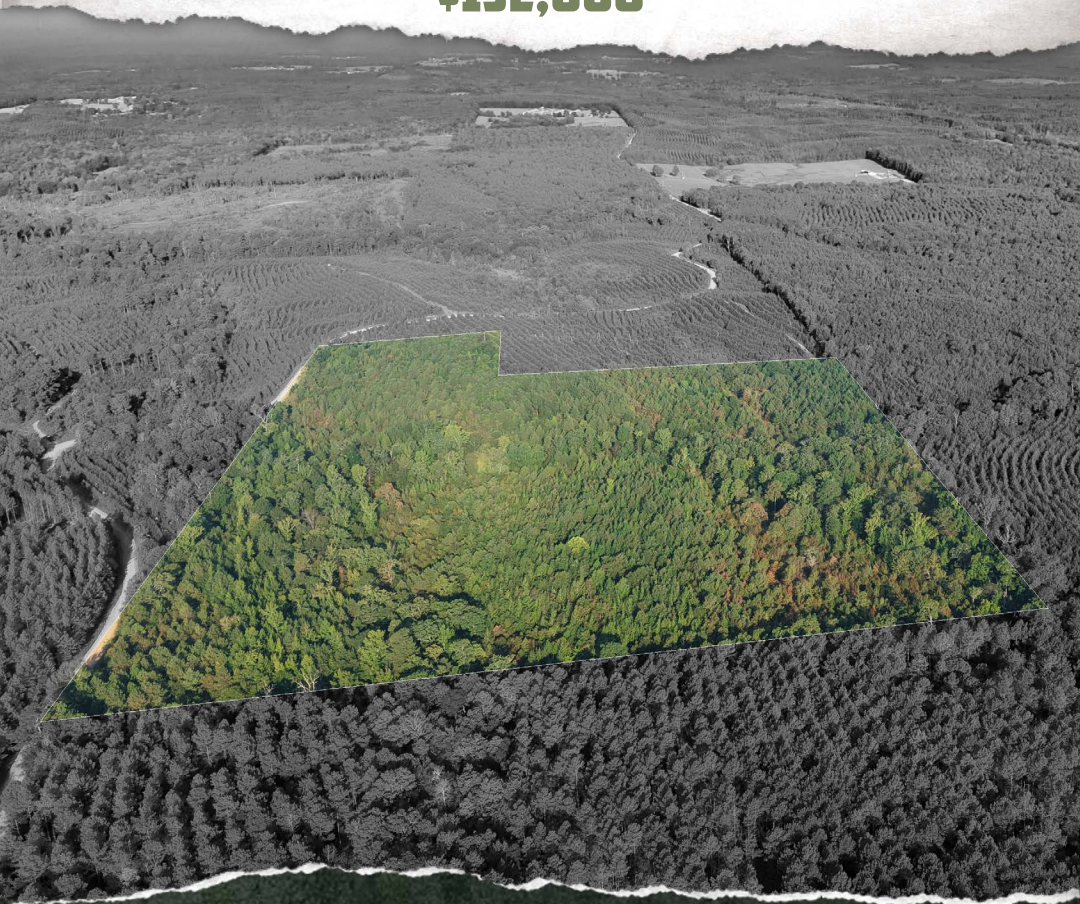




SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

44± ACRES
HOWARD COUNTY, AR
\$132,000



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

THE HOWARD 44

PROPERTY PROFILE

LOCATION:

- Brushy Creek Road
Newhope, AR 71959
- Near the Athens Community
- Howard County
- 6± Miles SE of the Ouachita
National Forest
- 9± Miles NW of Lake Greeson
- 16± Miles NE of Dierks Lake
- 28± Miles E of Wickes
- 28± Miles W of Glenwood

PROPERTY USE:

- Hunting
- Potential Cabin/Home Site
- Investment

COORDINATES:

- 34.26571, -93.94831

PROPERTY INFORMATION:

- 44± Acres
- Mix of Hardwood
& Pine Timber
- Rural Water Available
- Multiple Wet Weather Creeks
- Abundant Wildlife
- Weyerhaeuser Timber
Company on 3 Sides
- Additional Acreage Available

