

26.58± ACRES
SEVIER COUNTY, AR
\$115,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

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

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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

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.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH
LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

26.58± ACRES

SEVIER COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

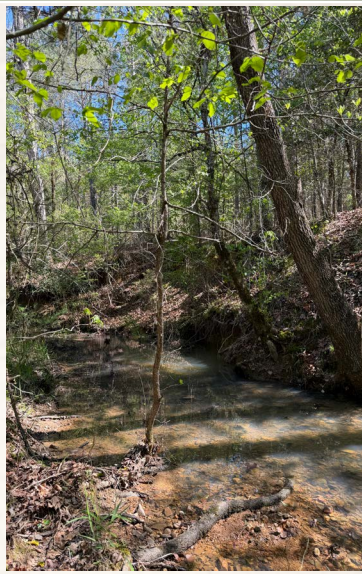
drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

26.58± ACRES SEVIER COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

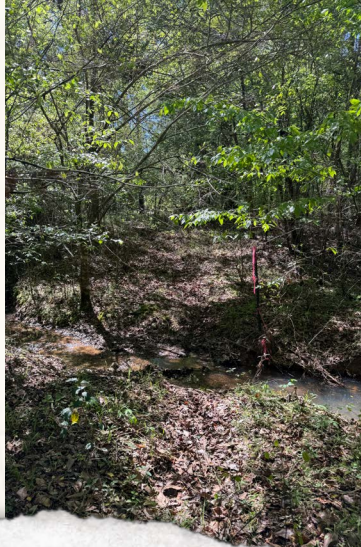
O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

26.58± ACRES

SEVIER COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

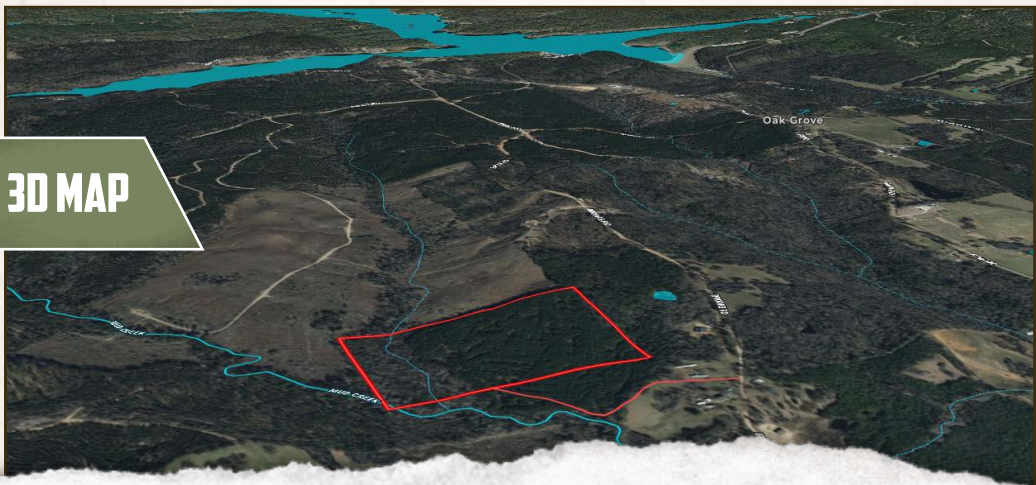
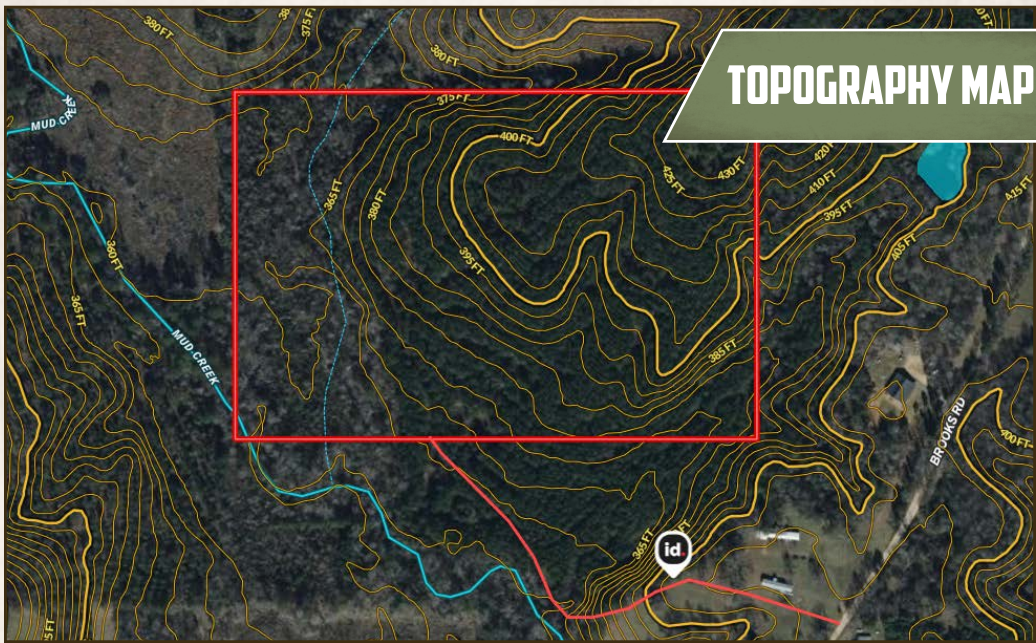
5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

