



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATE ^{SM.}

76± ACRES
HEMPSTEAD COUNTY, AR
\$420,000



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

THE HEMPSTEAD 76

PROPERTY PROFILE

LOCATION:

- County Road 314
Ozan, AR 71855
- Hempstead County
- 0.25± Miles NE of the
Rick Evans Grand Prairie
WMA & Nature Center
- 13± Miles SE of Nashville
- 19± Miles NW of Hope
- 20± Miles E of the Cottonshed
Park at Millwood Lake
- 42± Miles NE of Texarkana
- 129± Miles SW of Little Rock
- 219± Miles NE of Dallas, TX

TAX INFORMATION:

- Parcel: 001-12013-000
- 2024 Taxes: \$121.46

COORDINATES:

- 33.8329, -93.7629

PROPERTY USE:

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

PROPERTY INFORMATION:

- 76± Total Acres
- 33± Acres Cleared Pastureland
- 43± Acres Mixed Timber
- County Road Frontage
- Deer & Turkey



LUKE ALSTON, ALC | EXECUTIVE BROKER
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LANE CHAPMAN | 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 HEMPSTEAD 76

THE HEMPSTEAD 76 IS A DIVERSE AND WELL-MAINTAINED 76± ACRE TRACT IN HEMPSTEAD COUNTY, ARKANSAS. This property offers the perfect blend of open ground, timber, and proven wildlife history—all in a highly sought-after location just 500± yards from the boundary of the Rick Evans Grand Prairie WMA and Nature Center.

Approximately 33 acres of the Hempstead 76 are cleared and mowed, giving it open road frontage. Whether you envision a secluded homesite overlooking open ground or strategically placed wildlife plots, the groundwork has already been done. The soil quality here is exceptional, providing ideal conditions for high-producing food plots with existing cleared areas ready for planting.



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MORE ABOUT THE HEMPSTEAD 76

The remaining 43± acres consist of mixed timber, featuring patches of younger pine growth blended with mature hardwoods, including old oaks that provide natural mast production and excellent wildlife habitat. This balance of open ground and timber creates a natural transition that supports strong deer movement and turkey activity. The Hempstead 76 is well-positioned to consistently hold a high number of deer, surrounded by similar large-acreage tracts that promote healthy wildlife populations and minimal pressure. With a proven history of both mature bucks and turkeys, the Hempstead 76 is more than just potential—it's established performance.

An exceptional internal trail system allows easy access throughout the entire property, making it ideal for hunting setups and property management. County road frontage provides convenient access while maintaining privacy once inside the property boundaries.

The Hempstead 76 is a versatile tract that can serve equally well as a private country homesite, a turnkey hunting property, or a long-term recreational investment—all within minutes of one of Arkansas's most recognized wildlife areas.

Contact Lane Chapman or Luke Alston today to schedule a private showing or for more information.



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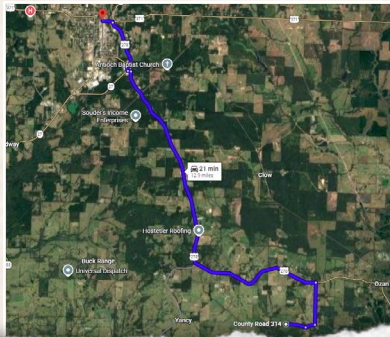
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Directions From Nashville, AR: Travel on Highway 278 West for 11 miles. Turn right onto Hempstead 314 Road and continue for 1.3 miles. Turn right onto County Road 314, and the property will be on the right in 0.6 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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