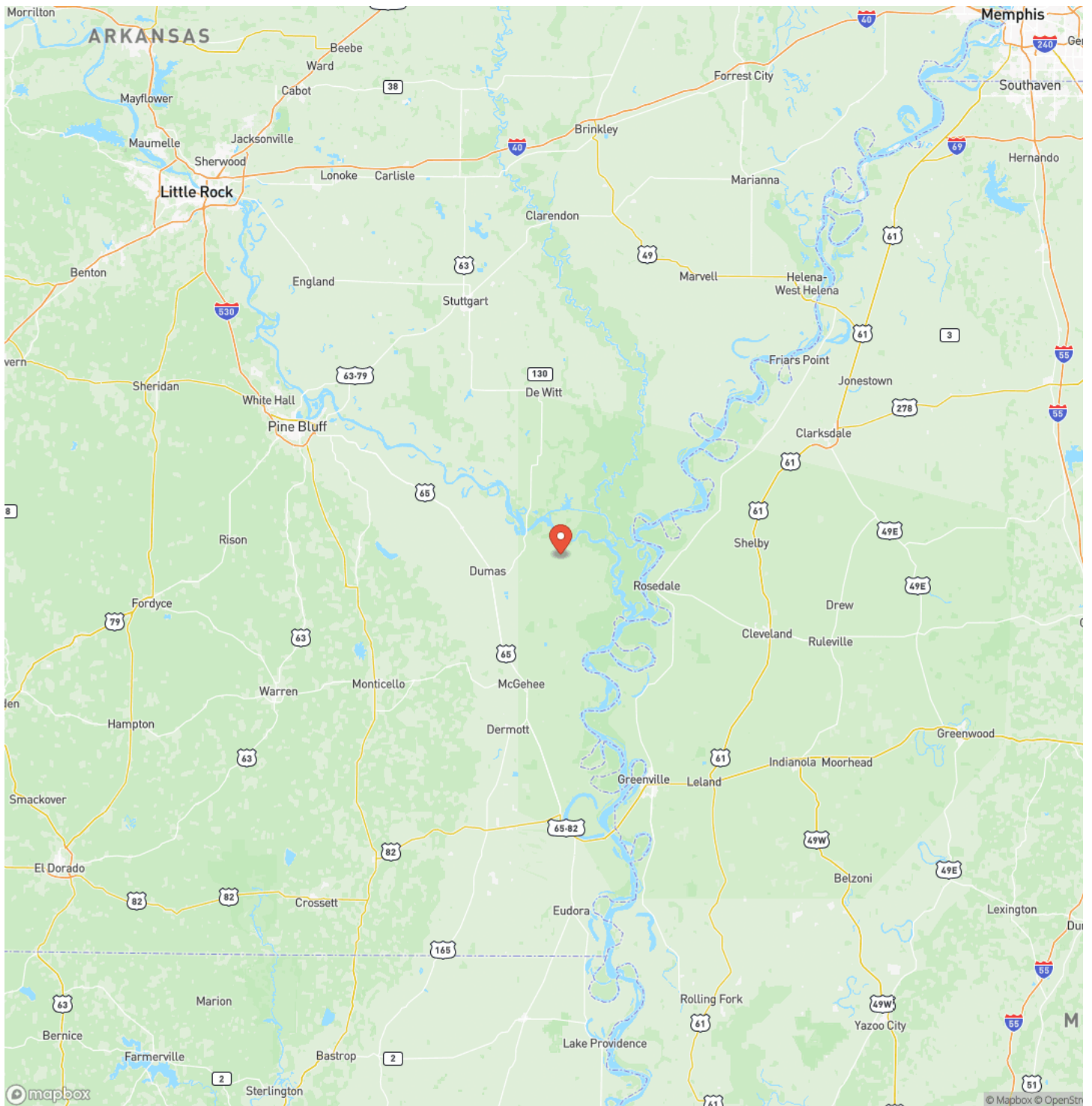


## Locator Map

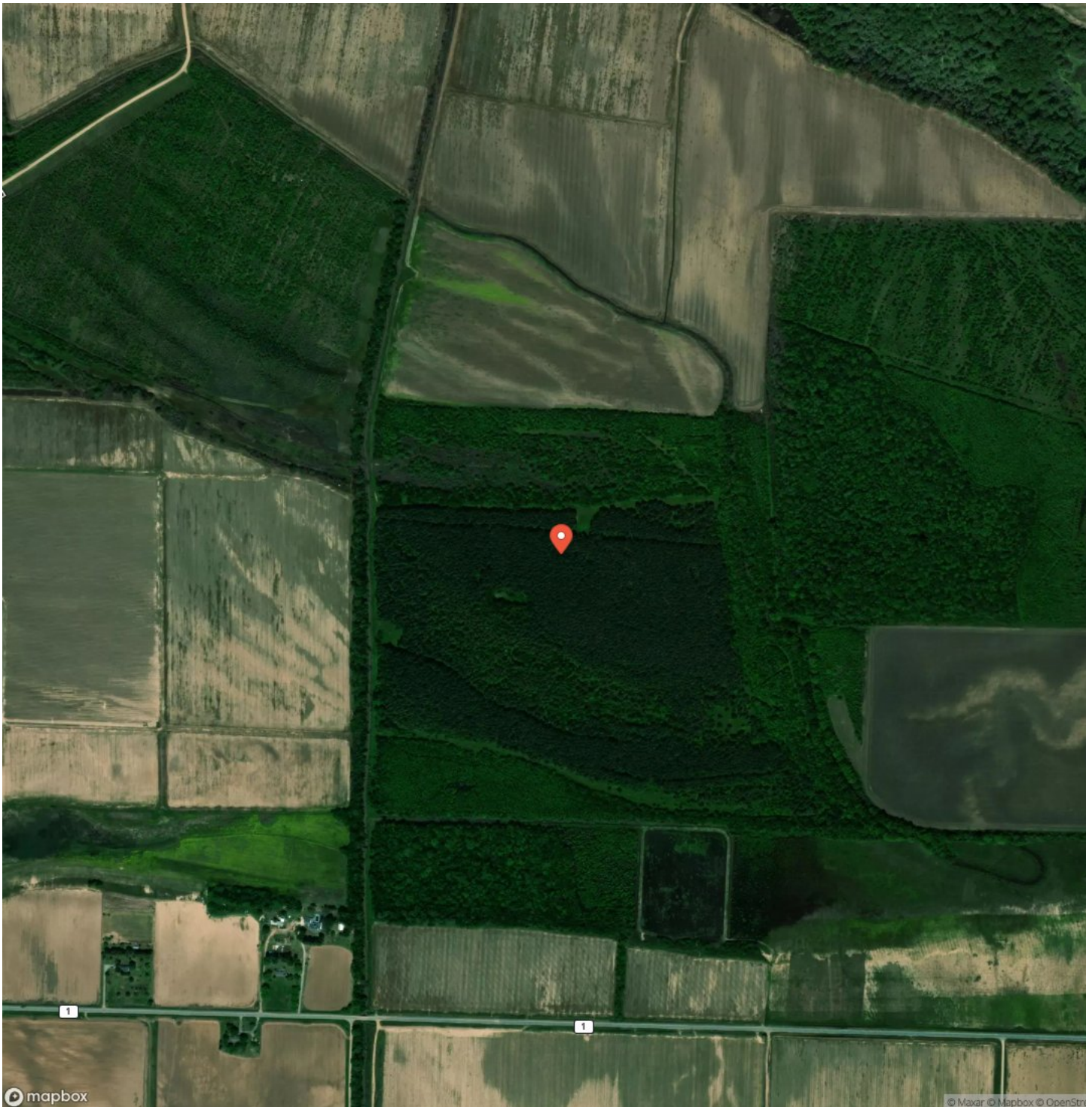




## Locator Map



## Satellite Map



**Belspain**  
**Watson, AR / Desha County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Andrew Ross

## Mobile

(870) 723-2020

## Office

(501) 219-8600

## Email

aross@forestryrealestate.com

**Address**

1100 Asbury Road

## City / State / Zip

Little Rock, AR 72211

## NOTES



**MORE INFO ONLINE:**

**www.forestryrealestate.com**

## 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.





## **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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