

54± ACRES
MONTGOMERY COUNTY, AR
\$325,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE MONTGOMERY 54

PROPERTY PROFILE

LOCATION:

- Ryan Road Oden, AR 71961
- Montgomery County
- 4± Miles S of the Ouachita River
- 5± Miles S of Pine Ridge
- 22± Miles E of Mena
- 30± Miles W of Lake Ouachita
- 54± Miles W of Hot Springs

COORDINATES:

- 34.55624, -93.90074

TAX INFORMATION:

- TBD

PROPERTY USE:

- Potential Home Sites
- Development
- Investment
- Recreation

PROPERTY INFORMATION:

- 54± Acres
- Panoramic Mountain Views
- Electricity Available
- National Forest Boundary
- Spring-Fed Creek

*Final Acreage and Property Lines to
be Determined by a Survey*



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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.

WELCOME TO THE MONTGOMERY 54

WELCOME TO THE MONTGOMERY 54 ON RYAN ROAD IN MONTGOMERY COUNTY, ARKANSAS. Located in the little community of Pine Ridge, made famous by the Lum and Abner Radio Broadcast from the 1930s to the 1950s, this tract gives the next owner various options from a future residence to recreation and everything in between, including a mountain top of your own! Enjoy unbelievable views in every direction of the Ouachita Mountains, especially Grapevine Mountain directly to the north, for a very unique point of view and one of the finest spots for a future residence in the area. If a mountain view is a must for you, then this great tract will be hard to beat.

The Ouachita National Forest borders the southwest corner of the acreage, offering unlimited outdoor adventures like hunting, hiking, and exploring what the forest has to offer year-round. This area is known for its large amount of public land, recreation areas, hunting, fishing, ATV riding, and live water for those craving the outdoors to indulge in at their leisure.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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.

MORE ABOUT THE MONTGOMERY 54

Electricity is easily accessible for your convenience. If living the country life with lots of options for recreation is what you seek, the Montgomery 54 is worth considering! *Final acreage and property lines to be determined by a survey.*

**Contact Luke Alston today to schedule a private tour
and experience #TheSmallTownWay!**



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

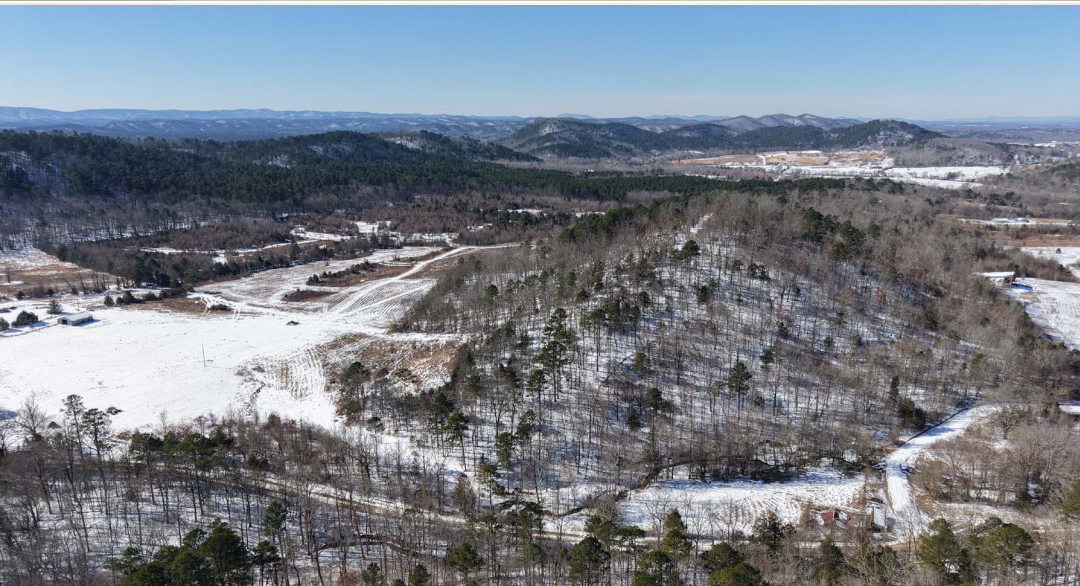
5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

54± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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.

54± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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.

