



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

34.29± ACRES
SEVIER COUNTY, AR
\$102,500



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

THE SEVIER 34.29

PROPERTY PROFILE

LOCATION:

- West 80 Thousand Road
Gillham, AR 71841
- Bordered by the Weyerhaeuser
Timber Company
- Sevier County
- 8.6± Miles SW of Gillham
- 14.6± Miles SW of Gilham Lake
- 16.4± Miles NE of DeQueen Lake
- 19.3± Miles NW of DeQueen
- 72± Miles NW of Texarkana, TX

COORDINATES:

- 34.1606, -94.3741

PROPERTY USE:

- Hunting
- Recreational

PROPERTY INFORMATION:

- 34.29± Acres
- Rolling Terrain

TAX INFORMATION:

- Parcel ID: 002-06263-001
- \$40.18 (2024)



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MARISSA NICHOLS
LAND & RESIDENTIAL SPECIALIST

C: 580-306-5671

O: 479-588-1034

marissa@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SEVIER 34.29

WELCOME TO THE SEVIER 34.29, A RECREATIONAL TRACT LOCATED JUST OUTSIDE GILLHAM, ARKANSAS. Situated in Sevier County, this 34.29± acre cut-over property offers an excellent opportunity for hunting and outdoor recreation.

The rolling terrain provides ideal habitat for wildlife and plenty of room to establish trails, food plots, or a secluded campsite. Whether you're looking for a weekend hunting property or a private outdoor retreat, the Sevier 34.29 offers the space and potential to make it your own.

Bordered on the west and northwest by Weyerhaeuser Timber Company, the Sevier 34.29 provides additional privacy and expands the surrounding wildlife habitat. Conveniently located less than 9± miles from Gillham, just 14± miles from Gillham Lake, and about 16 miles from DeQueen Lake, you'll have quick access to excellent fishing, boating, and other outdoor recreation opportunities.

If you're searching for an affordable recreational tract in Southwest Arkansas with strong hunting potential and room to explore, the Sevier 34.29 is worth a look.

Contact MaRissa Nichols today to schedule a private showing and experience #TheSmallTownWay.



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3D MAPS



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land id. LINK



Directions From DeQueen, AR:
 Travel on US-59 North for 9.7 miles. Turn left onto Mineral Road and proceed for 1.6 miles. Continue straight on Stemple Road for 0.4 miles. Turn right onto Cedar Bluff Lane and travel 1.2 miles. Continue onto County Road 206, proceed for 0.5 miles, and then turn left onto Cedar Bluff Road for 1.1 miles. Continue onto County Road 206 for 3.5 miles until you reach the property.

LINK TO GOOGLE MAP DIRECTIONS



ST **SMALLTOWN**
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