



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**474± ACRES**  
**MONTGOMERY COUNTY, AR**  
**\$2,000,000**

OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE MONTGOMERY 474

## PROPERTY PROFILE

### LOCATION:

- 3955 Southside Road  
Oden, AR 71960
- Montgomery County
- Ouachita National  
Forest Boundaries
- 4± Miles S of the Ouachita River
- 8± Miles NE of Big Fork
- 15± Miles NE of the  
Wolf Pen Gap East Trailhead
- 19± Miles NE of the Caddo River
- 25± Miles E of Mena
- 30± Miles W of Ouachita Lake

### COORDINATES:

- 34.54288, -93.9053

### TAX INFORMATION:

- Parcel 001-04417-000: \$84
- Parcel 001-04427-000: \$664

### PROPERTY USE:

- Farm/Ranch
- Potential Homesites
- Subdivision Possibilities
- Hunting & Fishing
- Recreation
- Investment

### PROPERTY INFORMATION:

- 474.80± Surveyed Acres
- National Forest Boundaries
- Frontage on the Year-Round Kates  
and Big Hill Creeks
- Old Homesite with Utilities
- Multiple Building Sites
- Pasture, Hay Fields, & Timber
- Mountain Views
- Total Privacy
- Abundant Wildlife Population



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**LUKE ALSTON, ALC**

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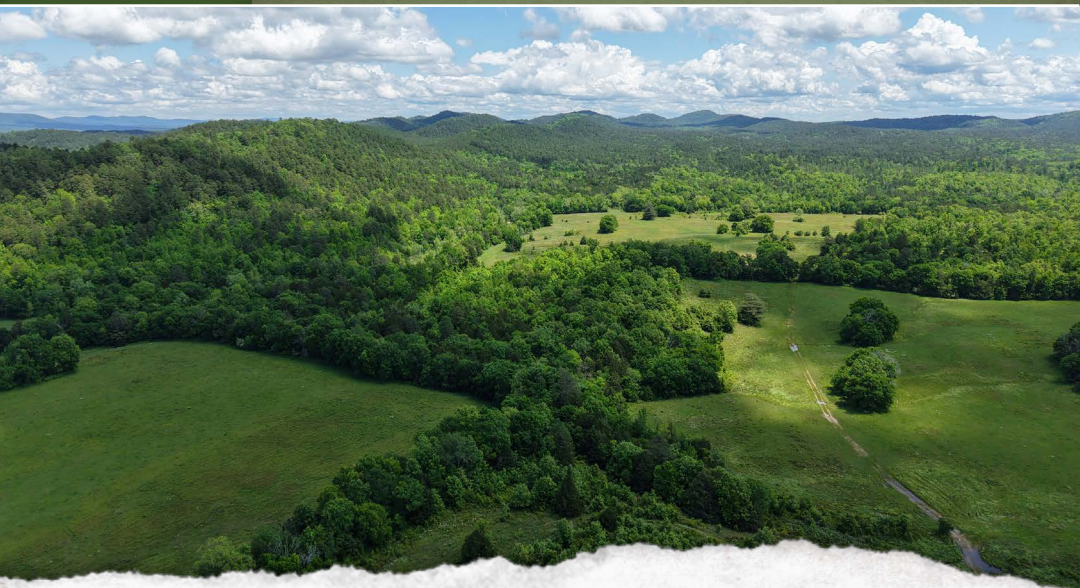
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MONTGOMERY 474

**INTRODUCING THE MONTGOMERY 474, LOCATED IN THE SMALL COMMUNITY OF PINE RIDGE IN WESTERN ARKANSAS.** 474± acres of generational land is being offered for the first time since it was originally homesteaded well over 100 years ago. One of the largest contiguous parcels in the area, in recent years, to become available for purchase, this tract has something for everyone! For the person looking to build a private legacy farm to pass down to future generations, the outdoorsman looking for a recreational oasis, or the hunter looking for that perfect place to implement wildlife management practices—the Montgomery 474 will deliver.

