



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

**116± ACRES**  
**SCOTT COUNTY, AR**  
**\$583,600**

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

# THE SCOTT 116

## PROPERTY PROFILE

### LOCATION:

- Walnut Road  
Waldron, AR 72958
- Scott County
- Borders the Ouachita  
National Forest
- 1.4± Miles NE of Bates
- 4.5± Miles E of  
the OK State Line
- 13± Miles N of Hinkle Lake
- 14± Miles E of Heavener (OK)
- 16± Miles W of Waldron
- 52± Miles S of Fort Smith
- Near Multiple  
Recreational Areas

### COORDINATES:

- 34.91261, -94.37133

### TAX INFORMATION:

- TBD

### PROPERTY USE:

- Pasture for Livestock Grazing
- Hay Production
- Potential Home Site
- Hunting & Fishing Opportunities

### PROPERTY INFORMATION:

- 116± Acres
- Pasture/Hay Fields
- Mixed Timber
- 4 Ponds
- Hay Barn & Livestock Corral  
(With Water and Electricity)
- Mountain Views
- Additional Acreage  
with a Home Available



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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE SCOTT 116

THE SCOTT 116 IS PRODUCTIVE LAND WAITING FOR THE NEXT OWNER TO BRING LIVESTOCK, BUILD THEIR DREAM HOME, OR EXPLORE THE GREAT HUNTING OPPORTUNITIES. With a good mixture of open fields, timber, water, and terrain, this 116± acre property has something for everyone. Located in Western Scott County, Arkansas, just over four miles east of the Oklahoma border, you will find this to be as picturesque as any property on the market. The first thing you see when you arrive is the view to the north of Poteau Mountain. Bordered by the Ouachita National Forest, you will have access to more than your private land. Four ponds are strategically located to water your livestock or to provide essential water, shelter, and food sources for the local wildlife herd. The property owner states regular sightings of deer, turkey, and bear throughout the years.



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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE SCOTT 116

One standout feature of this property is a barn and corral centrally located for storing equipment and hay and working your animals. The barn is equipped with both a water well and electricity for your convenience.

The Scott 116 is also part of the Scott 196, which includes 80 additional acres and an amazing 3,500± square-foot three-story home. If you are looking for a turnkey operation, the Scott 196 is truly one of the finest places in the region.

**Contact Luke Alston today to learn more  
and schedule a personal tour!**



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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**116± ACRES** **SCOTT COUNTY, ARKANSAS**



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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**116± ACRES**

**SCOTT COUNTY, ARKANSAS**



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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

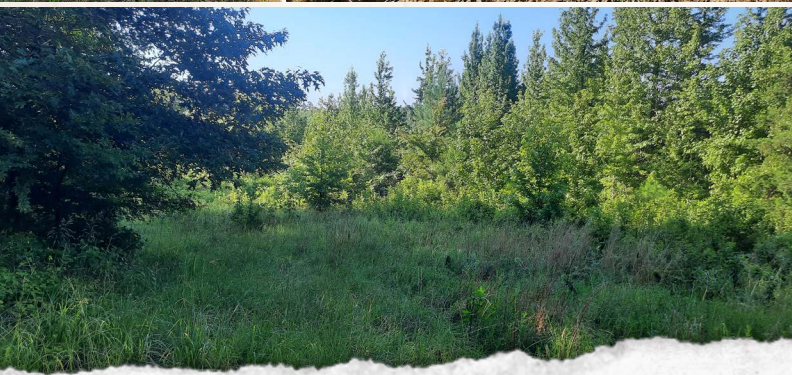
[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

