

**26.58± ACRES**  
**SEVIER COUNTY, AR**  
**\$120,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE

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# THE SEVIER 26.58

## PROPERTY PROFILE

### LOCATION:

- Brooks Road  
DeQueen, AR 71832
- Access via Deeded Easement
- Sevier County
- 2.1± Miles S of DeQueen Lake
- 5.8± Miles NW of DeQueen
- 29.7± Miles SE of Hochatown, OK
- 47.9± Miles SW of Mena
- 59.8± Miles NW of Texarkana
- 192± Miles NE of Dallas, TX

### COORDINATES:

- 34.073, -94.40215

### TAX INFORMATION:

- Parcel 002-06714-001: \$26

### PROPERTY USE:

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

### PROPERTY INFORMATION:

- 26.58± Acres
- Mixed Timber
- Mud Creek Tributary
- Electricity Available



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**DREY OZANICH**

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE SEVIER 26.58

**WELCOME TO THE SEVIER 26.58, LOCATED ON BROOKS ROAD NEAR DEQUEEN, ARKANSAS, IN SEVIER COUNTY.** The eastern portion of this 26.58± acre tract boasts a great homesite and a beautiful stand of 15-20 year-old pines that could potentially provide an immediate return on investment. Further to the west of the Sevier 26.58 is a hardwood bottom with a scenic tributary to Mud Creek flowing through it.

Just 2.1± miles north you will find DeQueen Lake, which features six boat ramps, three campgrounds, and three swimming areas...providing recreation at your fingertips! A deeded easement off Brooks Road allows for access and utilities to be run. If you're looking for a property that has potential for an immediate ROI, a beautiful creek, an ideal homesite and is close to recreation, the Sevier 26.58 is the one for you!

**Contact Drey Ozanich today to schedule your private tour and experience #TheSmallTownWay.**



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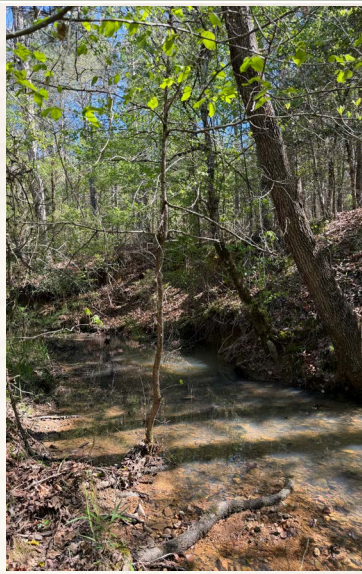
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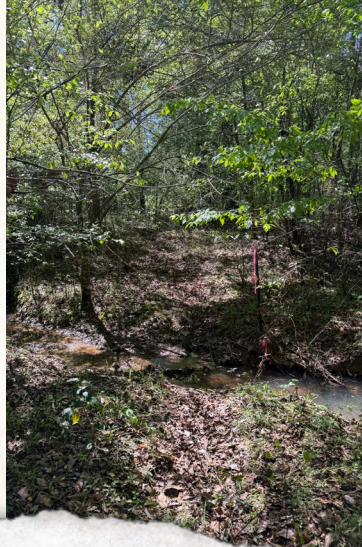
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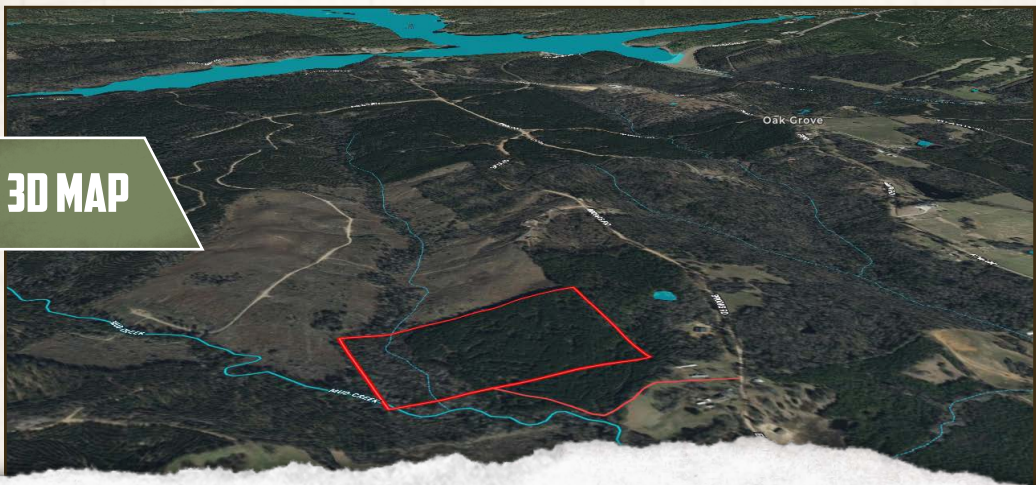
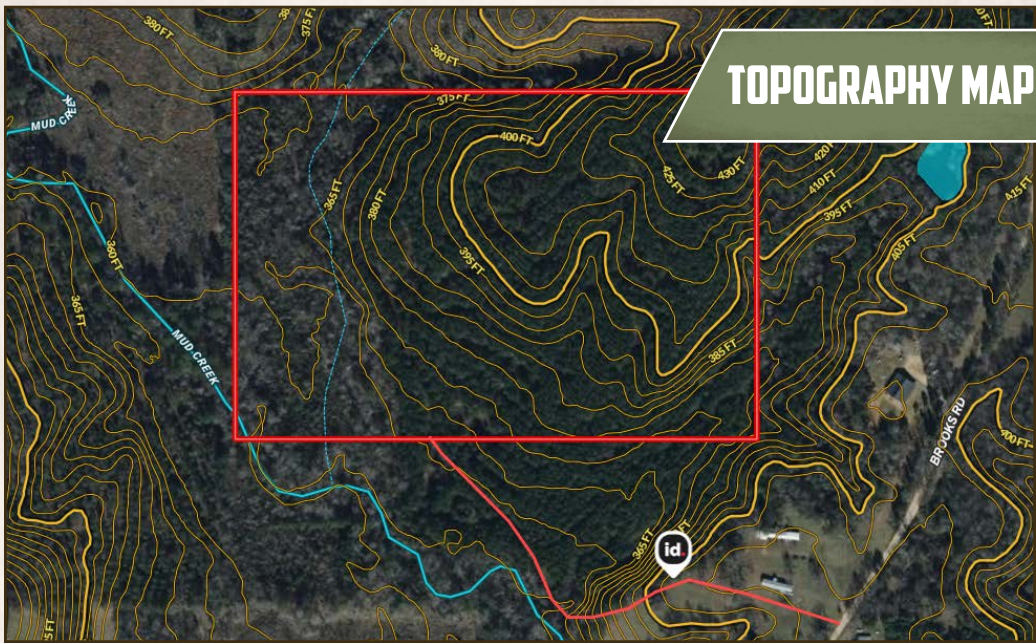
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## TOPOGRAPHY MAP



