



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

101± ACRES
MONTGOMERY COUNTY, AR
\$454,500



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

THE MONTGOMERY 101

PROPERTY PROFILE

LOCATION:

- Swan Ranch Road
Caddo Gap, AR 71935
- Montgomery County
- 8± Miles SW of Caddo
River Public Access
- 12± Miles E of Albert Pike Rec Area
- 13.5± Miles NW of Glenwood
- 14± Miles E of Little Missouri Falls
- 32± Miles SW of Lake Ouachita
- 43.8± Miles SW of Hot Springs
- 52.6± Miles SE of Mena
- 98.3± Miles NE of Texarkana
- 269± Miles NE of Dallas, TX

COORDINATES:

- 34.3657, -93.7223

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Potential Livestock Operation

PROPERTY INFORMATION:

- 101± Acres
- Mixed Timber
- Pastureland
- Multiple Access Points
- 2 Creeks

TAX INFORMATION:

- Parcel 001-07861-000: \$100
- Parcel 001-08109-000: \$23



LUKE ALSTON, ALC | EXECUTIVE BROKER
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DREY OZANICH | LAND SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 101

WELCOME TO THE MONTGOMERY 101, LOCATED NEAR CADDO GAP, ARKANSAS, IN THE HEART OF THE OUACHITA MOUNTAIN RANGE. This 101± acre Montgomery County property has scenic mountain views no matter the direction you look.

Most of the Montgomery 101 is wooded with mixed timber, while a good portion of the acreage is pastureland. The two creeks running north to south on the property could provide water for livestock or simply a place to sit and enjoy the beautiful blue water.



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MORE ABOUT THE MONTGOMERY 101

The Montgomery 101 lies between several mountains, providing a picturesque “valley” landscape with near panoramic views. Public recreation is only a short drive away, with Albert Pike, Little Missouri Falls, and the Caddo River all being within 15± miles away.

Electricity is available at the property, making the Montgomery 101 an ideal location for building your dream home. If mountain views, abundant wildlife, creeks, and easy access to public recreation are your thing, the Montgomery 101 should be on your list!

Call Luke Alston or Drey Ozanich today to schedule your private tour and experience #TheSmallTownWay!



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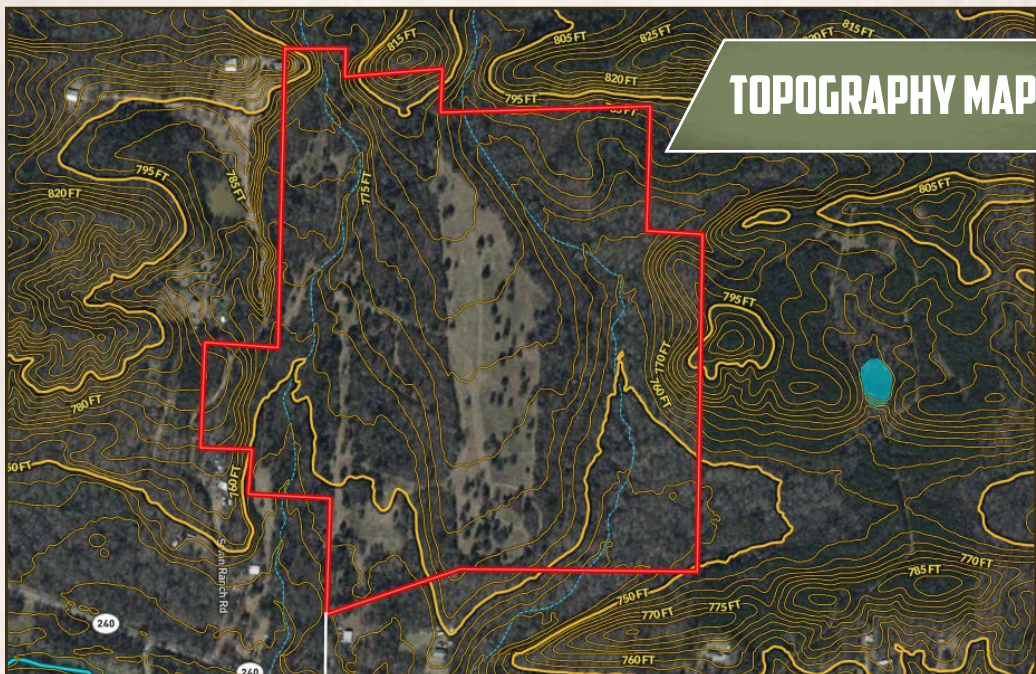
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TOPOGRAPHY MAP



3D MAP



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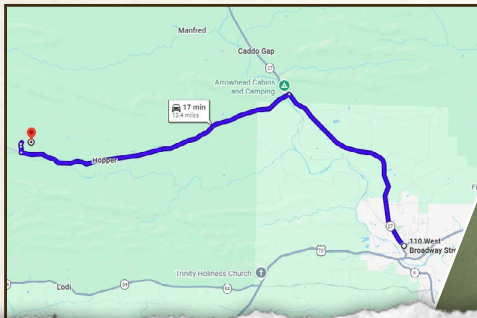
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land **id.** LINK



Directions From Glenwood, AR:
Travel north on Highway 8 for 5.5 miles. Turn left onto Highway 240 and continue west for 7.6 miles. Turn right onto Swan Ranch Road, proceed 500 feet, and the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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