This large Montgomery County tract offers two year-round creeks (Kates Creek and Big Hill Creek) which provide unlimited fresh water for livestock, wildlife, and recreation. You'll find a variety of pastures, both large and small, perfect for grazing livestock or as food plots for the local wild game; wooded ridge tops offer prime roosts for local turkey flocks plus shade and shelter for your livestock. Stands of timber will provide a future harvest, and panoramic mountain views round out the many features this great place has to offer.



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# MORE ABOUT THE MONTGOMERY 474

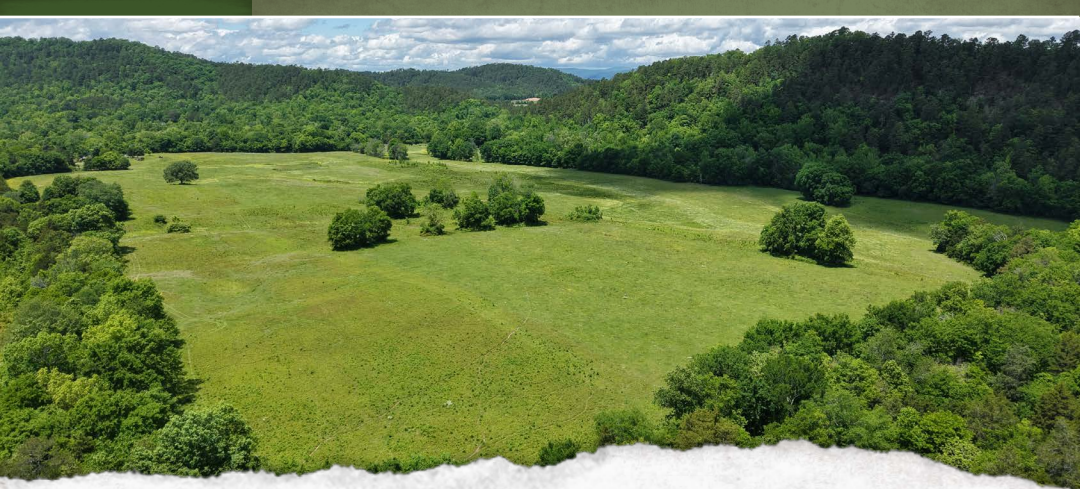
The Ouachita National Forest borders several spots, offering unencumbered direct access to the public land. Located just a few minutes from the Ouachita River, enjoy fishing, floating, and swimming. Additionally, this property is known to have a high concentration of quartz on the ridges, ideal for the “rockhound” looking for a place to break out their spade.

Currently, the Montgomery 474 has an old farmhouse on the Kates Creek side of the property with electricity and a water well present. The home could possibly be restored or be removed and a new home built in its place.

A feature that will stick out to anyone looking at this property is the “Big Hill”—undoubtedly the reason for the name of the creek. The “Big Hill” is located on the northwest corner of the acreage and offers a view that will prove to be unmatched in the area, with the elevation changing 300’ in height in 450’ of distance. As the old-timers would say, “It’s as steep as a cow’s face!”

Come see the Montgomery 474 and envision yourself enjoying year-round recreation and beauty.

