

Millwood Lake 45
TBD Pump Station Rd
Ashdown, AR 71822

\$202,000
45.02± Acres
Little River County



Millwood Lake 45
Ashdown, AR / 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

\$202,000

Property Website

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



Millwood Lake 45 Ashdown, AR / Little River County

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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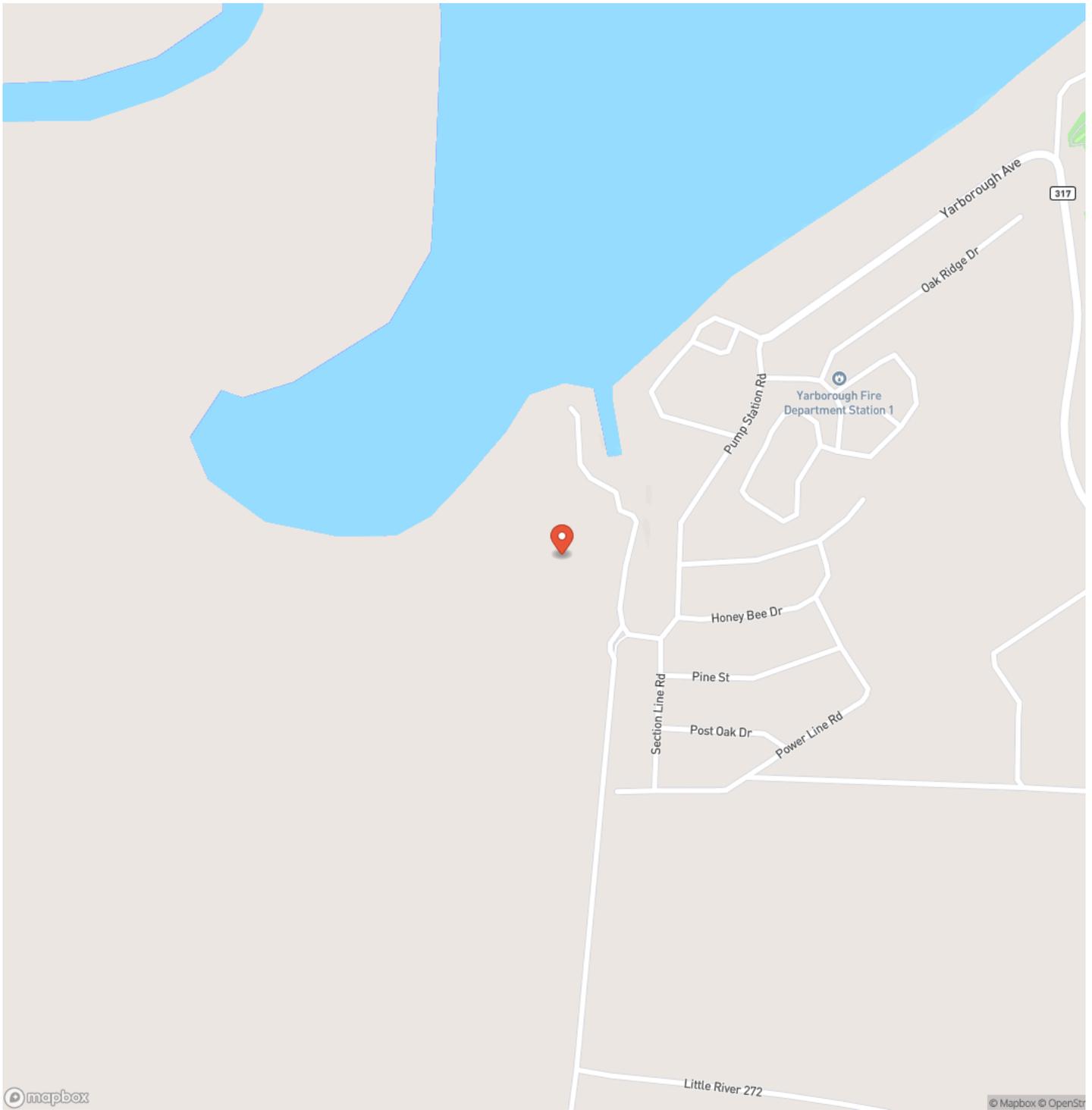
Summary of Perks

- **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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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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