TAX INFORMATION:

- Parcel 001-00319-000: \$54.56



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LUKE ALSTON, ALC

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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 HOWARD 44

OUTDOOR RECREATION IS AT YOUR FINGERTIPS ON THE HOWARD 44! Located in the northeast corner of Howard County in Southwest Arkansas near the Athens Community, this 44± acre tract offers exceptional hunting potential, especially for whitetail deer! The property is flanked by large acreage owned by Weyerhaeuser Timber Company with varying age structures of pine timber to create abundant bedding and feeding areas for the local wildlife. Several wet weather creeks and springs are scattered across the acreage, providing a water source for the local critters and a possible pond site. You will find large hardwoods along these creeks that will produce a mast crop for the locals as well.

The second use for the Howard 44 is a homesite. The property is ideal for the homeowner who craves peace and quiet, where you can build the home or cabin of your dreams to enjoy for years to come with very little outside interference. Rural water is accessible to help service any utility needs.



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MORE ABOUT THE HOWARD 44

The hidden gem of this entire property is that it is located roughly 20 minutes from the Ouachita National Forest, Little Missouri River, Lake Greeson, the Cossatot River, and Dierks Lake.

If you dream of having outdoor recreation at your fingertips, the Howard 44 deserves a look! If larger acreage is your cup of tea, consider the Howard 115, which adjoins this tract, making up the Howard 159. The Howard 15 is only a quarter of a mile down the road, so there are many options at this location.

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



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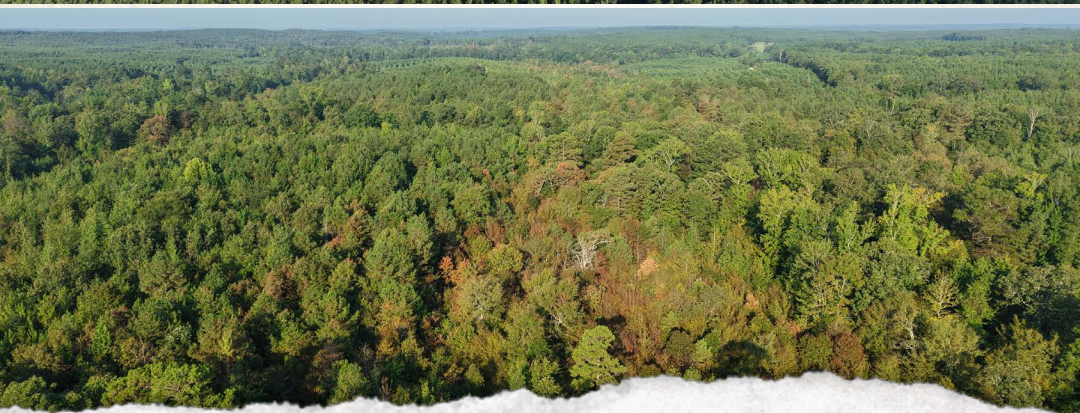
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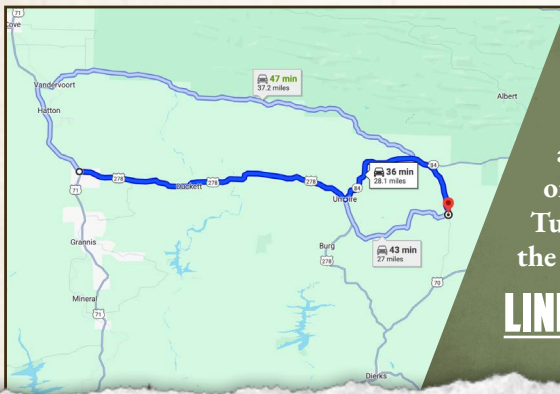
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44± ACRES HOWARD COUNTY, ARKANSAS

land id. LINK



Directions From Wickes, AR:
Travel 17.6 miles east on Hwy 278
to Umpire. Turn left on Hwy 84
and continue 7.1 miles. Turn right
on Tollett Road and proceed 3.4 miles.
Turn right on Brushy Creek Road and
the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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