

Millwood Lake 45  
TBD Pump Station Rd  
Ashdown, AR 71822

**\$189,999**  
45.02± Acres  
Little River County



**Millwood Lake 45**  
**Ashdown, AR / Little River County**

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**SUMMARY**

**Address**

TBD Pump Station Rd

**City, State Zip**

Ashdown, AR 71822

**County**

Little River County

**Type**

Recreational Land

**Latitude / Longitude**

33.714048 / -94.027096

**Acreage**

45.02

**Price**

\$189,999

**Property Website**

<https://www.mossoakproperties.com/property/millwood-lake-45/little-river/arkansas/101271/>



## Millwood Lake 45 Ashdown, AR / Little River County

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### PROPERTY DESCRIPTION

#### Land for sale in Ashdown Arkansas on Millwood Lake

This property, situated at **33.7125, -94.0276** on Pump Station Road in Ashdown, Arkansas, represents a premier opportunity for a specialized recreational retreat. Tucked into the heart of Little River County, this acreage is defined by its raw potential and strategic positioning adjacent to the legendary Millwood Lake.

#### The Land: Raw, Rugged, and High-Yield

This is a true "sportsman's canvas." Currently thick with native underbrush, the land offers the dense thermal cover and sanctuary bedding needed to hold trophy whitetails year-round.

- **Whitetail Potential:** Initial scouts show **excellent deer sign**, including active scrapes and heavy trails, suggesting the property serves as a major corridor for deer moving along the lake's edge.
  - **Waterfowl Transformation:** The topography features several natural low points that are ripe for transformation. With minimal dirt work, these areas could be developed into **managed duck holes**. Given the proximity to Millwood Lake—a major stopover on the Central Flyway—these pockets can provide world-class "green timber" style hunting without the public land crowds.
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#### The Millwood Lake Advantage

Being adjacent to Millwood Lake (29,260 acres) puts you in one of the most biodiverse regions of the South.

- **Boating Access:** You are just minutes from the **Yarborough Landing boat ramp**, a premier launch point known for its recently renovated pier and easy access to the lake's main channels.
  - **\* World-Class Fishing:** Millwood is a "Top 10" destination for lunker largemouth bass, but it is equally famous for massive crappie and catfish.
  - **Natural Buffer:** Bordering the lake often means bordering US Army Corps of Engineers land, providing an extra layer of privacy and a massive "backyard" of public hunting and exploring territory that others have to drive miles to reach.
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#### The Border Benefit: The Best of Both Worlds

Located roughly 20-25 minutes from the **Texas border (Texarkana)**, this property offers a unique strategic advantage for owners:

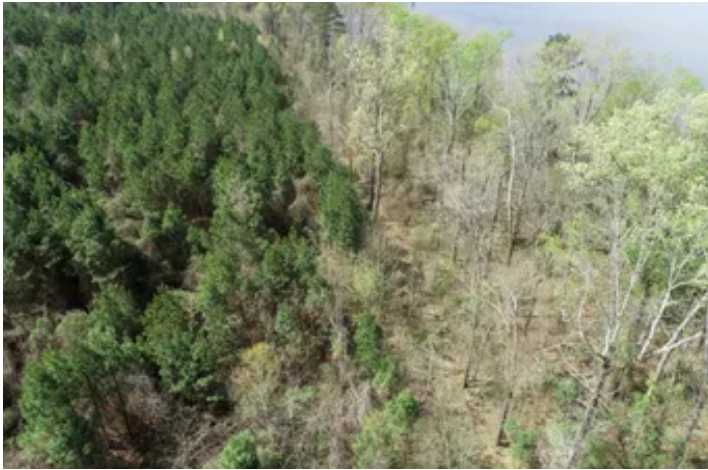
- **Tax Savvy Living:** For those looking to build, living on the Arkansas side often provides significantly **lower property taxes** compared to Texas, while still being close enough to Texarkana to enjoy major retail, dining, and specialized healthcare.
  - **\* Regional Hub:** You have the serenity of the Arkansas Little River bottoms with the economic engine of Texas just a short drive away. It is an easy commute for Dallas-based weekenders (approx. 2.5 hours) looking for a "bug-out" spot or a dedicated hunting camp.
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#### Summary of Perks

- **Adjoins Millwood Lake:** Immediate proximity to 29,000+ acres of water.
- **Yarborough Landing:** Minutes from professional-grade boat launching.
- **\* Duck & Deer:** A rare dual-threat property with high deer density and developable duck habitat.
- **Unrestricted Potential:** Thick brush offers a "blank slate" for clearing home sites or creating a private trail system.

