SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

881± ACRES
HOWARD COUNTY, AR

$2,500,000

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE HOWARD 881

PROPERTY PROFILE

LOCATION:

- Gillham Lake Road
  Umpire, AR 71971
- Adjoins the Gillham
  Lake State Park
- Adjoins the Howard County WMA
- Howard County
- 1.5± Miles SE of Gillham Lake
- 8± Miles NE of Gillham
- 9± Miles SE of Grannis
- 12± Miles NW of Dierks Lake
- 16± Miles NE of DeQueen Lake
- 40± Miles S of Mena
- 50.7± Miles NE of Hochatown, OK
- 51.5± Miles NE of
  Beavers Bend State Park
- 71.5± Miles N of Texarkana, TX
- 133± Miles SW of Little Rock, AR
- 219± Miles NE of Dallas, TX

COORDINATES:

- 34.20835, -94.1962

PROPERTY USE:

- Investment
- Hunting & Fishing
- ATV/UTV Recreation

PROPERTY INFORMATION:

- 881± Acres
- Diverse Terrain
- Gated Access
- Mature Hardwood Timber
- Hunters Creek Frontage
- Extensive Internal
  Road System

TAX INFORMATION:

- 001-01040-0010, $120.30
- 001-01048-0010, $145.19
- 001-01052-0010, $15.66
- 001-01056-0000, $663.80
- 001-01061-0010, $340.96
- 001-01064-0010, $109.39

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LUKE ALSTON, ALC | EXECUTIVE BROKER
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DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

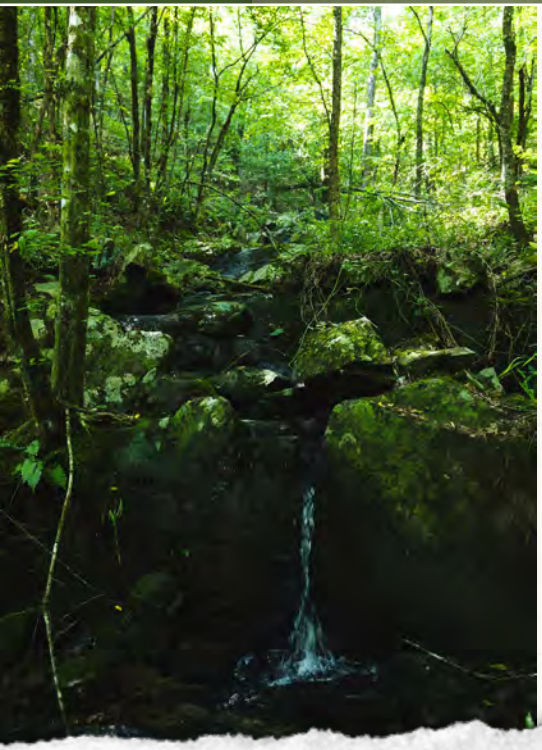
5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOWARD 881

WELCOME TO THE HOWARD 881, A TRUE SPORTSMAN'S PARADISE LOCATED NEAR GILLHAM, ARKANSAS, IN HOWARD COUNTY. This is a rare opportunity to own an 881± acre tract located only 1.5± miles from the Gillham Lake Dam. Sharing a property line with Gillham Lake State Park, as well as the Howard County Wildlife Management Area, there is an abundance of wildlife presence.

Several miles of improved internal roads meander throughout the property, allowing for easy access with your vehicle or RV and hours of trail riding fun. Mature hardwoods are scattered throughout the property, with natural regeneration covering most of the landscape, providing exceptional wildlife habitat.



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MORE ABOUT THE HOWARD 881

Being surrounded by private timber company land and the Howard County WMA only bolsters the hunting opportunities on this tract. A big bonus is the year-round Hunters Creek running the entire length of the property to provide a water source for the local wildlife and a place for you to cool off.

Looking for a fishing expedition? The Tri-Lakes Area of Gillham Lake, Dierks Lake, and DeQueen Lake, along with the Cossatot River, which borders the Howard 881 to the west, offers multiple fishing venues in close proximity. Mountain views, flowing creeks, waterfalls, towering white oaks and the complete seclusion of this tract make it a must see for the outdoor enthusiast. If owning a large tract in Southwest Arkansas has ever crossed your mind, this is the place for you!

Contact Luke Alston or Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay!