## 3D MAP



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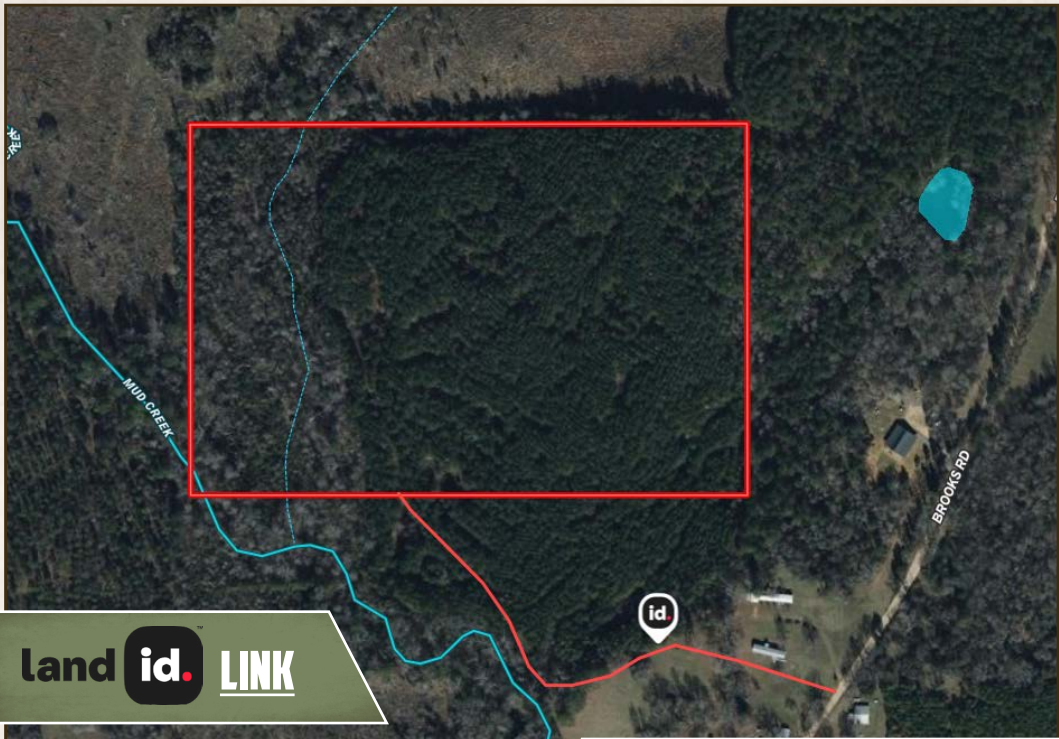
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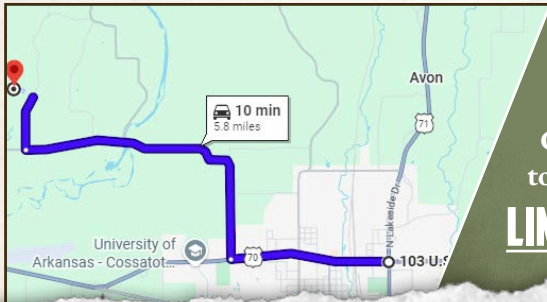
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land id. LINK



Directions From DeQueen, AR:  
Travel west on Collin Raye Drive for 1.1 miles. Turn right onto Johnson Bridge Road and continue for 3.4 miles. Turn right onto Brooks Road. Continue for 0.6 miles, and the easement to the property is on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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