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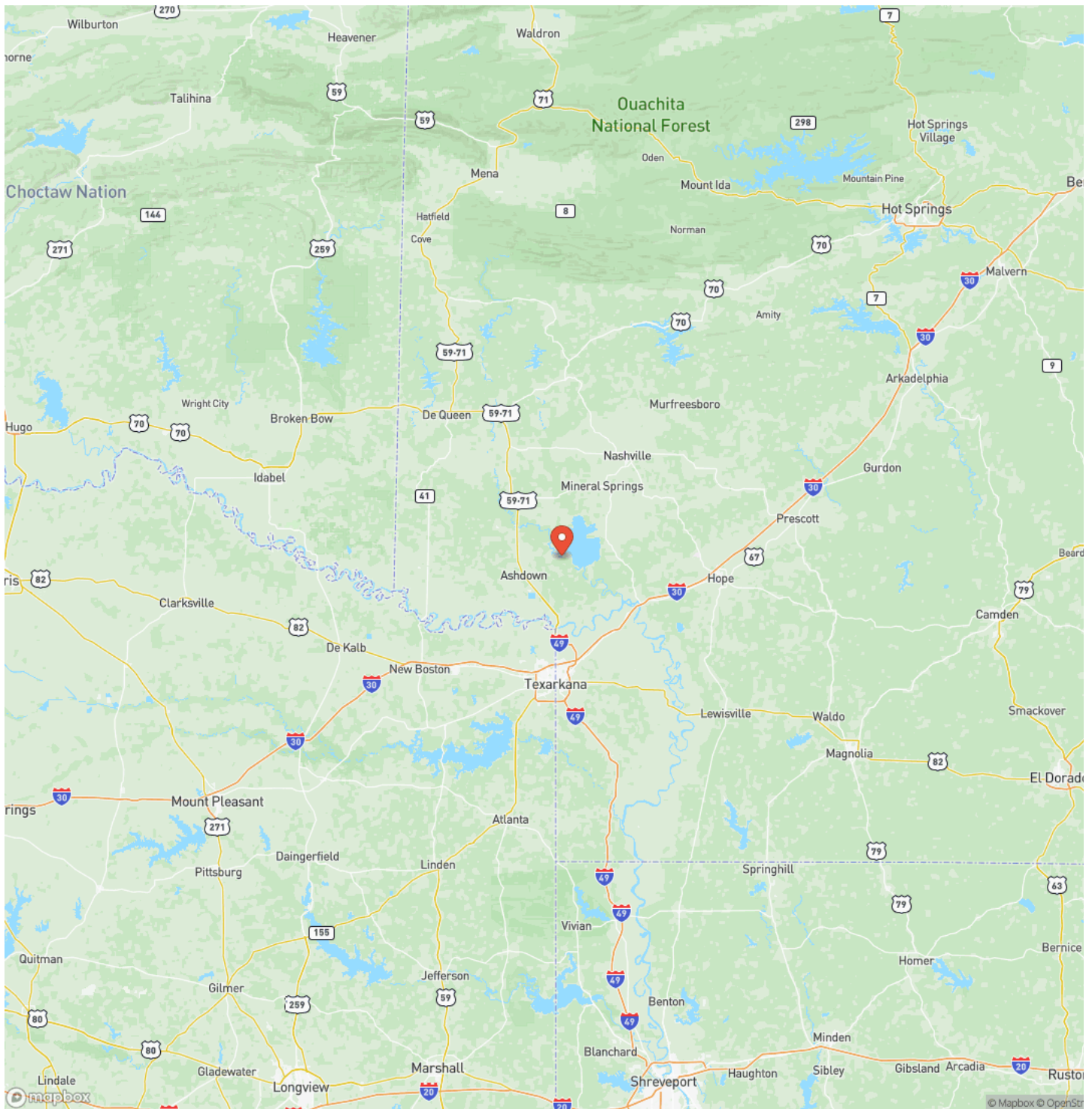
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## Locator Map



# Locator Map



## Satellite Map







**DISCLAIMERS**

Photos and videos on this listing may contain areas outside the property boundaries. To be used for reference only.



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**Mossy Oak Properties Field, Farm, and Homes**

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