**Contact Luke Alston today to schedule a personal  
tour and experience #TheSmallTownWay!**



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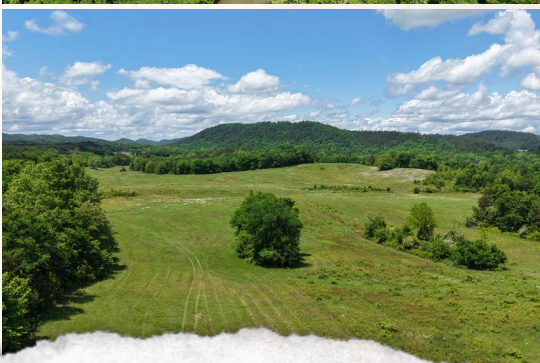
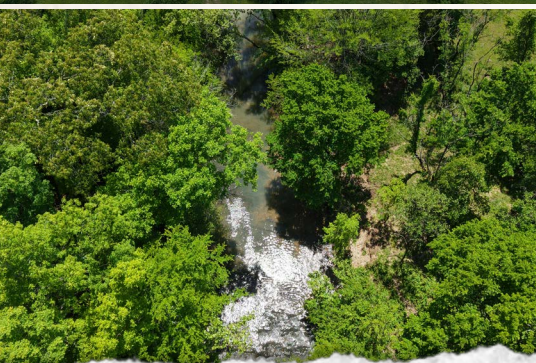
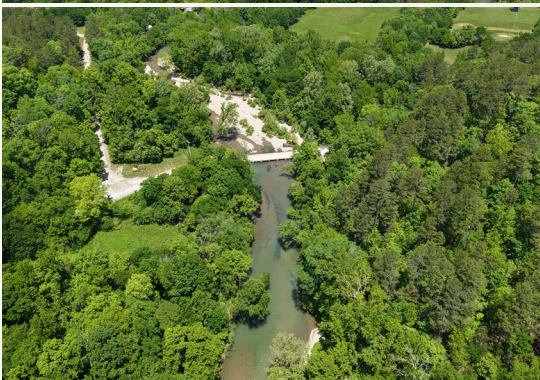
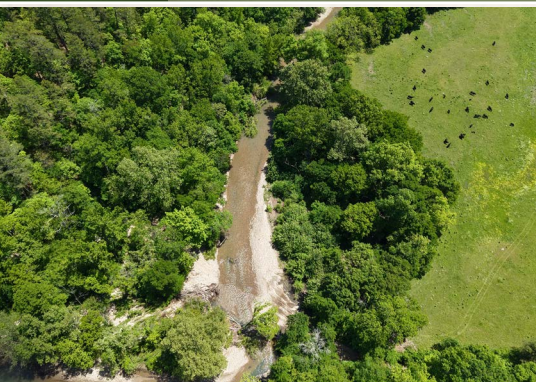
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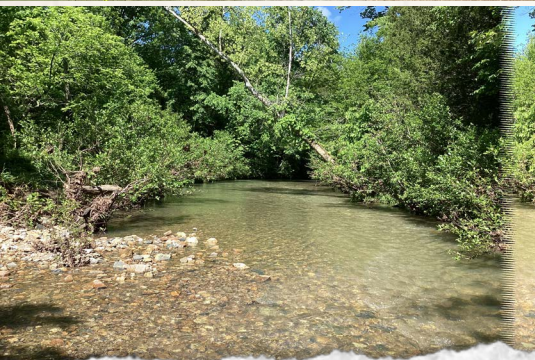
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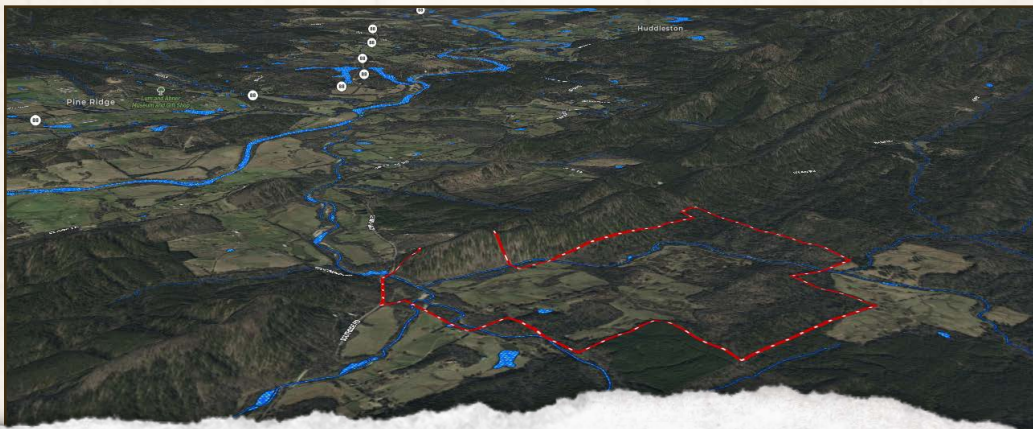