54± ACRES

MONTGOMERY COUNTY, ARKANSAS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

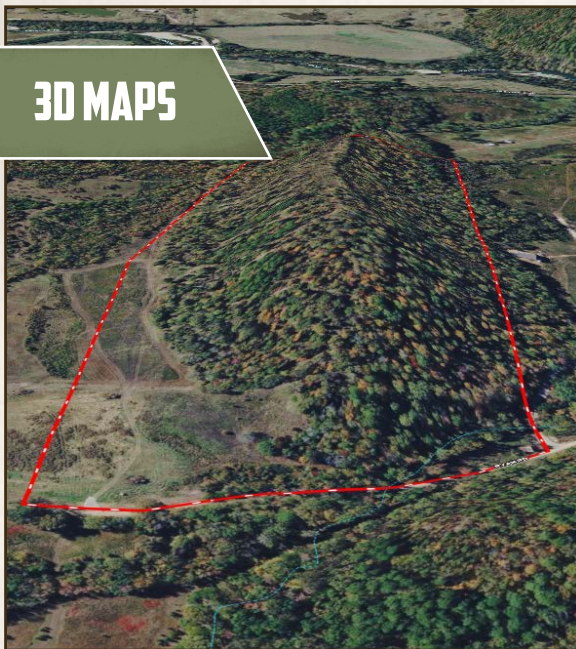
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

54± ACRES

MONTGOMERY COUNTY, ARKANSAS

3D MAPS



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

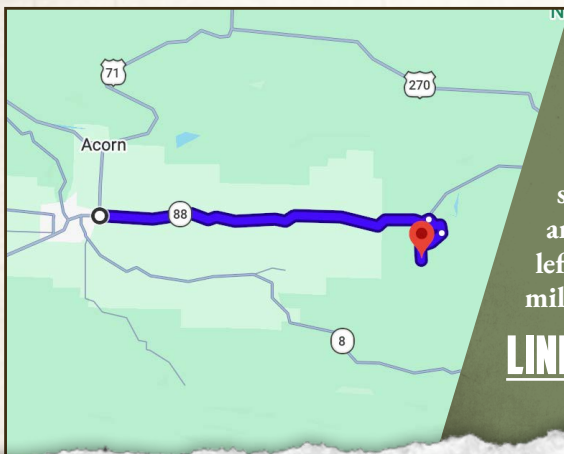
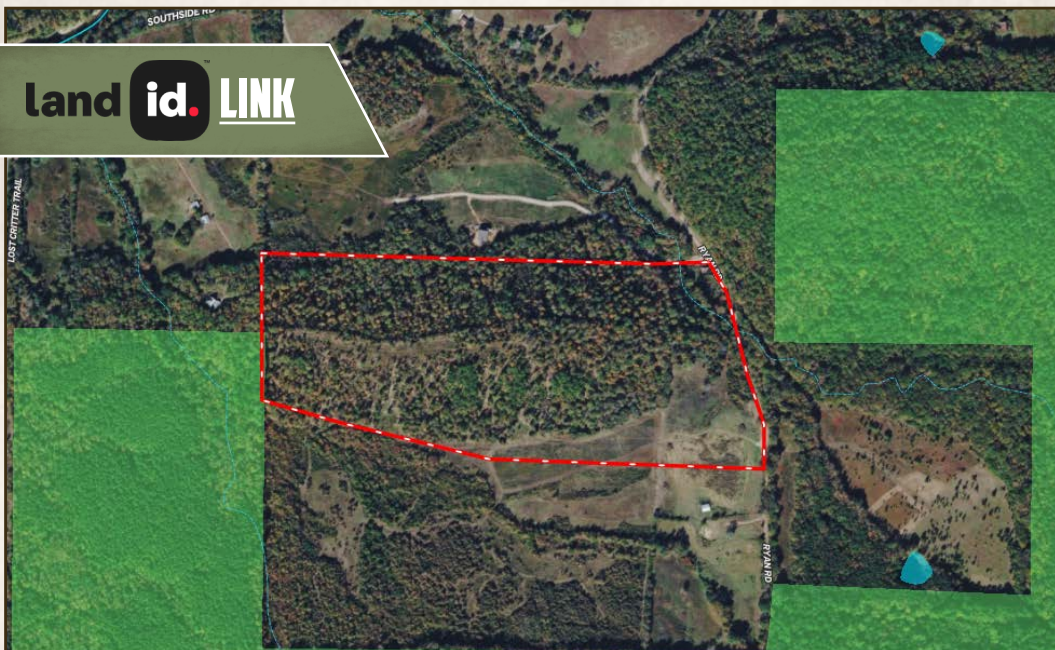
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

54± ACRES

MONTGOMERY COUNTY, ARKANSAS

land id. LINK



Directions From Mena, AR: Travel on Highway 88 East for 19 miles. Turn right onto Little Hope Road and continue for 1.3 miles. Take a slight right turn onto Southside Road and proceed for 1.5 miles. Take a slight left turn onto Ryan Road and after 0.5 miles, the destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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.