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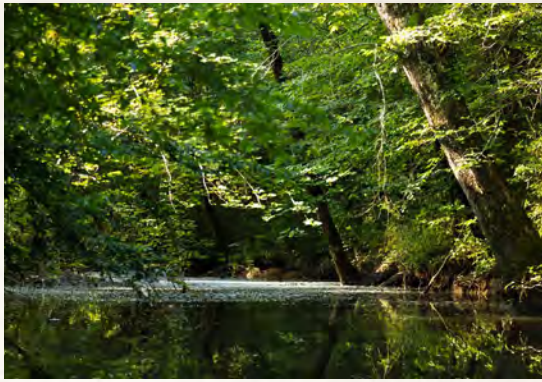

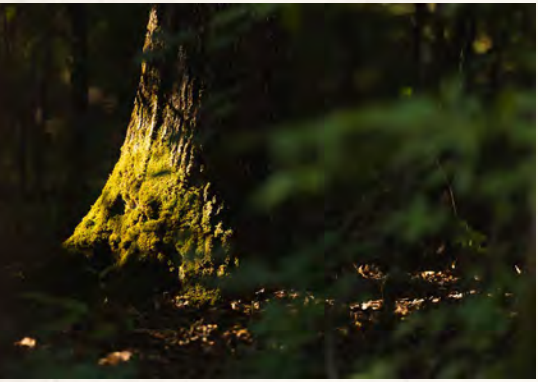

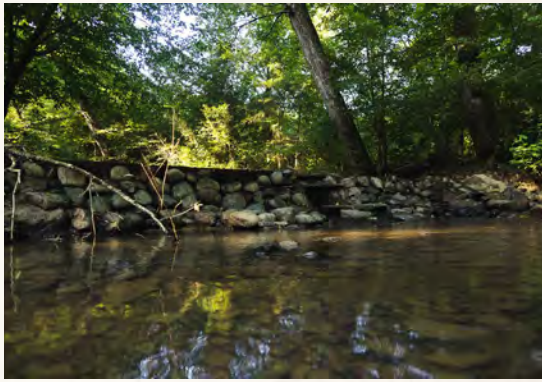

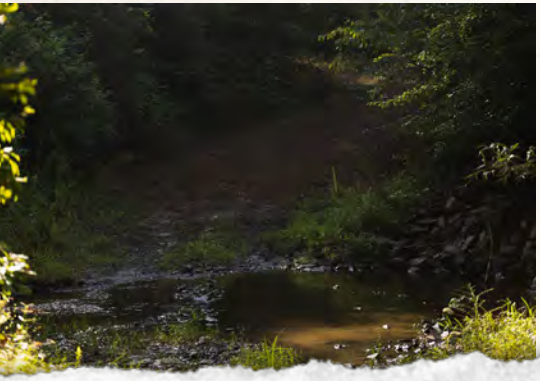

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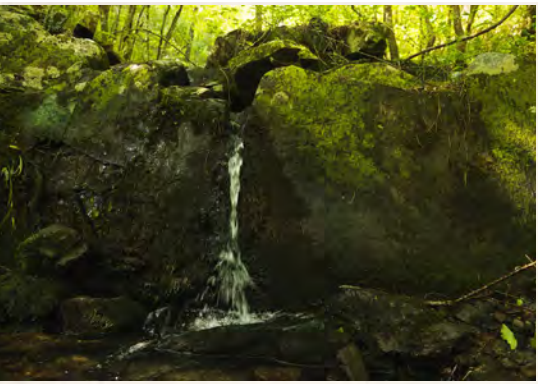

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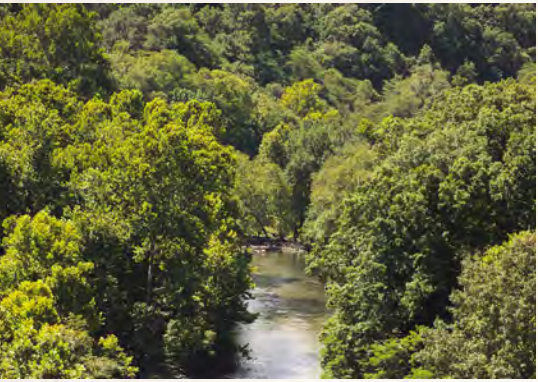