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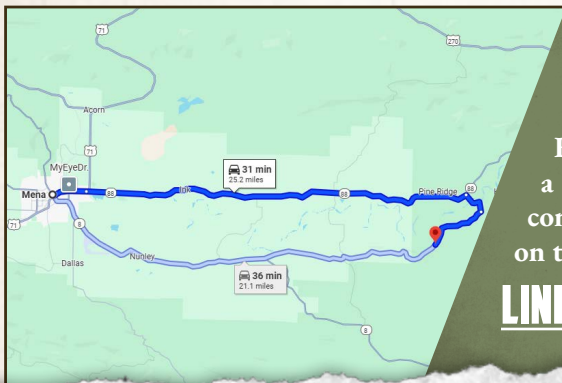
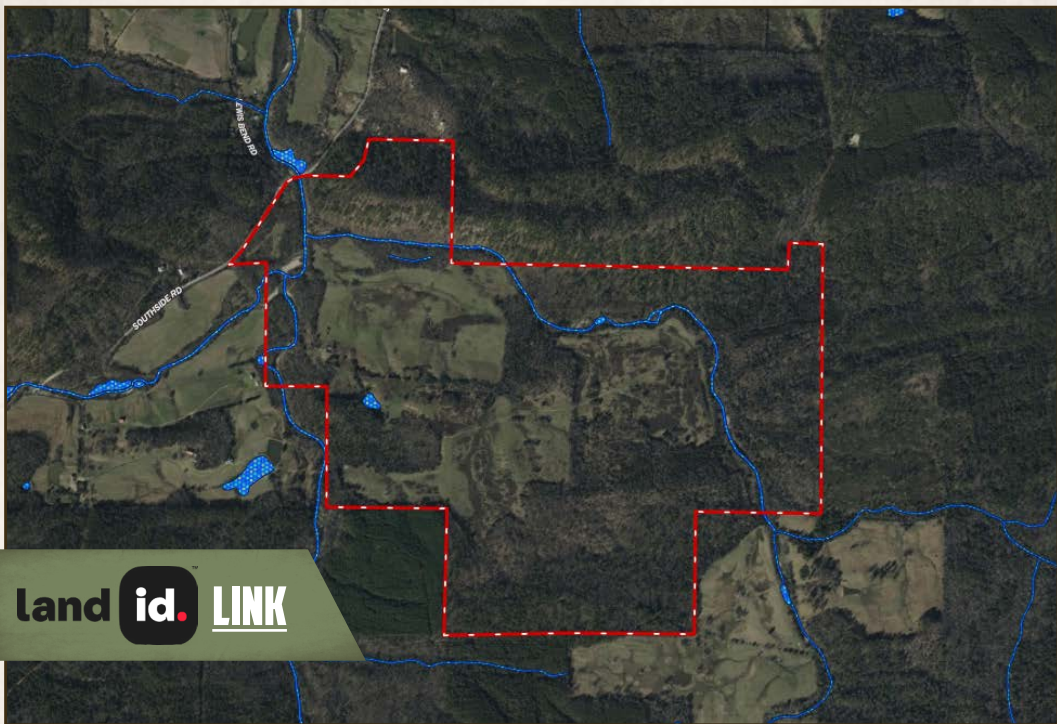
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Directions From Mena, AR: Travel 19 miles on Hwy 88 East to Pine Ridge. Turn right on Little Hope Road and proceed 1.3 miles. Make a slight right on Southside Road and continue 3.1 miles. The property will be on the left, before Kates Creek Bridge.

**LINK TO GOOGLE MAP DIRECTIONS**



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