

Hartford 40
10907 B Cedar Creek Rd
Hartford, AR 72938

\$189,000
40± Acres
Sebastian County



Hartford 40
Hartford, AR / Sebastian County

SUMMARY

Address

10907 B Cedar Creek Rd

City, State Zip

Hartford, AR 72938

County

Sebastian County

Type

Recreational Land

Latitude / Longitude

34.977613 / -94.445893

Acreage

40

Price

\$189,000

Property Website

<https://www.mossyoakproperties.com/property/hartford-40-sebastian-arkansas/111837/>



PROPERTY DESCRIPTION

Border-Line Perfection: 40± Acre Off-Grid Haven on the Arkansas/Oklahoma Line

Address: Part of 10907 Cedar Creek Rd, Hartford, AR 72938

Acreage: 40± Acres (To be surveyed out of a larger 52.5-acre parcel)

Price: \$189,000.

Property Overview

Escape to the mountains with this premier **40-acre wilderness tract** nestled directly on the historic Arkansas and Oklahoma border. Tucked securely behind a private gate, this unique parcel offers the ultimate canvas for outdoor enthusiasts, homesteaders, or investors. Whether you want to carve out a secluded off-grid homestead with breathtaking mountain views, or leave it as a rugged recreational sanctuary, this property delivers unparalleled privacy and natural beauty.

Land & Water Features

The land is beautifully wild, thick with mature brush and timber, providing a dense natural habitat and excellent cover for local wildlife. Water is abundant on this tract, making it a rare find for both recreational use and potential agricultural setups.

- **Water Assets:** A beautiful, active creek flows directly through the property, complemented by **two small ponds** that serve as natural watering holes.
- **Buffer & Privacy:** The property shares a direct border with **Green Bay Packing Company land**, ensuring massive blocks of uninterrupted timberland around you and guaranteeing lasting seclusion.
- **Development Potential:** While currently a thick, private timber tract, the land is entirely ripe for clearing. It features excellent topography for a custom homesite boasting panoramic mountain views, or for clearing the ground for small-scale farming and livestock.

A Sportsman's Paradise

If you are looking for a premier hunting tract, this is it. Because it is flanked by large-timber corporate land and loaded with year-round water sources, the property acts as a natural highway for game. Trail cams and local sightings consistently observe a robust population of:

- Trophy Whitetail Deer
- Wild Turkey
- Black Bear

The Rich History of Hartford, Arkansas

Owning land here means becoming a part of a deep-rooted American story. Originally settled before the Civil War as "Hart's Ford" (named after a widow who lived near the West Creek crossing), Hartford blossomed into a booming frontier town at the turn of the 20th century due to the discovery of rich coal veins.

By the 1910s, it was a bustling melting pot of European immigrants-so much so that a portion of the town was affectionately dubbed "Little Italy." Hartford was also a cultural cornerstone, famously known as a major hub for early American gospel music publishing. Today, the town embraces its quiet, rural charm, with its historic commercial downtown proudly listed on the National Register of Historic Places.

Why This Location is Perfect for a Homestead or Recreation

This property offers the rare "best of both worlds" scenario: complete, uninterrupted off-grid isolation, paired with convenient access to regional hubs.

For a **homestead**, the combination of natural water, fertile soil potential, and majestic mountain backdrops provides the ideal setting for self-sustainable living. For **recreation**, you are located in the heart of the Ouachita region, a playground for UTV riding, hiking, and world-class hunting.

Proximity to National Forests & Major Towns:

