Miller County Hunting TBD Fouke, AR 71837

\$120,000 40± Acres Miller County









Miller County Hunting Fouke, AR / Miller County

SUMMARY

Address

TBD

City, State Zip

Fouke, AR 71837

County

Miller County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

33.264823 / -93.885427

Acreage

40

Price

\$120,000

Property Website

https://www.forestryrealestate.com/property/miller-county-hunting-miller-arkansas/86706/









Miller County Hunting Fouke, AR / Miller County

PROPERTY DESCRIPTION

Tired of being on a hunting lease? Explore this 40-acre hardwood timber tract, situated in an area known for producing large deer, which also offers potential for duck hunting. Located near McKinney Bayou, the Red River bottoms, and the Sulphur River, this hunting land for sale in Arkansas is situated in a prime hunting area teeming with wildlife. Conveniently located near Texarkana and Shreveport, the property is accessed via a deeded easement off Bielogh Bridge Road. Surrounded by pasture and large timberland areas, this "honey-hole" hunting land for sale contains excellent wildlife habitat. Mature hardwoods, pines, and a good mix of browse provide the food and cover that game seeks out. With a little effort, this land for sale could become a prime duck hunting property that is easily accessible. The Sulphur River Wildlife Management Area is nearby, with over 16,000 acres of public land offering additional opportunities for hunting and fishing.

