



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**A HOME ON 48.42± ACRES
MONTGOMERY COUNTY, AR**

\$770,000

HOME OVERLOOKS PRIVATE LAKE

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

THE MONTGOMERY 48.42

PROPERTY PROFILE

LOCATION:

- 1421 Highway 88
West Oden, AR 71961
- Montgomery County
- Borders the Ouachita
National Forest
- 1.6± Miles N of
the Ouachita River
- 12.6± Miles NW of Mt. Ida
- 27.8± Miles NE of Mena
- 39± Miles W of Lake Ouachita
- 49± Miles NW of Hot Springs

PROPERTY USE:

- Residential
- Hunting/Fishing
- Recreational
- Investment

COORDINATES:

- 34.623726, -93.792660

TAX INFORMATION:

- 086-00115-000: \$1,123
- 086-00011-001: \$67
- 086-00141-000: \$57

PROPERTY INFORMATION:

- 48.42± Acres
- 11± Acre Fully-Stocked Lake
- 2,694± SqFt Home
- 3 Bedrooms/2.5 Baths
- 800± SqFt Porch
- Back-Up Generator
- Gas & Electric Heat
- 2 Propane Tanks
- Several Wells
- Wildlife



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NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 48.42

LOCATED IN THE HEART OF THE OUACHITA MOUNTAINS IN ODEN, ARKANSAS, THE MONTGOMERY 48.42 OFFERS A RARE COMBINATION OF COMFORTABLE COUNTRY LIVING, EXCEPTIONAL WATER FEATURES, AND OUTSTANDING RECREATIONAL OPPORTUNITIES. With a three-bedroom and two-and-a-half-bathroom home, a large spring-fed lake, and direct access to national forest land, this 48.42± acre Montgomery County property sets up perfectly for a full-time residence, hunting and fishing retreat, or private lake house getaway.

The home features 2,694± square feet of living space and is positioned perfectly on the banks of the lake, offering beautiful water views and a peaceful setting that's hard to find. One of the most attractive features of the home is the 800± square feet of porch space overlooking the lake, providing the perfect place to relax, entertain guests, or enjoy quiet mornings and evenings while watching wildlife and taking in the scenery.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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MORE ABOUT THE MONTGOMERY 48.42

Inside, the home is designed for comfortable and efficient living. It is equipped with mini-split systems throughout for heating and cooling, allowing individual climate control in different areas of the house. In addition, gas heaters are installed throughout the home, providing dependable supplemental heat during the colder months. A backup Generac generator ensures the home remains operational during power outages, offering peace of mind in a rural setting. The Montgomery 48.42 is also supported by two propane tanks, supplying fuel for the heating systems and other utilities.

Water resources are another strong point of the Montgomery 48.42. Along with the lake, there are several wells located across the property, providing dependable water sources for household use, livestock, gardening, or other needs.

The centerpiece of the Montgomery 48.42 is the 11± acre private lake, which is spring-fed, helping maintain water levels and clarity year-round. The lake has been stocked with largemouth bass and catfish, making it an outstanding private fishing destination just steps from home. With the house sitting along the shoreline and the large porch overlooking the water, the lake becomes a central part of daily life on the property.



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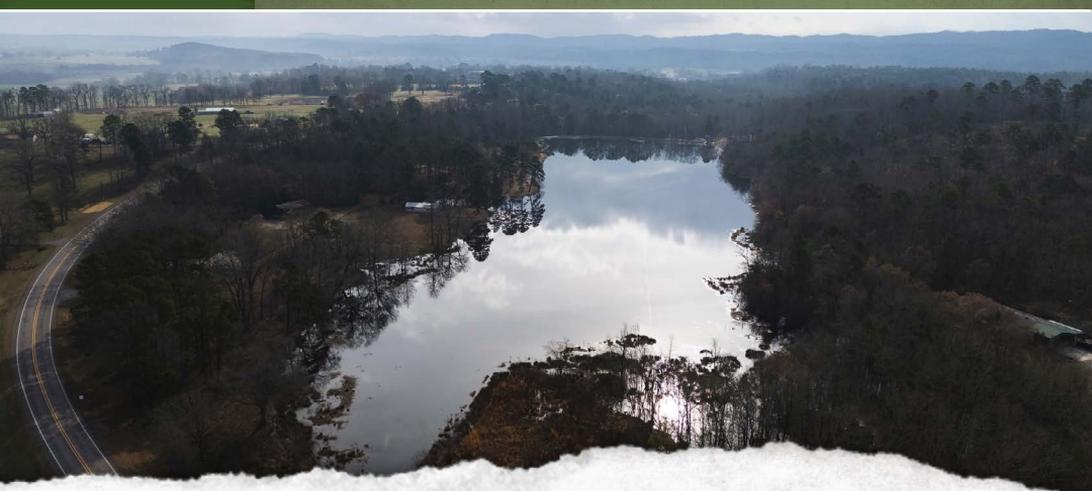
MORE ABOUT THE MONTGOMERY 48.42

The 48.42± acres consist of wooded and open terrain typical of the Ouachita Mountain region, offering excellent wildlife habitat and plenty of privacy. The Montgomery 48.42 is loaded with wildlife, including a strong population of whitetail deer, as well as turkey and other native game species commonly found in the area. For hunters and outdoor enthusiasts, the Montgomery 48.42 offers both great on-site hunting and direct access to additional land.

