



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

196± ACRES
HEMPSTEAD COUNTY, AR
\$1,078,000

THE HEMPSTEAD 196

PROPERTY PROFILE

LOCATION:

- Hempstead 1310 Road
Ozan, AR 71855
- County Road Access
- Hempstead County
- 5± Miles NE of the
Rick Evans Grandview Prairie
WMA & Nature Center
- 10± Miles SE of Nashville
- 15± Miles NE of the Cottonshed
Park at Millwood Lake
- 20± Miles NW of Hope
- 43± Miles NE of Texarkana
- 130± Miles SW of Little Rock
- 220± Miles NE of Dallas, TX

COORDINATES:

- 33.8366, -93.7759

TAX INFORMATION:

- Parcels:
 - 001-11855-002
 - 001-11870-000
- 2024 Taxes: \$279.90

PROPERTY USE:

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

PROPERTY INFORMATION:

- 196± Total Acres
- 36± Acres Pastureland
- 5± Acres Flooded Area
- Perimeter & Internal Trails
- Deer & Duck



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 196

TUCKED AWAY IN THE HEART OF SOUTHWEST ARKANSAS, THIS 196± ACRE TRACT IN HEMPSTEAD COUNTY OFFERS THE PERFECT BLEND OF INCOME-PRODUCING GROUND AND PREMIER HUNTING OPPORTUNITIES. Located just 10± miles southeast of Nashville, the Hempstead 196 is ideally positioned for both recreation and investment.

The land features 36± acres of established pasture, and another 120± acres could potentially be added with a minor investment in forestry mulching, making it a true turn-key operation, with a fence in place. With county road access and a well-maintained network of perimeter and internal trails, the Hempstead 196 is easily navigable and functional year-round.



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MORE ABOUT THE HEMPSTEAD 196

For the outdoorsman, the Hempstead 196 truly shines. Known for holding a high quantity of deer as well as high-quality bucks, it offers exceptional whitetail hunting potential. The deer here are extraordinary for the state of Arkansas. In addition, a 5± acre flooded area provides proven duck hunting, creating a diverse habitat that attracts and sustains wildlife throughout the seasons.

Positioned just five miles northeast of the Rick Evans Grandview Prairie WMA and Nature Center, and only 15 miles from Cottonshed Park at Millwood Lake, the Hempstead 196 sits in a region well-known for its natural beauty and recreational appeal. Whether you're looking for a productive cattle property, a hunting tract, or a long-term land investment, the Hempstead 196 is a solid choice!

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



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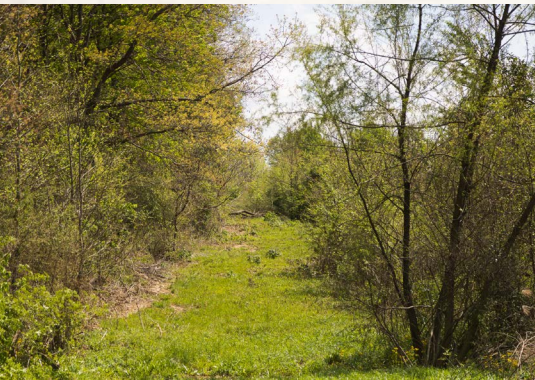
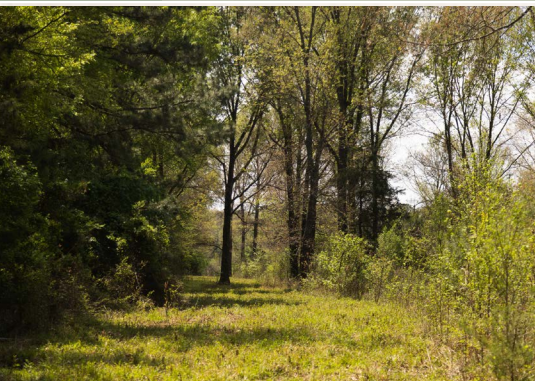
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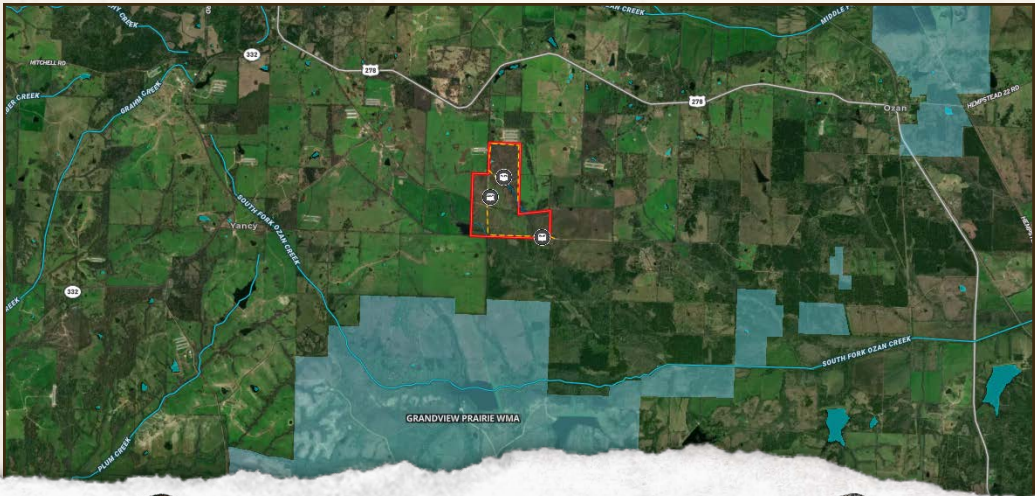
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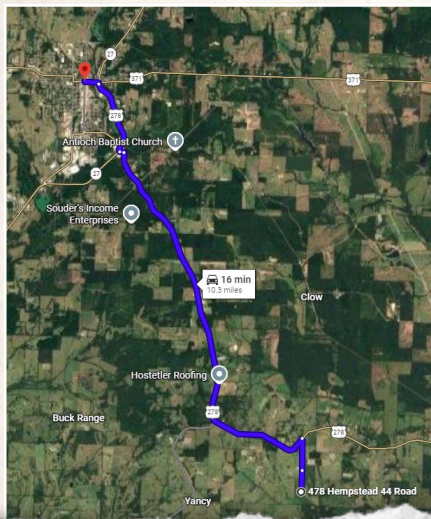
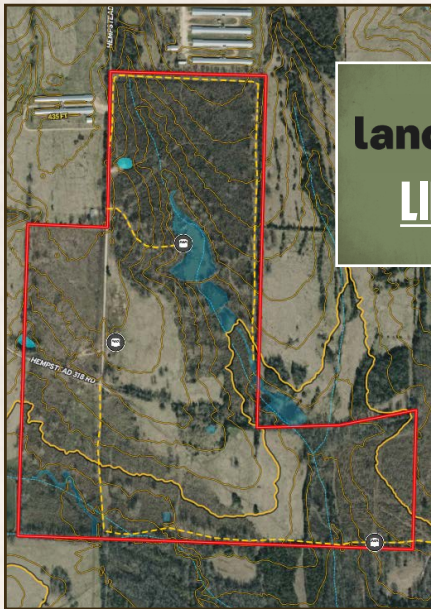
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Directions From Nashville, AR: Travel on Highway 278 West for 9.3 miles. Turn right onto Hempstead 1310 Road and proceed 0.5 miles to the property.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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