Millwood Lake 45
TBD Pump Station Rd
Ashdown, AR 71822

$189,999
45.02± Acres
Little River County







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
www.mossyoakproperties.com







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.

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.

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.

Summary of Perks

- **Adjoins Millwood Lake:** Immediate proximity to 29,000+ acres of water.
- **Yarborough Landing:** Minutes from professional-grade boat launching.

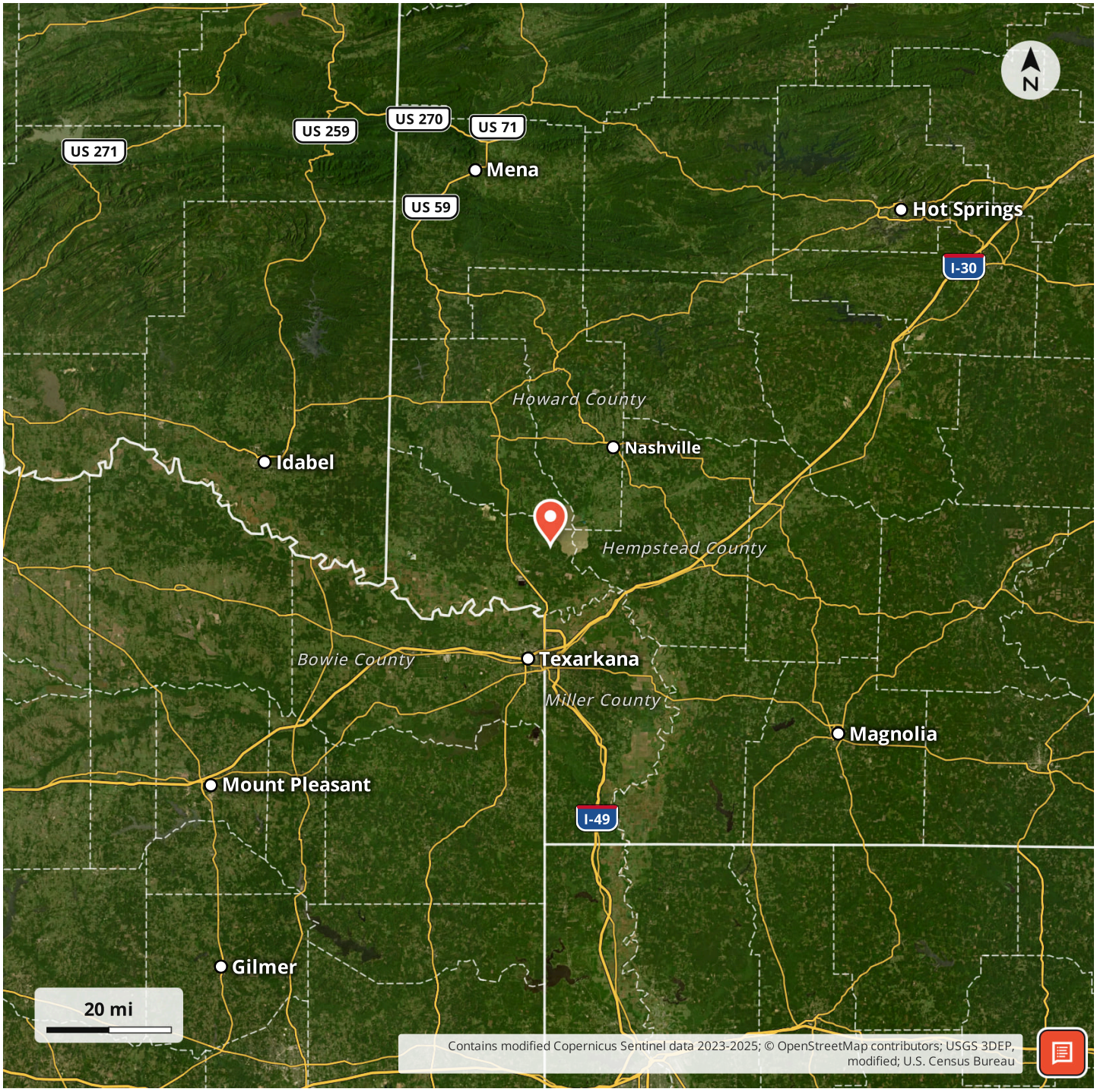
  *** Duck & Deer:** A rare dual-threat property with high deer density and developable duck habitat.
- **Unrestricted Potential:** Thick brush offers a "blank slate" for clearing home sites or creating a private trail system.



