



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

78± ACRES
HEMPSTEAD COUNTY, AR
\$429,000

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

THE HEMPSTEAD 78

PROPERTY PROFILE

LOCATION:

- County Road 314
Ozan, AR 71855
- Hempstead County
- 10± 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: 001-11898-000
- 2024 Taxes: \$110.43

COORDINATES:

- 33.8333, -93.7633

PROPERTY USE:

- Hunting
- Recreational
- Agricultural
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 78± Acres
- Thick Cover
- Recently Prescribed Burn
- Perimeter Trail System
- County Road Frontage
- High Quality Deer
- 2 Ponds



LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

LANE CHAPMAN | LAND SPECIALIST
C: 870-940-0912 | lchapman@smalltownproperties.com

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 78

THE HEMPSTEAD 78 IS A VERSATILE AND WELL-PREPARED 78± ACRE TRACT IN HEMPSTEAD COUNTY, ARKANSAS, OFFERING A RARE COMBINATION OF USABILITY, HABITAT QUALITY, AND LONG-TERM POTENTIAL. Thanks to a recently prescribed burn, the Hempstead 78 is clean, healthy, and refreshed.

Along with two ponds, the landscape is predominantly cleared with scattered select elder trees and pockets of young volunteer pine saplings creating a balanced setting that offers both character and opportunity. The recent burn has enhanced native forage, improved wildlife habitat, and positioned the Hempstead 78 for immediate development—whether for recreational use, agricultural improvement, or a premier homesite.



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MORE ABOUT THE HEMPSTEAD 78

The soil composition on the Hempstead 78 is a standout feature. With high-quality soil content, the groundwork is already in place for exceptional food plots, pasture establishment, or future improvements. For the outdoorsman, this tract is strategically located in an area known to hold strong deer numbers and is surrounded by similar large-acreage properties, creating a consistent habitat corridor that supports wildlife movement and population stability.

A perimeter trail system provides easy access around the entire property. The current layout offers a blank canvas—whether you envision strategically placed food plots, planted pine investments, a private homestead tucked back off the road, or a well-designed recreational retreat.

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



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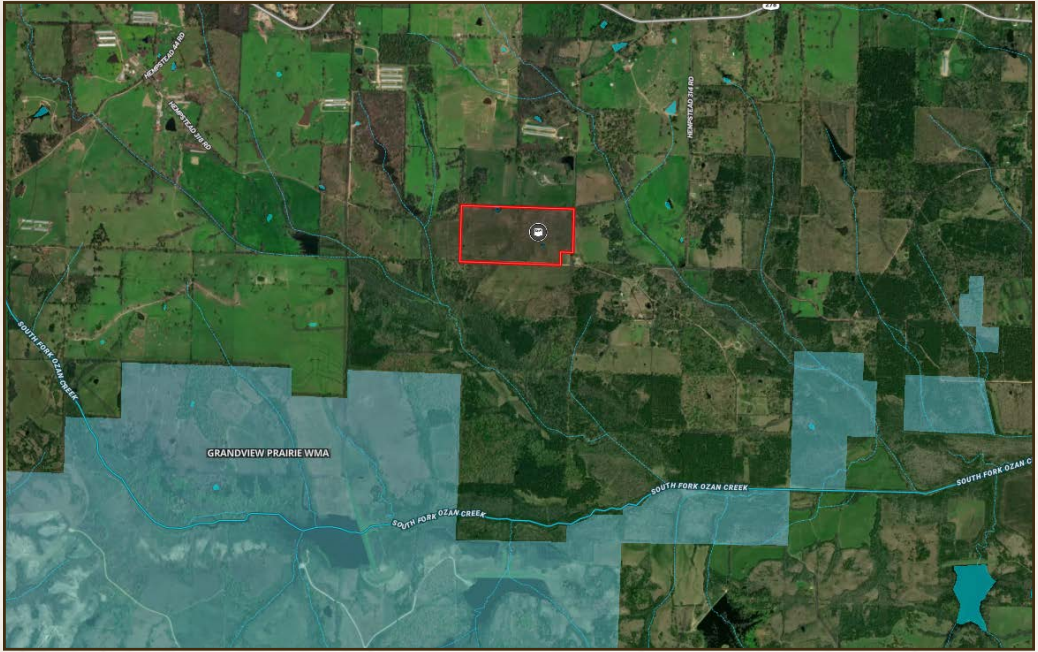
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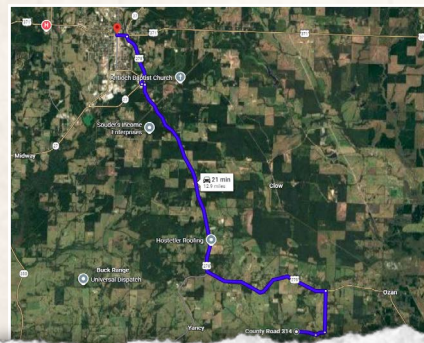
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HEMPSTEAD COUNTY, ARKANSAS



land **id.** LINK



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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