Sulphur River WMA • Arkansas Game & Fish Commission

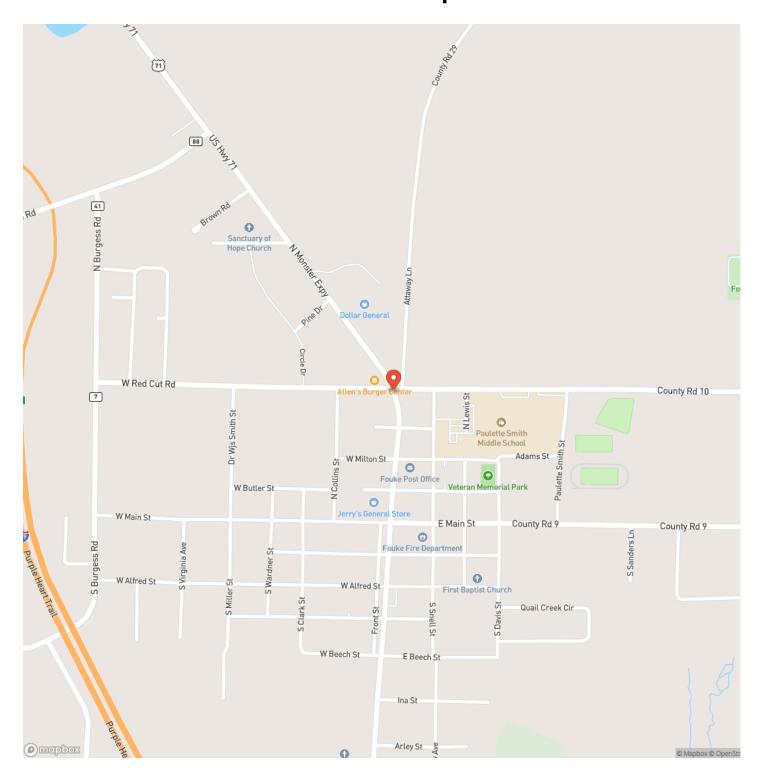


Miller County Hunting Fouke, AR / Miller County



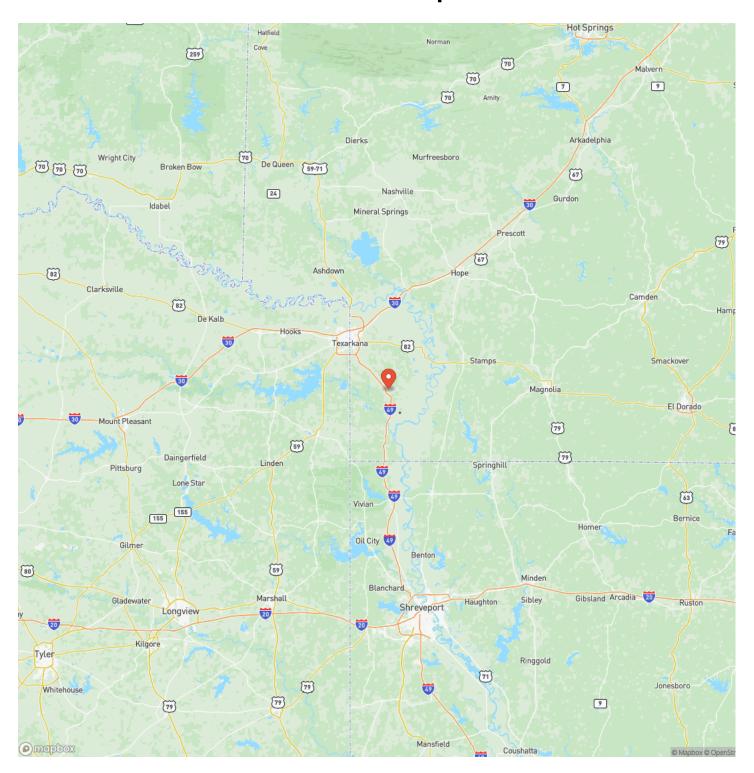


Locator Map



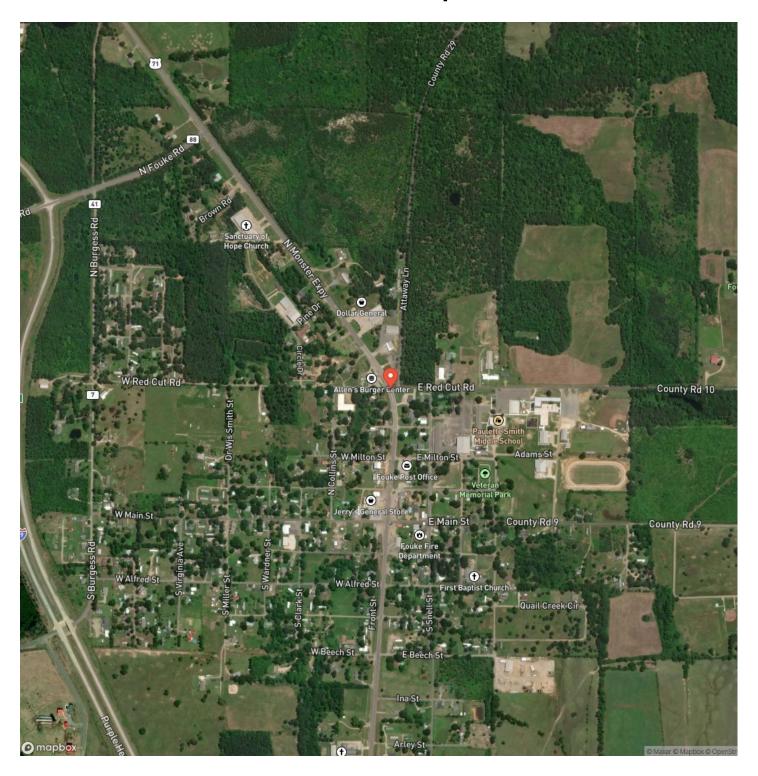


Locator Map





Satellite Map





Miller County Hunting Fouke, AR / Miller County

LISTING REPRESENTATIVE For more information contact:



Representative

Brian DePriest

Mobile

(903) 556-6375

Office

(501) 219-8600

Email

bdepriest@forestryreal estate.com

Address

216 Olive St.

City / State / Zip

NOTES		



<u>NOTES</u>		



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.



Davis DuBose Knight Forestry & Real Estate 1100 Asbury Rd. Little Rock, AR 72211 (501) 219-8600 www.forestryrealestate.com