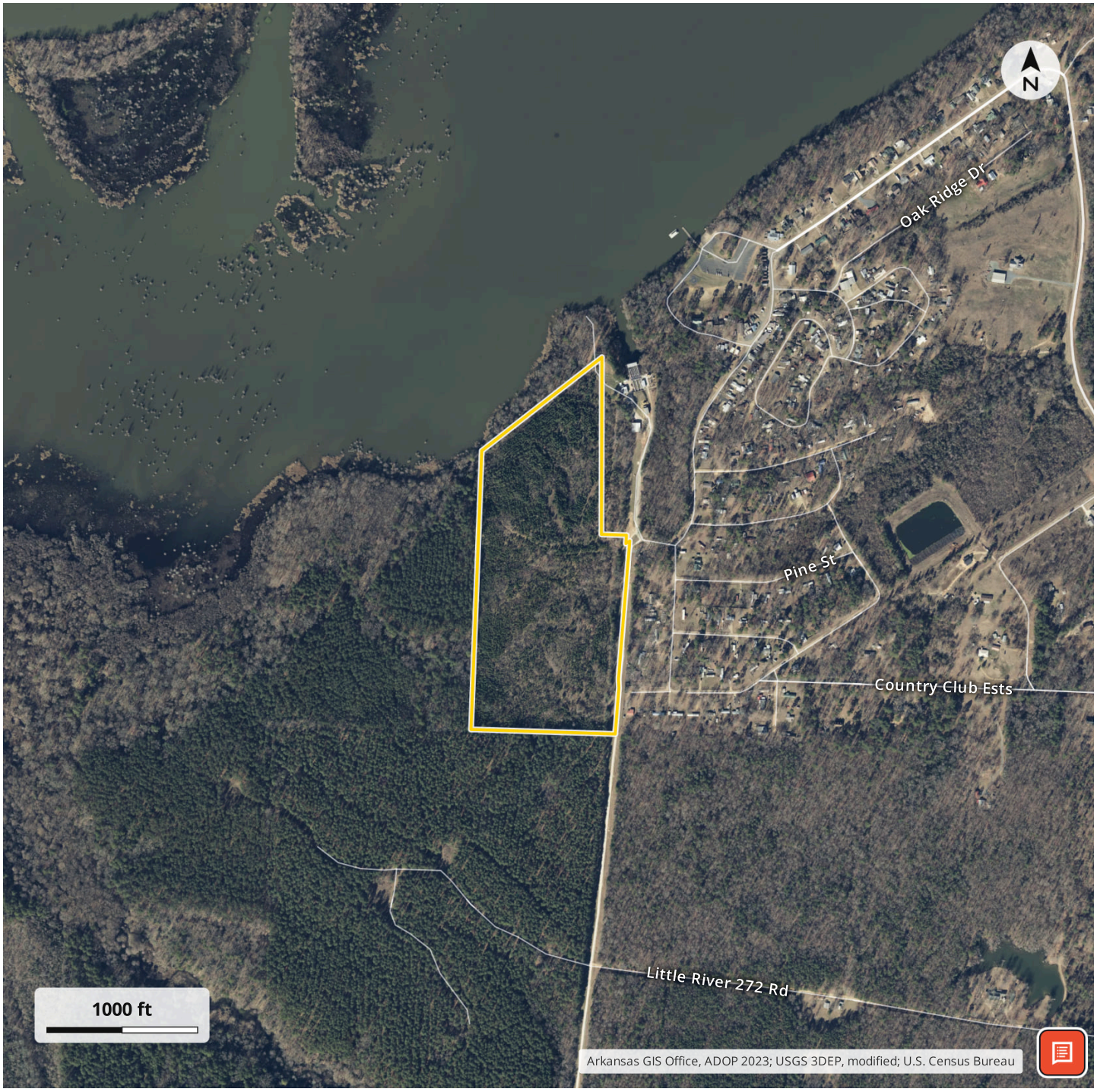




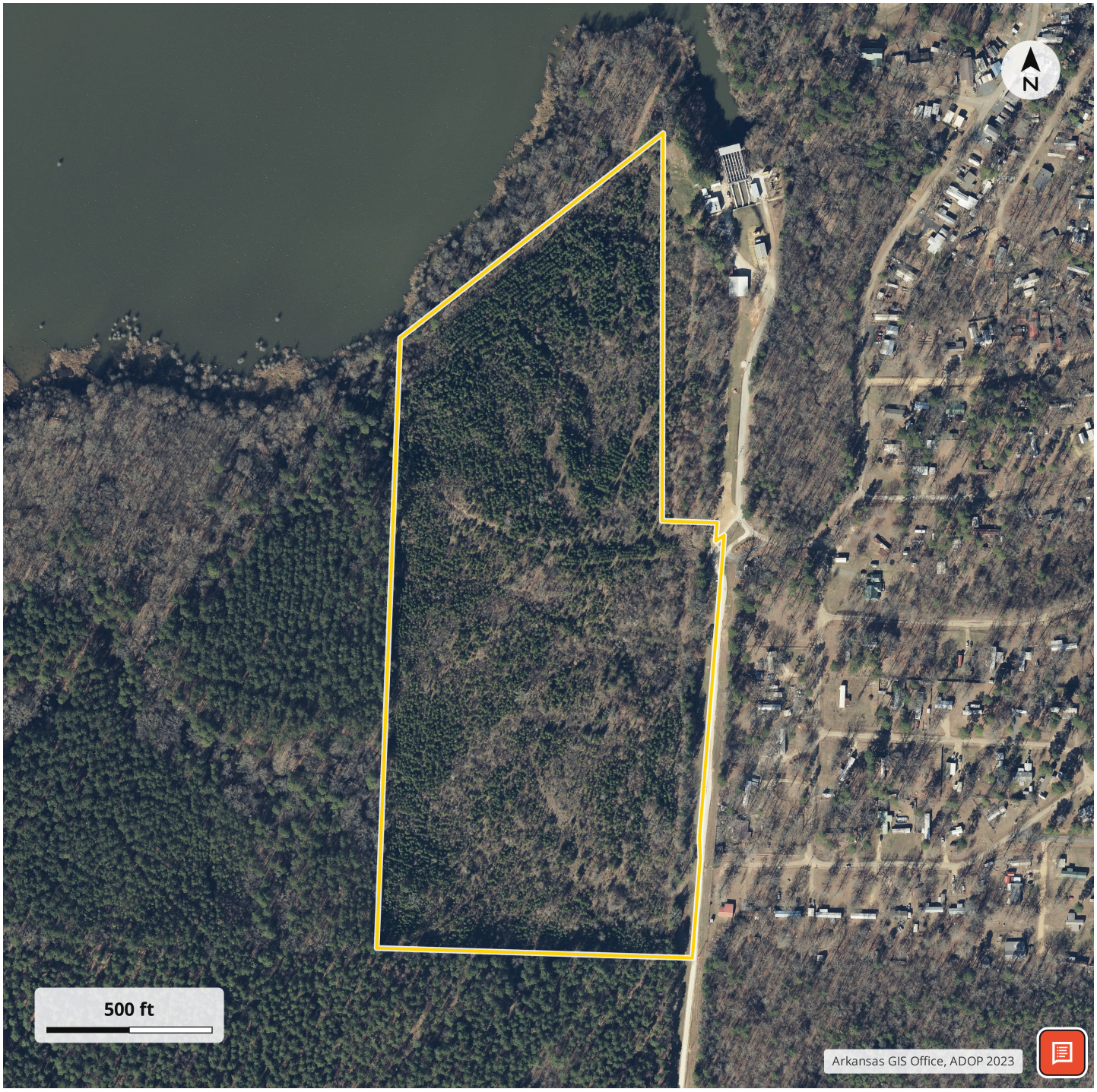

Regional Map



Locator Map


N
Oak Ridge Dr
Pine St
Country Club Ests
Little River 272 Rd
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Will Dawson

Mobile
(479) 597-0333

Office
(479) 480-7000

Email
wdawson@mossyoakproperties.com

Address
1200 Fort Street

City / State / Zip
Barling, AR 72926

NOTES

NOTES

DISCLAIMERS

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

Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
Barling, AR 72923
(479) 480-7000
https://www.mossyoakproperties.com/