A major benefit is that the Montgomery 48.42 borders the Ouachita National Forest, providing direct access to hundreds of acres of public land for hunting, hiking, horseback riding, and exploring the scenic mountain terrain of western Arkansas.

Properties that offer acreage, a large spring-fed lake, a well-positioned home overlooking the water, and national forest access are increasingly difficult to find in this part of Arkansas. Whether you're looking for a private homestead, recreational property, hunting retreat, or family getaway, the Montgomery 48.42 near Oden offers the kind of setting and features that make rural Arkansas living so desirable.

**Contact Nick Pate today to schedule a private
tour and experience #TheSmallTownWay.**



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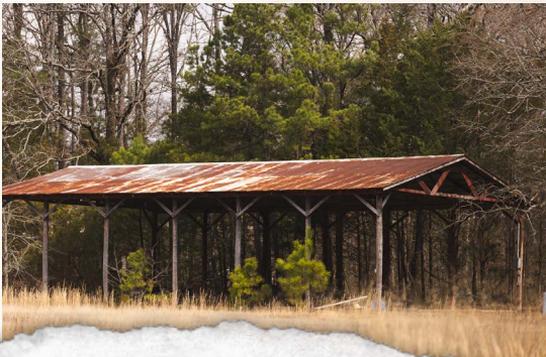
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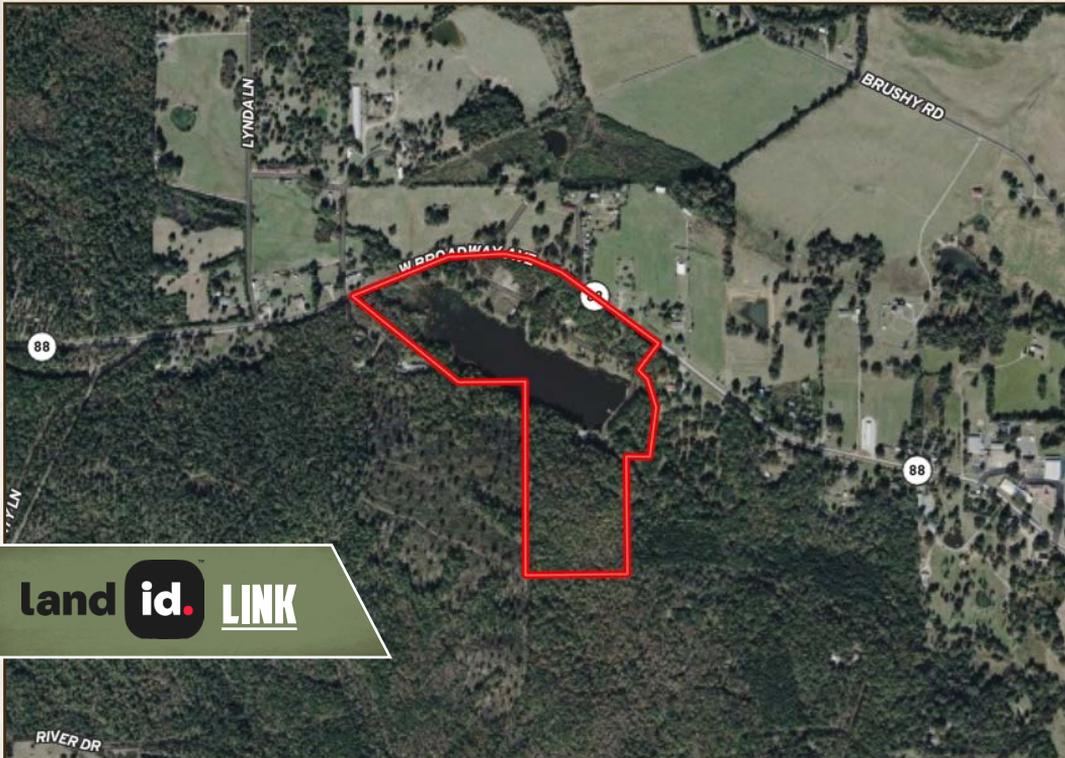
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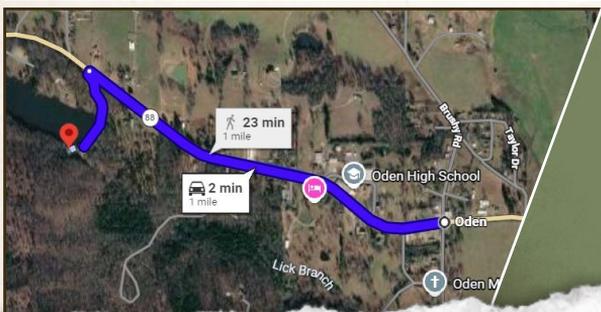
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land id. LINK



Directions from Oden, AR:
 Travel on Highway 88 W/W
 Broadway Ave for 0.8 miles. The
 destination will be on the left.

**LINK TO GOOGLE
 MAP DIRECTIONS**



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