

ASHLEY 4
Country Rd
Hamburg, AR 71646

\$578,000
264± Acres
Ashley County



ASHLEY 4
Hamburg, AR / Ashley County

SUMMARY

Address

Country Rd

City, State Zip

Hamburg, AR 71646

County

Ashley County

Type

Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

33.1424 / -91.7552

Acreage

264

Price

\$578,000

Property Website

<https://compasslandpartners.com/property/ashley-4-ashley-arkansas/91240/>



ASHLEY 4

Hamburg, AR / Ashley County

PROPERTY DESCRIPTION

YOUR ARKANSAS HUNTING DYNASTY STARTS HERE

Secure a portion of Arkansas wilderness with the Ashley 4 Tract, +/- 264 acres of hunting land with long-term timber investment opportunities. Located in the heart of Ashley County, this property offers everything serious hunters and land investors demand.

Access & Location

- +/- 1/4 mile of gravel road frontage on county road
- 6.5 miles from Hamburg, AR for convenient access
- 12 miles to Crossett, AR for additional services and amenities
- Established internal road system for easy property navigation
- Proximity to Chemin-A-Haut Creek bottoms

Timber Investment Potential

- Young hardwood timber stands
- Opportunity for long-term timber management and future harvest
- No conservation easements - complete ownership flexibility
- Sustainable income potential as timber matures

Hunting Opportunities

- Diverse wildlife population includes whitetail deer, wild hogs, turkey, and waterfowl
- Creek bottom proximity creates natural wildlife feeding areas
- Year-round hunting opportunities across multiple species

Property Features

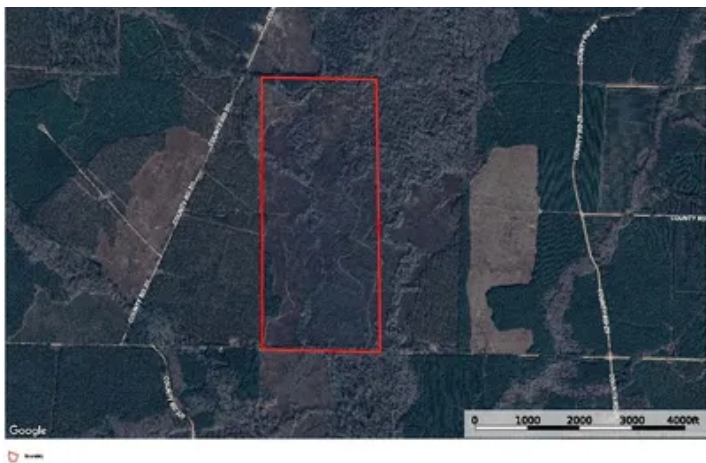
- Clean canvas with no existing structures - build your vision
- Internal road network already established
- Natural water sources nearby support wildlife

The Ashley 4 Tract is an opportunity to own premium Arkansas hunting land with strong timber investment potential. Whether you're planning a family hunting retreat, timber investment portfolio addition, or future development project, this property delivers exceptional value and potential.

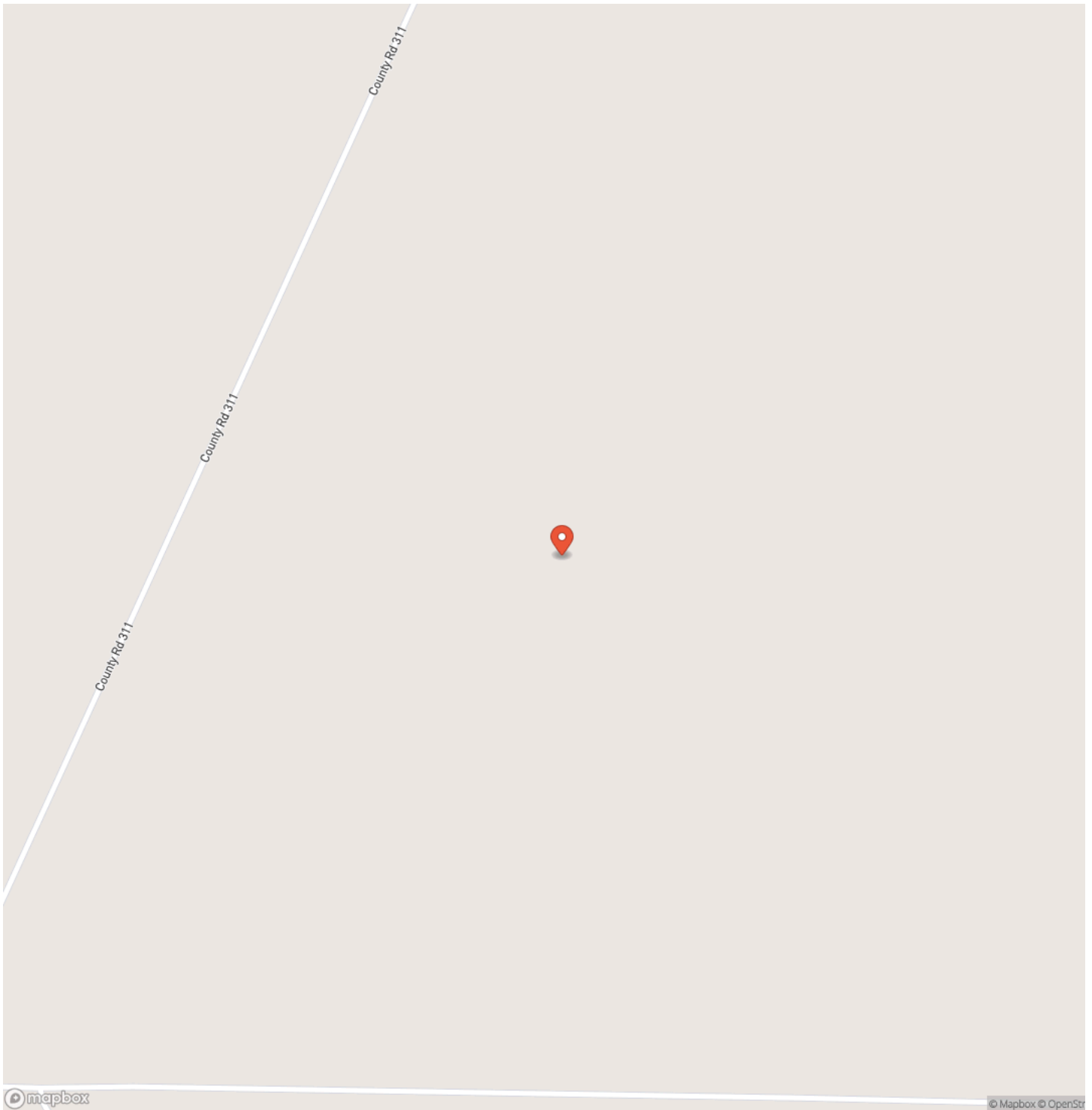
Contact us today to schedule a private showing of this hunting and timber investment opportunity.