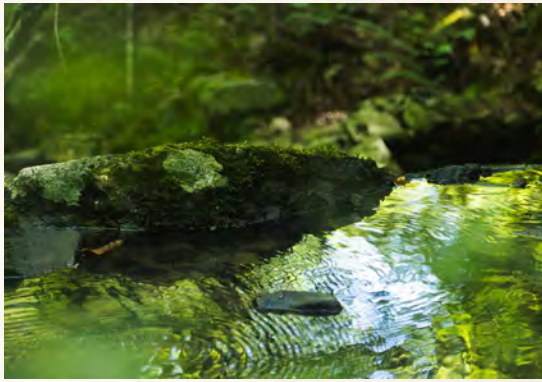

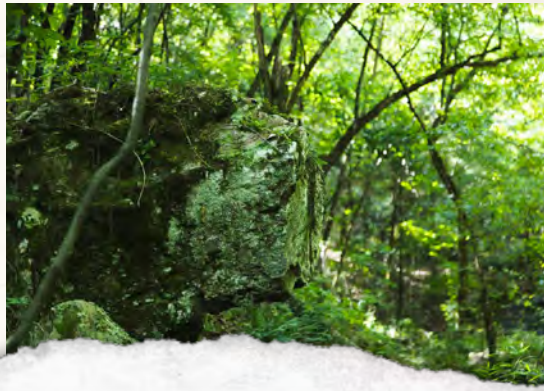

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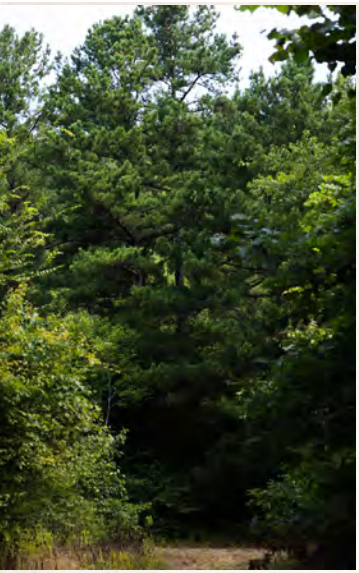
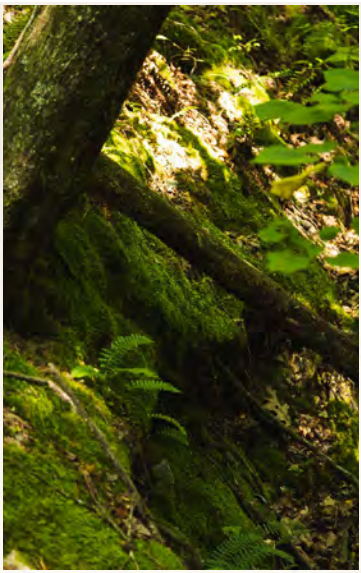
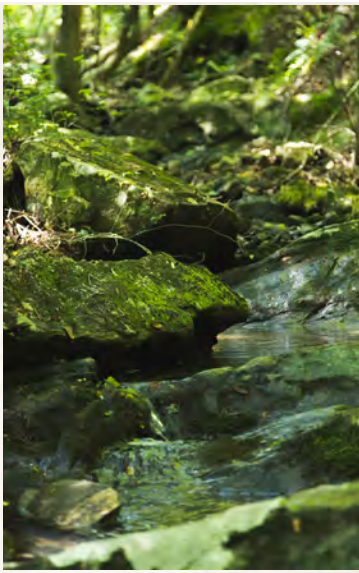
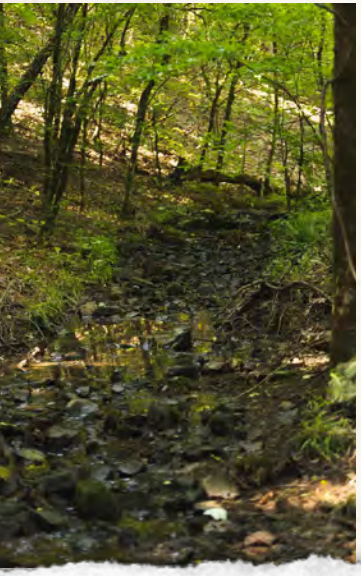
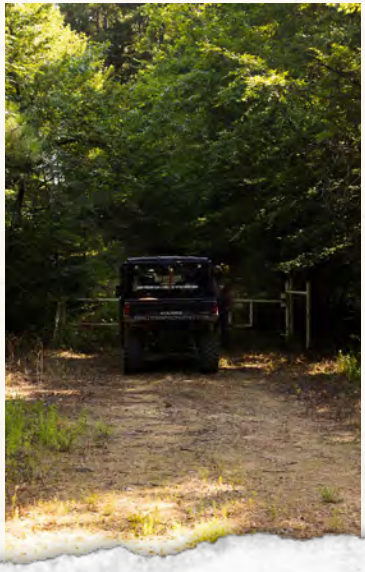