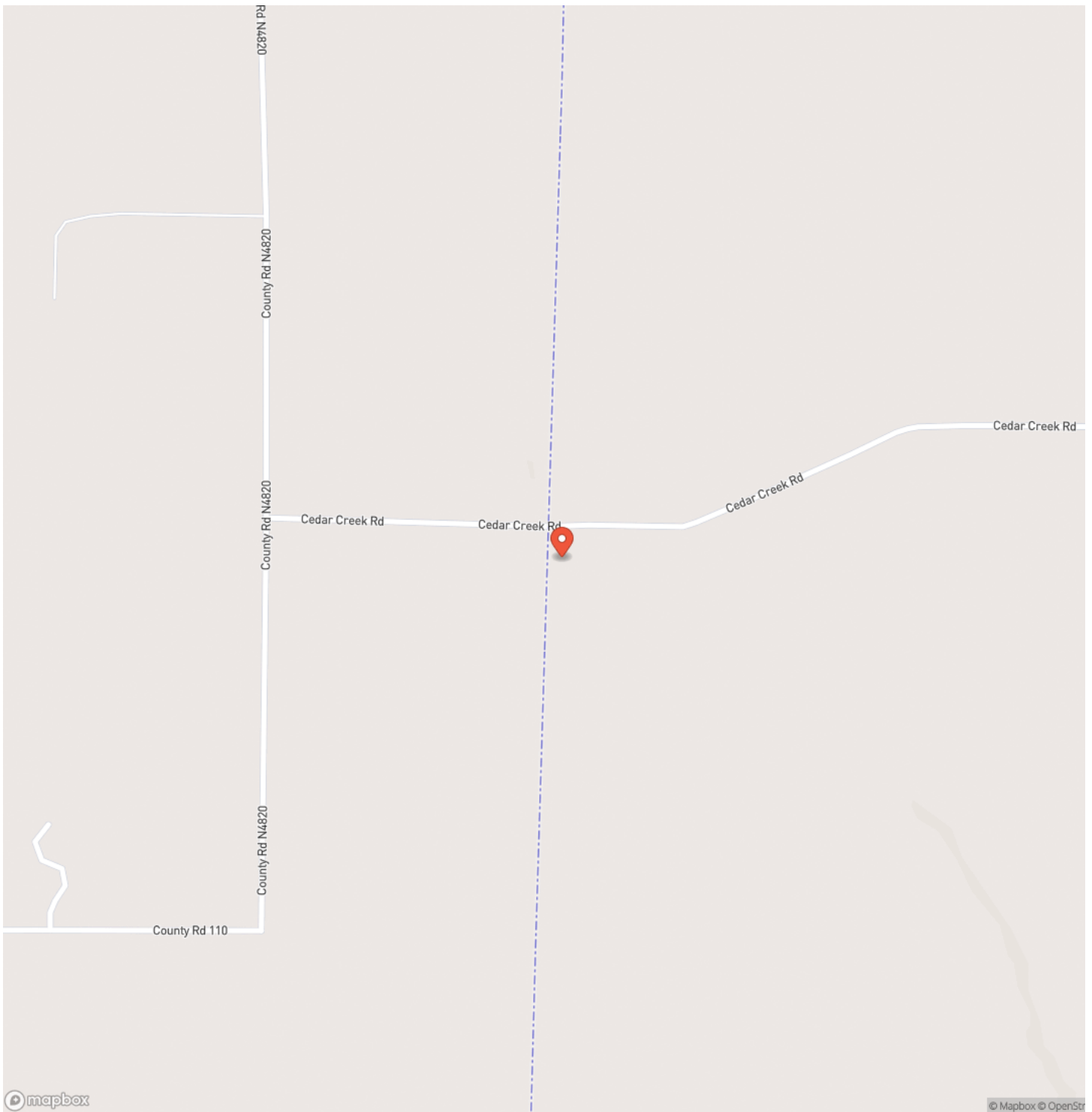
- **Ouachita National Forest:** Just a short **15-to-20-minute drive** south, giving you endless access to hundreds of thousands of acres of public land, trail systems, and pristine mountain rivers.
- **Fort Smith, AR:** Approx. **35 minutes** (Your closest major city for regional hospitals, commercial shopping, dining, and airport access).
- **Poteau, OK:** Approx. **25 minutes** (Great nearby stop for daily amenities, groceries, and local charm).
- **Fayetteville / NWA Metro:** Approx. **1 hour 20 minutes** (Easy day-trip distance to a major metropolitan area, Razorback stadium, and cultural events).

Agent Notes: Properties with this specific combination of live water, corporate neighbors, border location, and mountain views are incredibly rare. This 40-acre tract is being split from a larger 52.5-acre parcel. Gated access-shown by appointment only. Additional 12.5 +/- acres and 2137 +/- home available. See listing for 10907 Cedar Creek Rd, Hartford, AR.