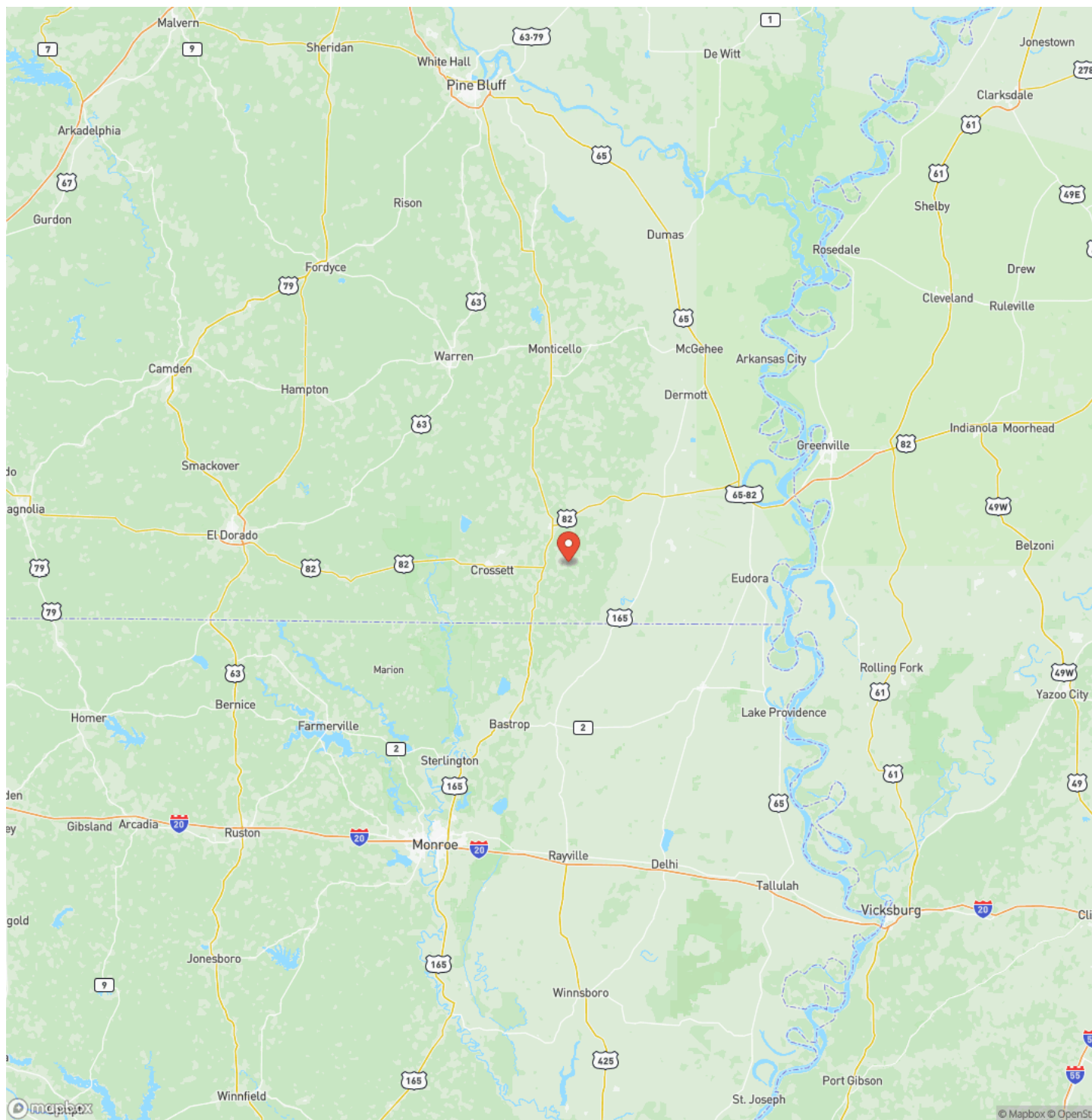
ASHLEY 4
Hamburg, AR / Ashley County



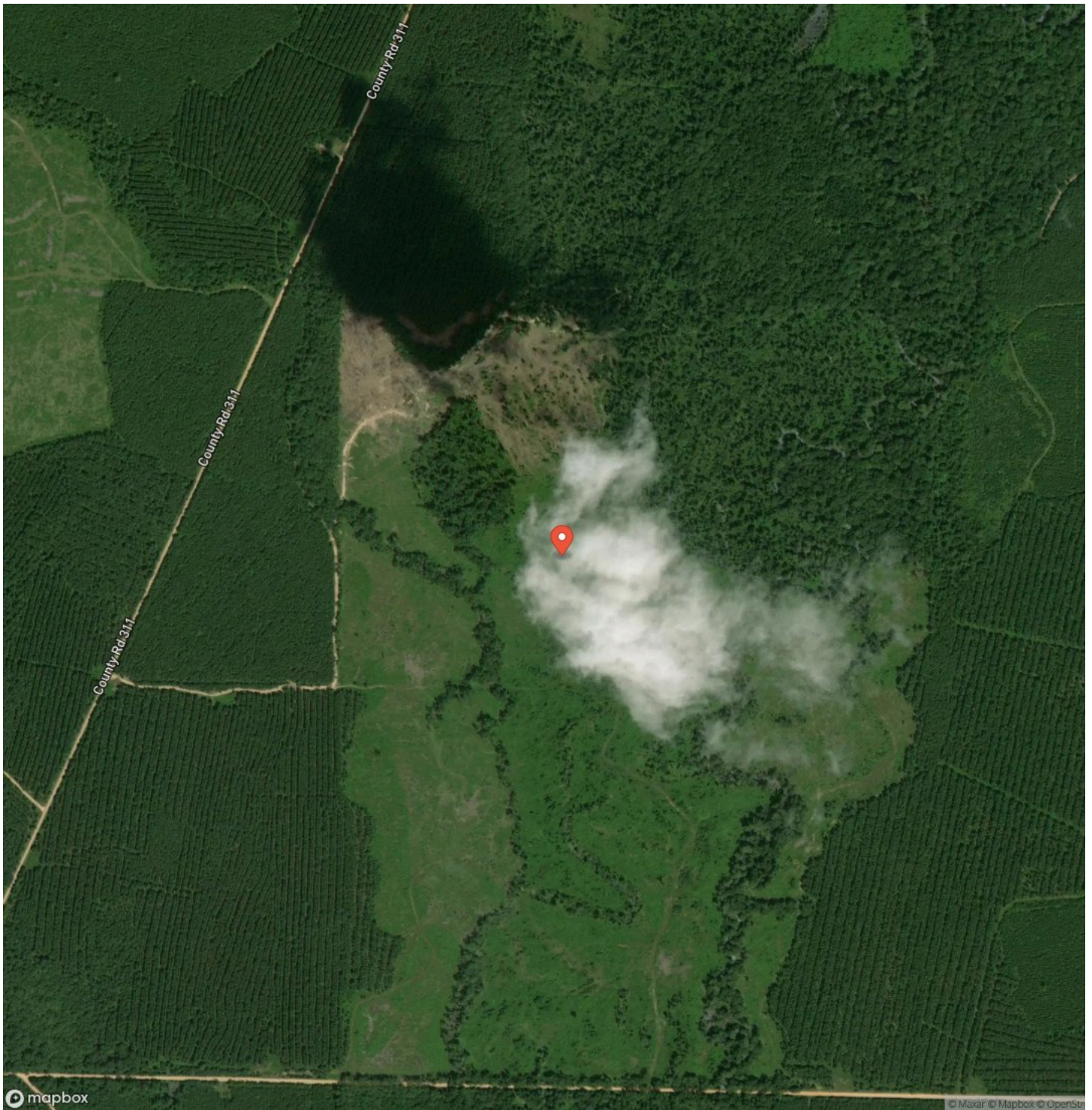
Locator Map



Locator Map



Satellite Map



ASHLEY 4

Hamburg, AR / Ashley County

LISTING REPRESENTATIVE

For more information contact:



Representative

Derick Reynolds

Mobile

(870) 692-3690

Office

(843) 538-6814

Email

derick@compasssouth.com

Address

City / State / Zip

NOTES



[illegible]

<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