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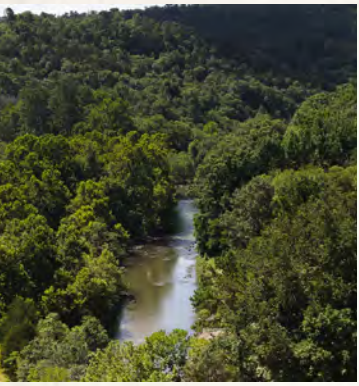

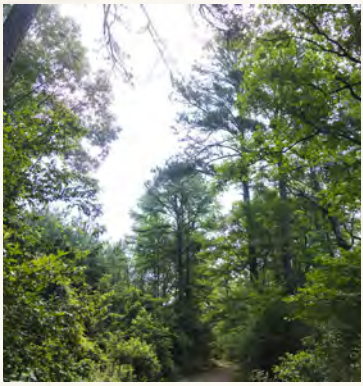

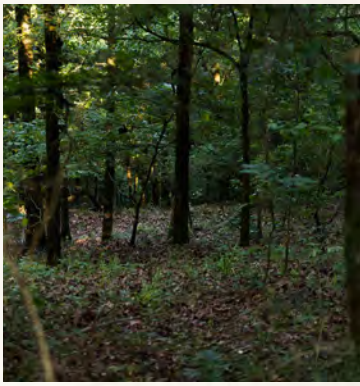

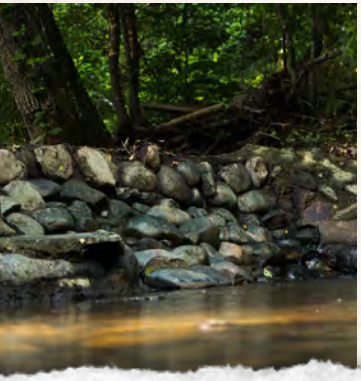

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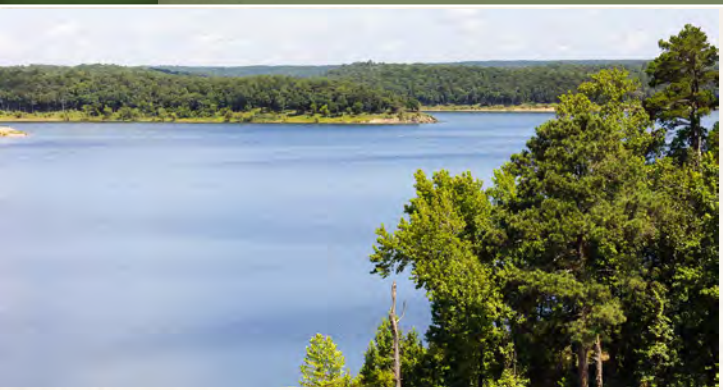

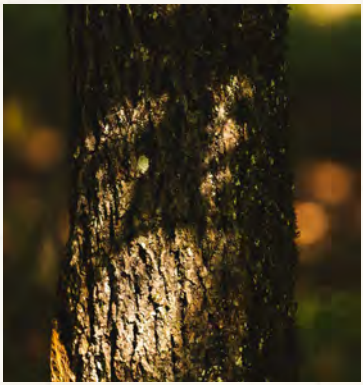

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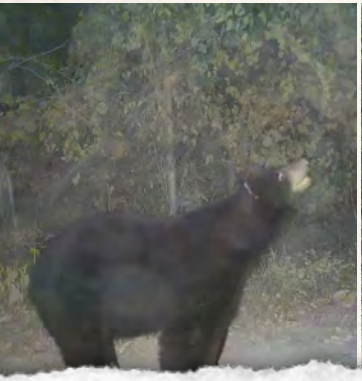

