

15± ACRES
HOWARD COUNTY, AR
\$95,000



ST
SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

THE HOWARD 15

PROPERTY PROFILE

LOCATION:

- Tollett Road
New Hope, AR 71959
- Howard County
- 5± Miles SE of the
Ouachita National Forest
- 8± Miles NW of Lake Greeson
- 15± Miles NE of Dierks Lake
- 27± Miles E of Wickes
- 27± Miles W of Glenwood

COORDINATES:

- 34.26404, -93.93929

PROPERTY USE:

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

PROPERTY INFORMATION:

- 15± Acres
- Paved County Road Frontage
- Old Homesite
- Harvestable Pine Timber
- Rural Water & Electricity
Available
- Weyerhaeuser Timber
Company on 3 Sides
- Additional Acreage
Available Nearby

TAX INFORMATION:

- Parcel 001-00333-0000: \$33.35



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LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOWARD 15

THE HOWARD 15 OFFERS TONS OF OPTIONS—IT'S LIKE THE SWISS ARMY KNIFE OF LAND TRACTS!! Located in the town of New Hope, Arkansas, in Howard County, the property has the remnants of an old home site with a former foundation and hand-dug water well. Several species of trees set it apart from the surrounding timbered landscape. You can easily imagine what it was like here decades ago and what it can be tomorrow. Surrounded by Weyerhaeuser Timber Company land, there is no need to worry about neighbors or structures being within sight. Electricity and rural water run down the east line along Tollett Road, which is a paved, county-maintained road. The acreage has marketable pine timber growing, making this an investment in future profits for the next owner. The area is known for an abundance of deer and other wildlife, giving the hunter a place to live and hunt.



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MORE ABOUT THE HOWARD 15

The Howard 15 is conveniently located near Lake Greeson, Ouachita National Forest, Little Missouri River, and Dierks Lake for endless outdoor activities. A key feature of this property that makes it worth a look is that it is completely unrestricted.

For additional information and to schedule a private tour, contact Luke Alston today!

Note: Additional acreage (the Howard 159) is available a quarter of a mile from the Howard 15. Live on one and play on the other!



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Property Lines are Approximate



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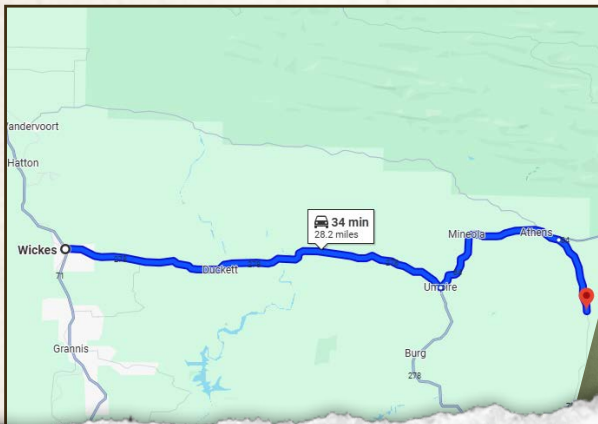
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Directions From Wickes, AR:
Travel 17.6 miles east on Hwy 278 towards Umpire. Turn left on Hwy 84E and proceed 7.1 miles. Turn right on Tollett Road and continue 3.5 miles to the property on the right.

**LINK TO GOOGLE
MAP DIRECTIONS**



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