



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**80± ACRES WITH A SMALL CAMP  
NEVADA COUNTY, AR**

**\$225,000**

OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE NEVADA 80

## PROPERTY PROFILE

### LOCATION:

- New Liberty Road/Nevada 14 Road  
Emmet, AR 71835
- Nevada County
- 10± Miles SW of Prescott
- 11± Miles NE of Hope
- 43± Miles NE of Texarkana

### COORDINATES:

- 33.70005, -93.46245

### PROPERTY USE:

- Recreational
- Hunting & Fishing
- Cabin Site/Camping

### TAX INFORMATION:

- 2025 Taxes: \$459.01
- Parcel: 00109329000

### PROPERTY INFORMATION:

- 80± Acres
- Stocked Fishing Ponds
- Stocked Crawfish Ponds
- Hardwood Bottoms
- Terre Rouge Creek Frontage
- Internal Trail System
- Small Camp
- Power Available
- Well Water Available
- Box Stands & Food Plots
- Skinning & Tractor Shed
- Road Frontage



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4848 Main St - Flora, MS 39071  
O: 318-974-8185

# WELCOME TO THE NEVADA 80

**WELCOME TO THE NEVADA 80, LOCATED IN EMMET, ARKANSAS, JUST A FEW MILES OFF INTERSTATE 30.** This 80± acre hunting and recreational tract in Nevada County offers the opportunity to enjoy the outdoors year-round and is set up to be the perfect getaway for family and friends.

The tract features great deer hunting along with opportunities for duck hunting, fishing, crawfishing, and camping. Terre Rouge Creek runs through the property, providing a year-round water source and creating excellent habitat for deer, ducks, and other wildlife. Several old minnow ponds are scattered throughout the property and offer additional opportunities for duck hunting during the season.



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# MORE ABOUT THE NEVADA 80

A good internal trail system makes it easy to access the entire tract, whether you're checking stands, working food plots, or simply riding through the property. There are already food plots in place, and there is plenty of room to add more if desired.

Improvements include a small camp with electricity and well water, making it ready to enjoy from day one. There is also a covered tractor shed complete with electricity and a skinning rack, providing plenty of room to store equipment and process game after a successful hunt.

Whether you're looking for a hunting camp, a weekend retreat, or a place to spend time outdoors throughout the year, the Nevada 80 is a solid choice!

