



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

150± ACRES
MONTGOMERY COUNTY, AR
\$750,000

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

THE MONTGOMERY 150

PROPERTY PROFILE

LOCATION:

- 2844 Southside Road
Oden, AR 71961
- Washington County
- 1.3± Miles S of
the Ouachita River
- 9.2± Miles SW of Oden
- 18.9± Miles W of Mt. Ida
- 22.3± Miles E of Mena
- 47.5± Miles W of Lake Ouachita
- 57± Miles W of Hot Springs

COORDINATES:

- 34.5703888889, -93.8773055556

PROPERTY USE:

- Farm
- Hunting
- Recreational
- Potential Home Sites
- Investment

PROPERTY INFORMATION:

- 150± Total Acres
- 40± to 50± Acres Fenced
and Cross-Fenced
- Gently Rolling Terrain
- Several Elevated Building Sites
- 3 Ponds
- Several Year-Round Springs
- 2 Drilled Water Wells
- Hardwood and Pine Timber
- Paved County Road Frontage
- Borderd by the Ouachita
National Forest on 3 Sides
- Strong Population of Wildlife
- Internal Trails &
Old Logging Roads

TAX INFORMATION:

- Parcel 001-04275-000: \$214
- Parcel 001-04273-000: \$80
- Parcel 001-04272-000: \$15



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 150

JUST OUTSIDE THE QUIET COMMUNITY OF ODEN, ARKANSAS, LIES A RARE OFFERING OF 150± ACRES. The Montgomery County property provides an unbeatable combination of natural beauty, usable terrain, and long-term potential. Located only 1.3 miles from the Ouachita River and bordered on three sides by the Ouachita National Forest, this tract is an outdoor enthusiast's dream, offering hunting, hiking, and riding opportunities right out your back gate. With paved county road frontage running through the property, access is easy year-round, making this a strong candidate for both a private residence and a working farm or homestead.

The land features a desirable mix of pasture and timber, with approximately 40–50 acres open and fully fenced and cross-fenced, ideal for cattle, horses, or hay production. The balance of the acreage is in healthy hardwood and pine timber, providing excellent wildlife habitat and long-term value. There are multiple elevated building sites throughout the property offering stunning mountain views, and the gently rolling terrain is easy to navigate. Water is abundant, with three ponds, several year-round springs, and two drilled water wells, making the property well-suited for both residential and agricultural use.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE MONTGOMERY 150

Additionally, this tract excels as a recreational and hunting property, with strong populations of whitetail deer, turkey, black bear, and small game. Old logging roads and internal trails make accessing all corners of the land easy by foot, ATV, or horseback. The mix of cover, food sources, and water provides a strong foundation for habitat management or creating a turnkey hunting retreat.

With its proximity to the Ouachita River, national forest access, paved road frontage, and established infrastructure, this property is ready for your vision, whether that's building a dream home, starting a homestead, or investing in a hunting and recreational tract. Located just 25–30 minutes from Mena and Mount Ida and just over an hour from Hot Springs, it strikes the perfect balance between seclusion and convenience.

Properties with water, timber, pasture, and forest frontage rarely come to market and are nearly impossible to replace.

Contact Nick Pate today to schedule a private tour of the Montgomery 150.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

150 ± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

150 ± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

150 ± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

150 ± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

150 ± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

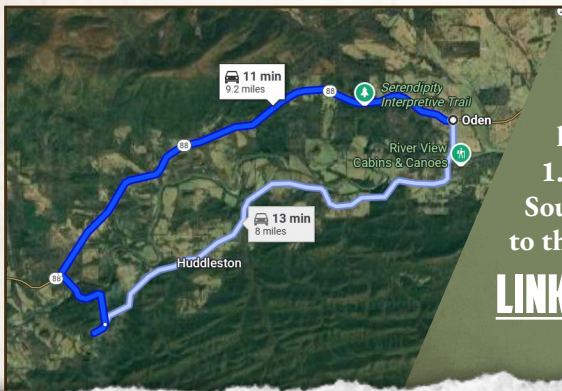
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

150 ± ACRES

MONTGOMERY COUNTY, ARKANSAS

land id. LINK



Directions From Oden, AR: Travel 7.6 miles west on Highway 88. Turn left on Little Hope Road and proceed 1.3 miles. Make a slight right on Southside Road and continue 0.2 miles to the property on both sides of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.