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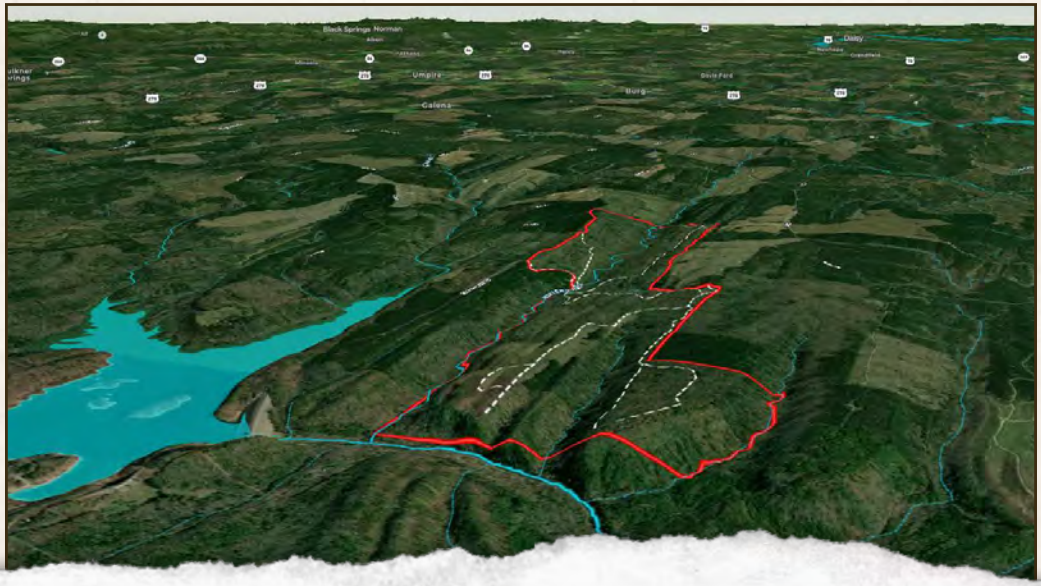
3D MAPS



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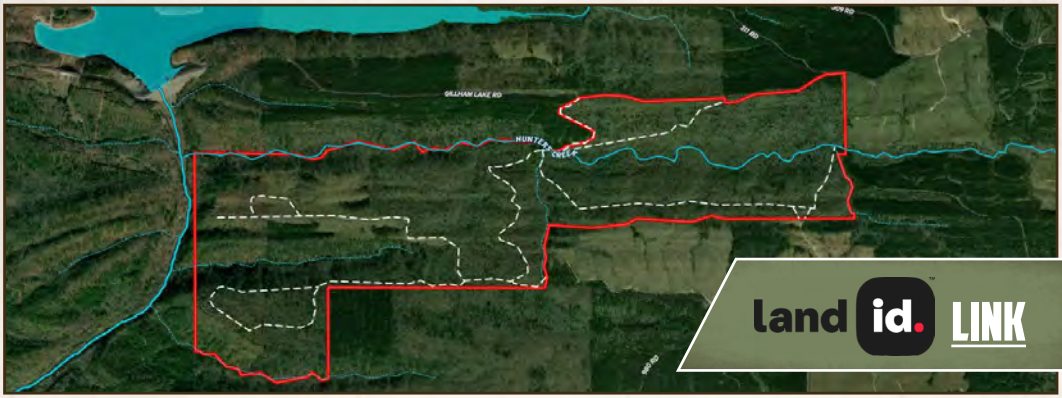

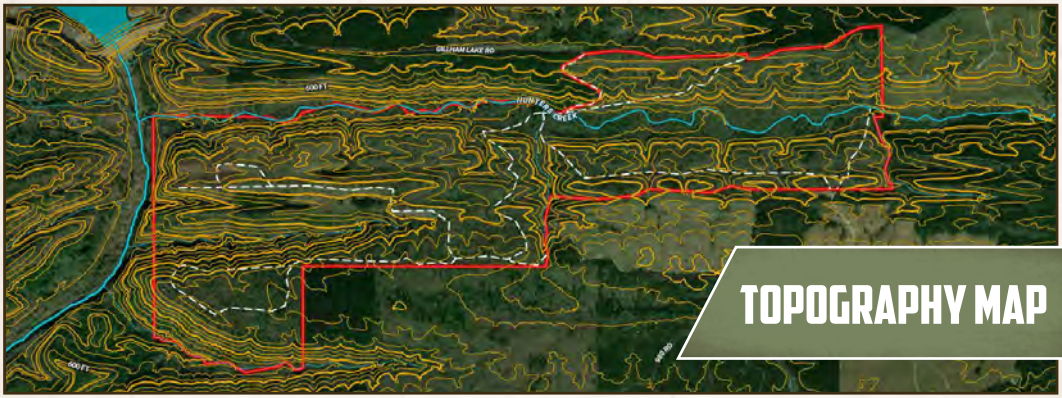

Directions from the Dollar General in Gillham, AR: Travel on Tower Road for 1.1 miles. Turn left onto Gillham Lake Road, proceed 6.8 miles, and the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS

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