26.58± ACRES SEVIER COUNTY, ARKANSAS

TOPOGRAPHY MAP



3D MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

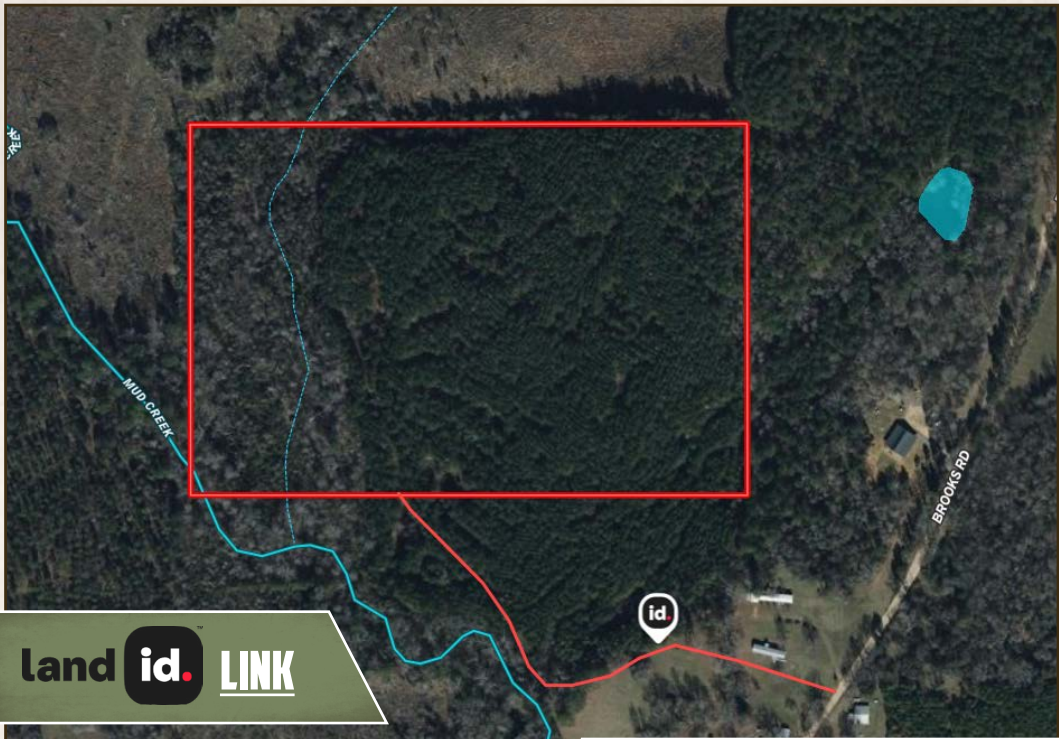
5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

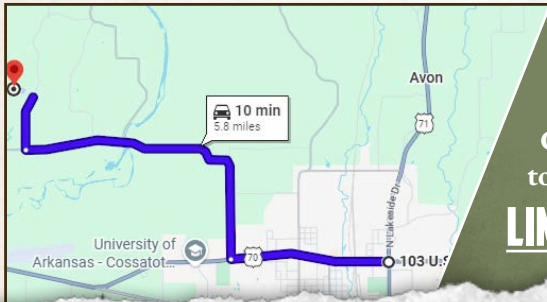
Information is believed to be accurate but not guaranteed.

26.58± ACRES

SEVIER COUNTY, ARKANSAS



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



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

DREY OZANICH

LAND SPECIALIST

C: 479-216-3096

O: 479-588-1034

drey@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.