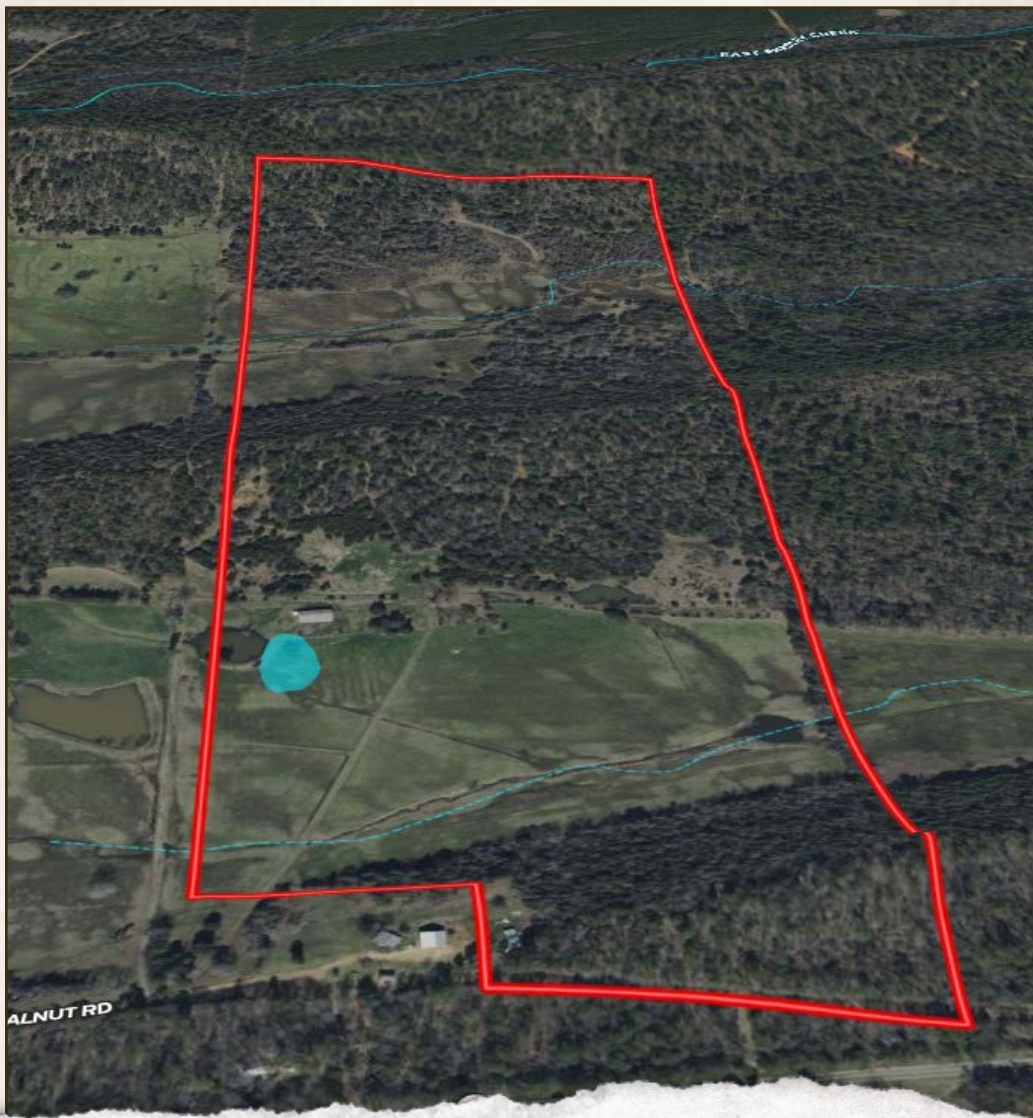
5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



**116± ACRES**   **SCOTT COUNTY, ARKANSAS**



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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

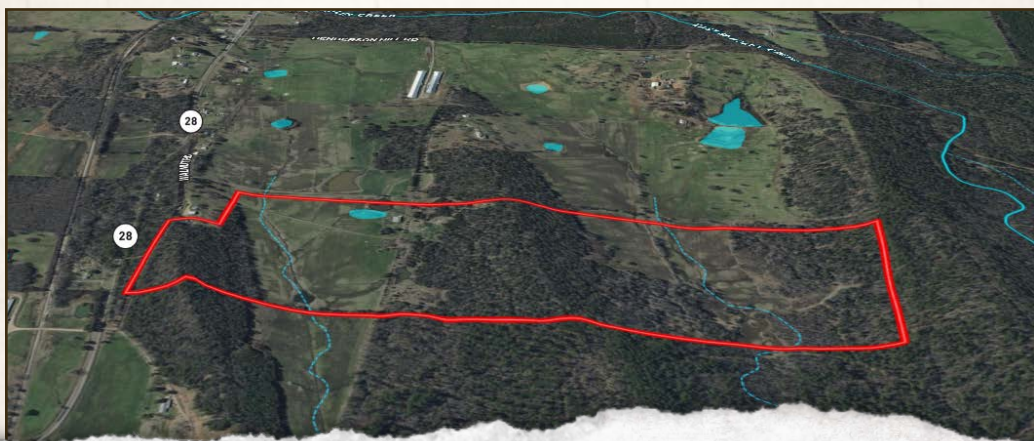
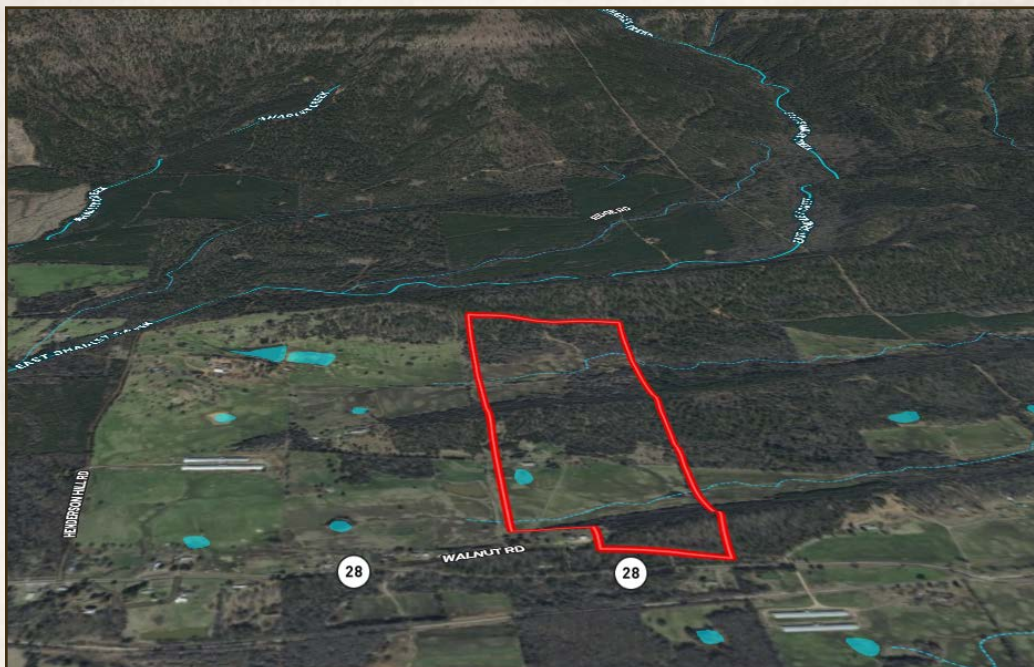
[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

[lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

[smalltownproperties.com](http://smalltownproperties.com)

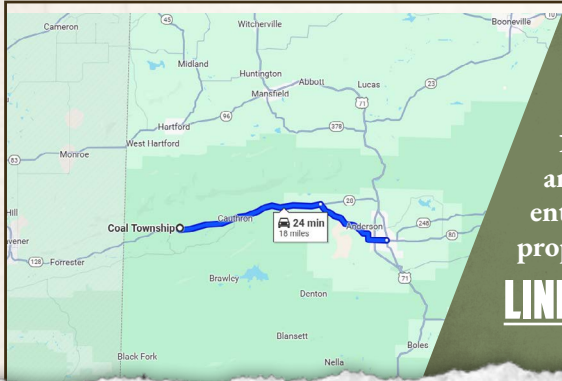
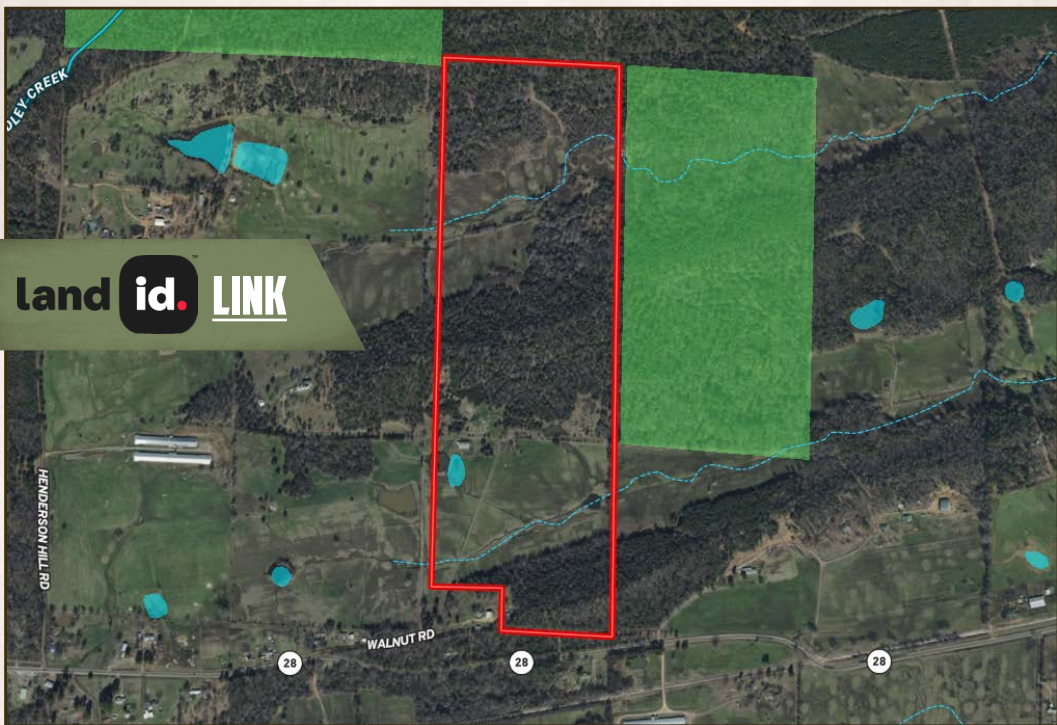
Information is believed to be accurate but not guaranteed.



116± ACRES

SCOTT COUNTY, ARKANSAS

land **id.** LINK



Directions From Waldron, AR:  
Travel 3.2 miles north on Hwy 71.  
Turn left on Hwy 28 West and proceed  
15.8 miles. Turn right on Walnut Road  
and then make a sharp right turn to  
enter the long gravel driveway to the  
property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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

**LUKE ALSTON, ALC**

EXECUTIVE BROKER

C: 479-234-1376

O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.