

57± ACRES
NEVADA COUNTY, AR
\$163,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE NEVADA 57

PROPERTY PROFILE

LOCATION:

- Nevada 124 Road
Rosston, AR 71858
- Nevada County
- 23± Miles N of Magnolia
- 25± Miles SE of Hope
- 27± Miles SW of White Oak Lake
- 30± Miles W of Camden
- 61± Miles NE of Texarkana
- 100± Miles NE of Shreveport, LA
- 120± Miles SW of Little Rock

COORDINATES:

- 33.54695, -93.30935

TAX INFORMATION:

- 2025 Taxes: \$133
- Parcel ID: 001-04192-000

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 57± Total Acres
- 2± Wetland Acres
- 3-Year-Old Replanted
Pine Plantation
- Hardwood Draw
with Mature Hardwood
- Diverse Wildlife Habitat
- Gravel Road Frontage



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LANE SELF

LAND SPECIALIST

C: 870-723-4504

O: 479-588-1034

lane@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE NEVADA 57

WELCOME TO THE NEVADA 57, LOCATED JUST SOUTH OF ROSSTON, ARKANSAS. This 57± acre recreational property is conveniently situated approximately one mile off Highway 371 via Nevada Road 124 in Nevada County and offers a great combination of replanted timber, wildlife habitat, and outdoor recreation in a quiet and secluded setting.

The property consists primarily of a three-year-old replanted pine plantation, along with areas of natural regeneration that provide excellent cover and habitat for wildlife. A creek bottom runs through the center of the Nevada 57, adding diversity to the landscape and creating a natural travel corridor for wildlife. The southwest corner of the tract also includes a 2± acre wetland area, further enhancing the property's habitat diversity and recreational appeal.



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MORE ABOUT THE NEVADA 57

With a mixture of young pine growth, natural regeneration, creek-bottom habitat, and wetlands, the Nevada 57 offers the ingredients for a productive recreational property. The varied habitat provides opportunities for deer, turkey, and other wildlife, while the property's manageable size makes it easy to develop and enjoy.

Whether you're looking for a future timber investment, a hunting property, or an investment in recreational land, the Nevada 57 provides a solid foundation with plenty of potential.

**Call Lane Self today to schedule a private showing
and experience #TheSmallTownWay!**



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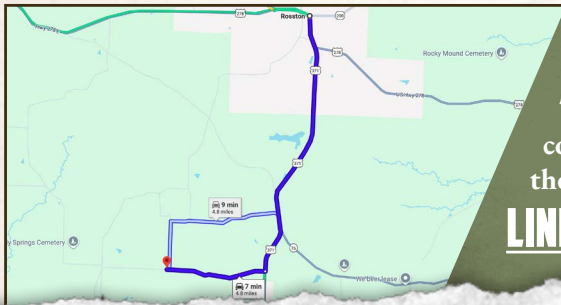
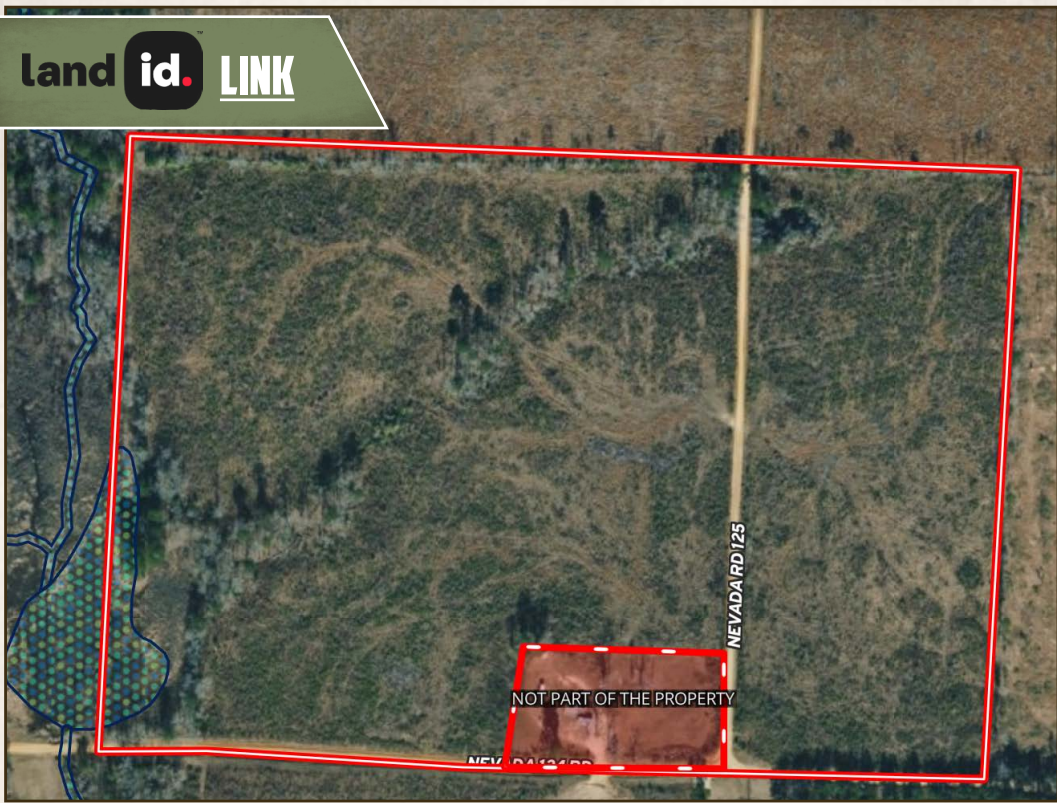
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NEVADA COUNTY, ARKANSAS

land id. LINK



Directions From Rosston, AR: Travel south on Highway 371 for 3.5 miles. Turn right onto Nevada 124 Road and continue for 1.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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