

10.82± ACRES
MONTGOMERY COUNTY, AR
\$125,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034

THE MONTGOMERY 10.82

PROPERTY PROFILE

LOCATION:

- Kates Creek Road
Oden, AR 71960
- Montgomery County
- 6.5± Miles S of
the Ouachita River
- 6.5± Miles NE of Big Fork Mall
- 7.5± Miles S of Lum
and Abner Museum
- 25± Miles E of Mena
- 33± Miles W of Ouachita Lake

COORDINATES:

- 34.52748, -93.90989

PROPERTY USE:

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

PROPERTY INFORMATION:

- 10.82± Acres
- Frontage on Kates Creek
- National Forest Boundary
- Cleared Build Site

TAX INFORMATION:

- Parcel 001-04458-003: \$248
- Parcel 001-04460-003: \$248



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 10.82

WELCOME TO A NEWLY LISTED PROPERTY IN THE HEART OF THE OUACHITA MOUNTAINS IN WESTERN ARKANSAS: THE MONTGOMERY 10.82. If you are searching for a property away from the rat race of the city, this 10.82± acre tract in Montgomery County has much to offer! Kates Creek, known for its crystal-clear water and being a major tributary to the Ouachita River, meanders across the property. This splendid water feature is just one of the many highlights of the Montgomery 10.82.

The eastern boundary of the acreage has one of the most highly sought-after features in the area: the 1.8± million-acre Ouachita National Forest, which offers endless possibilities for hunting, hiking, and exploring...a dream for the outdoor adventurer! What once was a farm on the east side of Kates Creek is now the perfect location for drawing in local wildlife for viewing or hunting. The property is located on Kates Creek Road, maintained by the county. No easements are needed to access the property, giving its owner freedom and peace of mind.

The Montgomery 10.82 has a lot to offer, especially for its size. To learn more and schedule a personal tour, contact **Luke Alston** today!



Property Lines are Approximate



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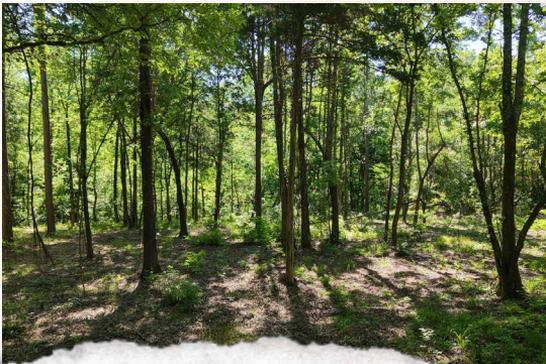
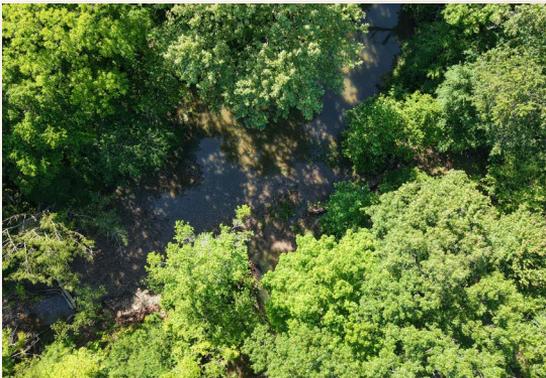
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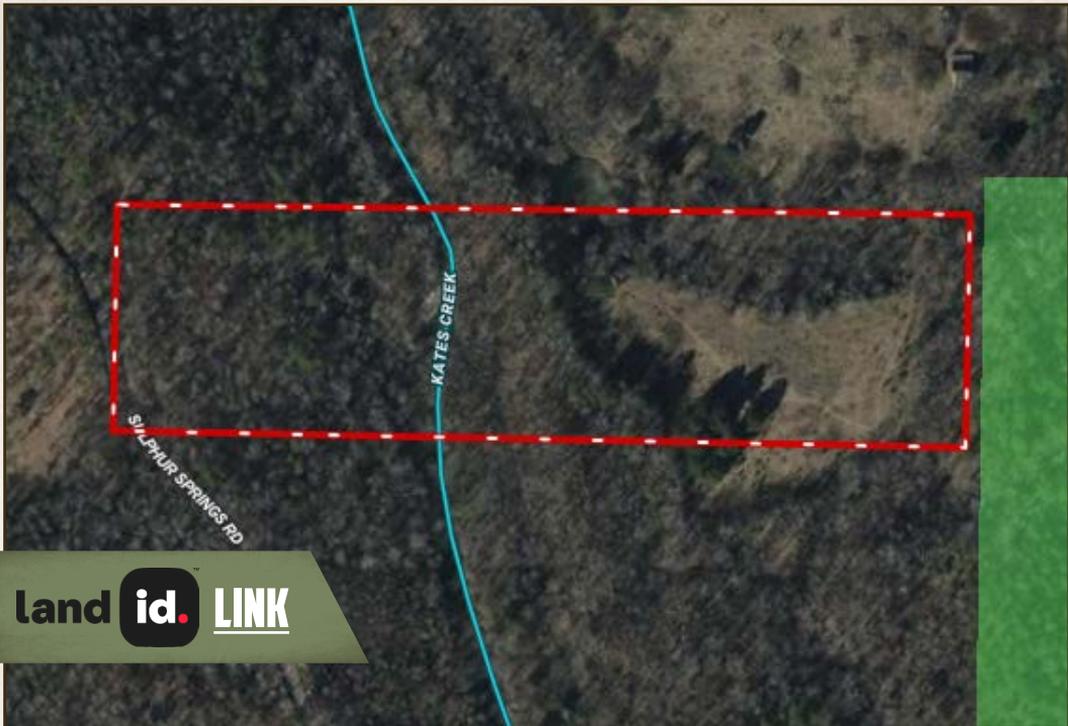
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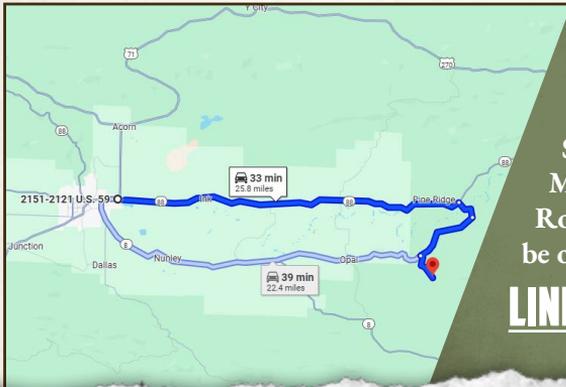
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land id. LINK



Directions From Mena, AR: Travel 19 miles on Hwy 88 East. Turn right on Little Hope Road. Merge right onto Southside Road and proceed 4miles. Make a sharp left turn onto Kates Creek Road and in 1.6 miles, the proeprty will be on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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