**Contact Heath Eubanks or Luke Alston today to schedule a private showing and experience #TheSmallTownWay.**



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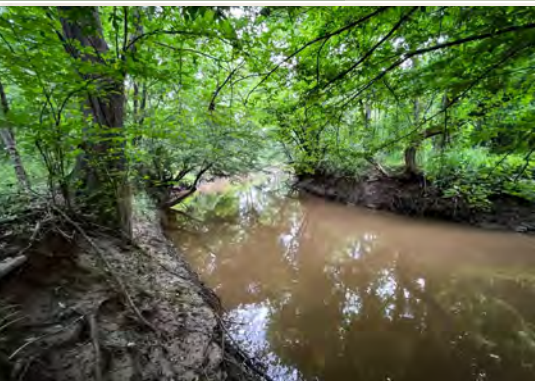
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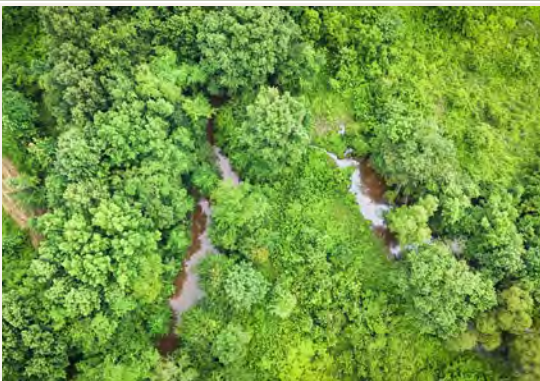
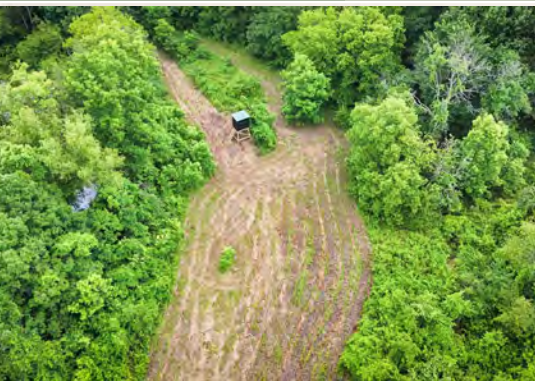
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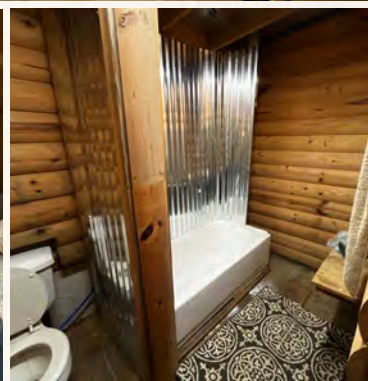
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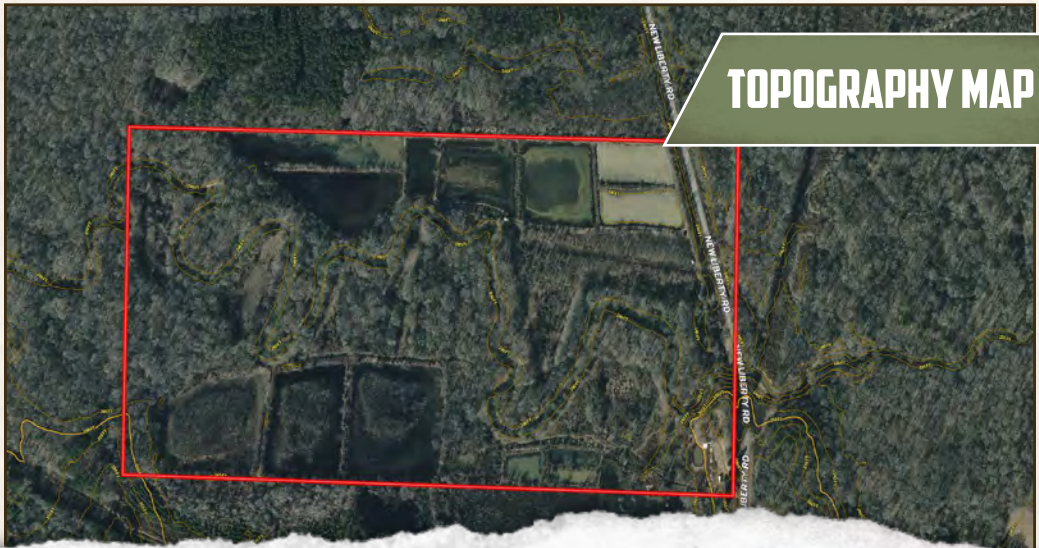
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# WATER MAP



# TOPOGRAPHY MAP



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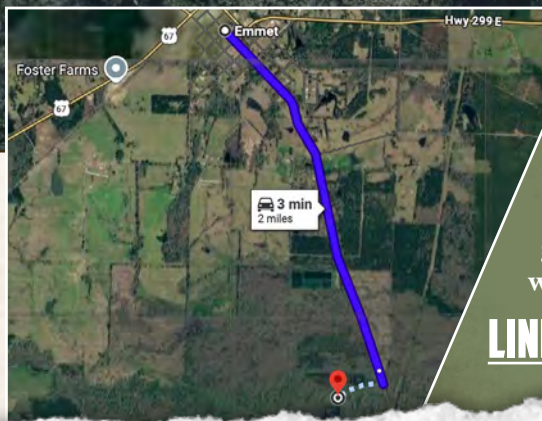
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land id. LINK



Directions From Emmet, AR: Travel on S Main Street for 1.9 miles. The gate of the property will be on the west side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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