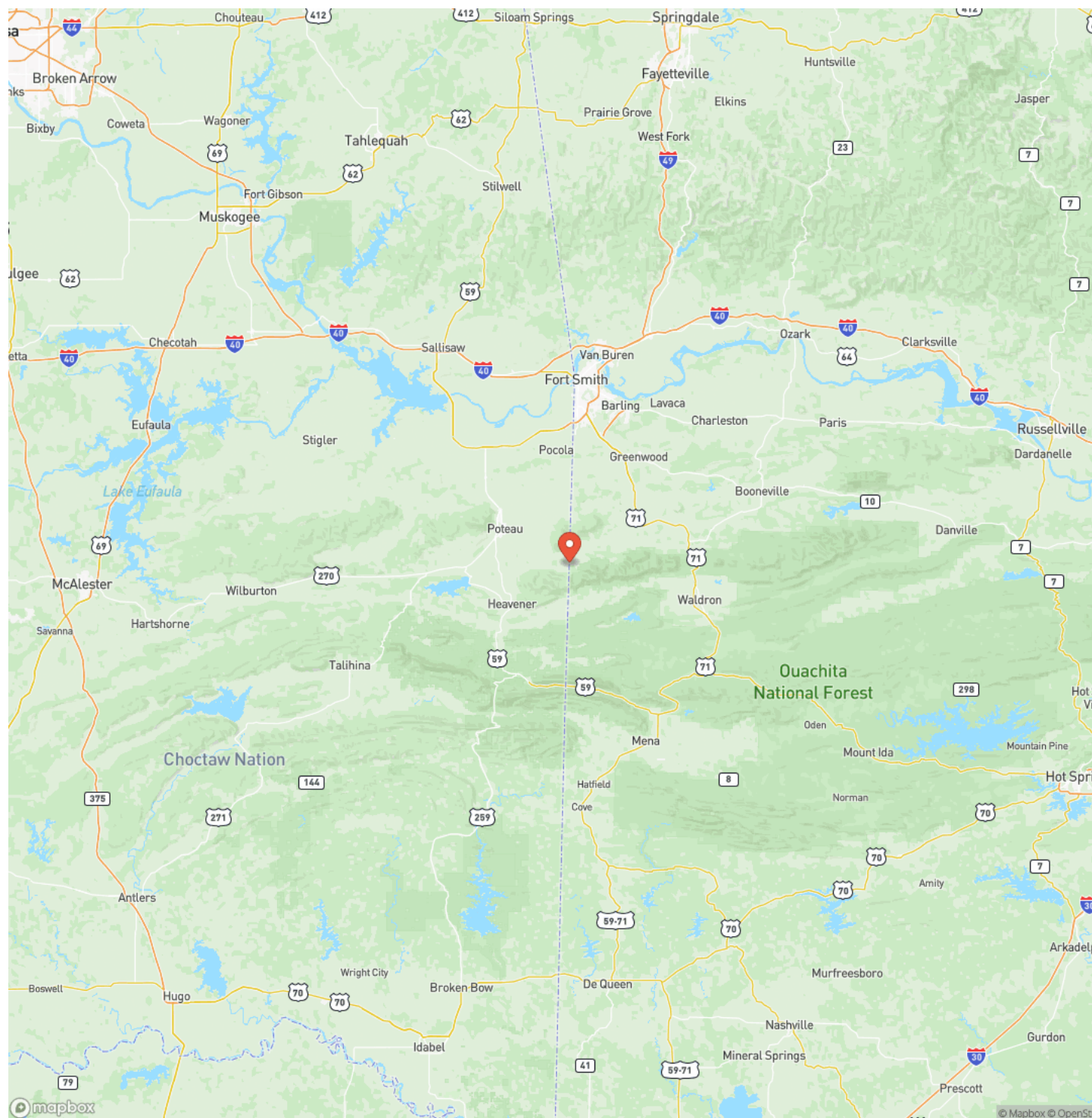
Contact us today to schedule your private tour of this rugged mountain gem!



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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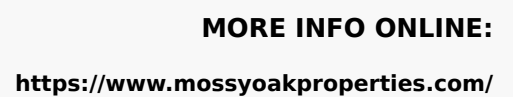
Address

1200 Fort Street

City / State / Zip

NOTES

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DISCLAIMERS

Property line photos are for reference only. Final property lines to be determined by survey before closing. Photos contained within this listing are for reference only and may contain areas outside of the listed property.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

<https://www.mossyOakproperties.com/>

