

HERMITAGE TRACT  
HWY 63  
Hermitage, AR 71647

**\$179,400**  
120± Acres  
Bradley County



**HERMITAGE TRACT**  
**Hermitage, AR / Bradley County**

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**SUMMARY**

**Address**

HWY 63

**City, State Zip**

Hermitage, AR 71647

**County**

Bradley County

**Type**

Recreational Land, Undeveloped Land, Hunting Land, Timberland

**Latitude / Longitude**

33.43567 / -92.18664

**Acreage**

120

**Price**

\$179,400

**Property Website**

<https://compasslandpartners.com/property/hermitage-tract-bradley-arkansas/91226/>



## HERMITAGE TRACT

### Hermitage, AR / Bradley County

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#### **PROPERTY DESCRIPTION**

##### **LOCATED IN ARKANSAS' PREMIER HUNTING BOTTOMS**

The Hermitage Tract offers exceptional hunting and investment potential on this +/- 120-acre tract in the heart of Bradley County's renowned L'Aigle Creek bottoms. Located just half a mile south of Hermitage, Arkansas, this property is the perfect blend of accessibility and seclusion.

##### **Location & Access**

Centrally situated among the communities of Monticello, El Dorado, and Crossett, the Hermitage Tract provides convenient access to regional amenities while maintaining its rural character. Property access is secured through a historical easement off Highway 63, ensuring reliable entry to your private retreat.

##### **Hunting Opportunities**

This tract is ideal for hunters, offering prime deer and turkey hunting opportunities in the L'Aigle Creek bottoms. The recently harvested timber is regenerating naturally, creating excellent habitat conditions. The diverse ecosystem supports abundant wildlife populations, making this an exceptional recreational investment.

##### **Key Features**

Recently harvested with natural hardwood regeneration underway  
Internal trails for easy property navigation  
No existing structures - blank canvas for your vision  
No conservation easements - maximum flexibility for future use  
Rich creek bottom soils supporting diverse wildlife habitat

##### **Investment Highlights**

Excellent timber investment potential with regenerating hardwoods  
Prime recreational hunting property  
Positioned among major Arkansas communities  
No restrictive easements

This offering combines the best of Arkansas's natural beauty with practical investment potential. Whether you're seeking a hunting retreat, long-term timber investment, or future development opportunity, the Hermitage Tract delivers exceptional value in one of Bradley County's most desirable locations.

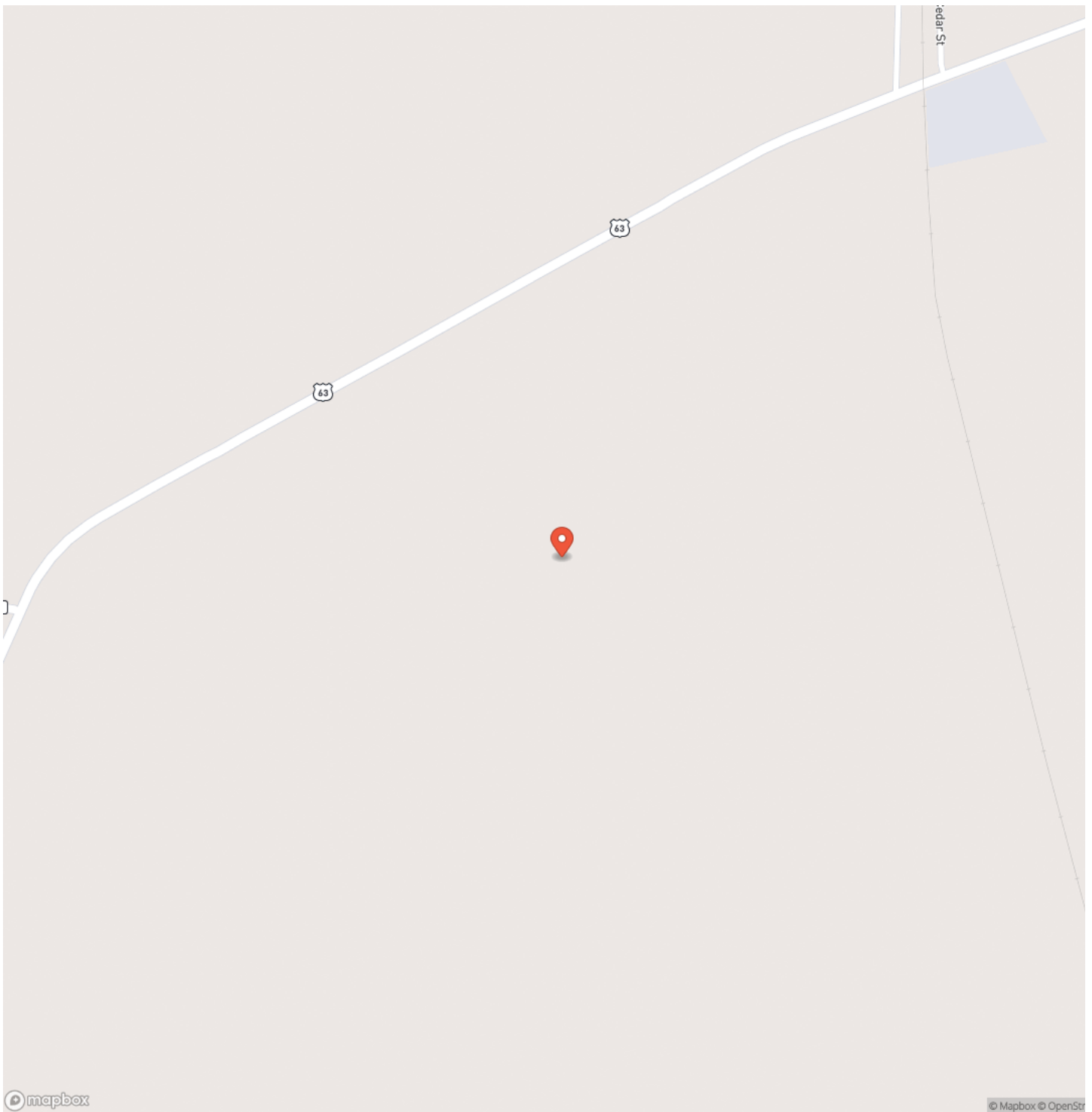
Contact us today to schedule a private showing.



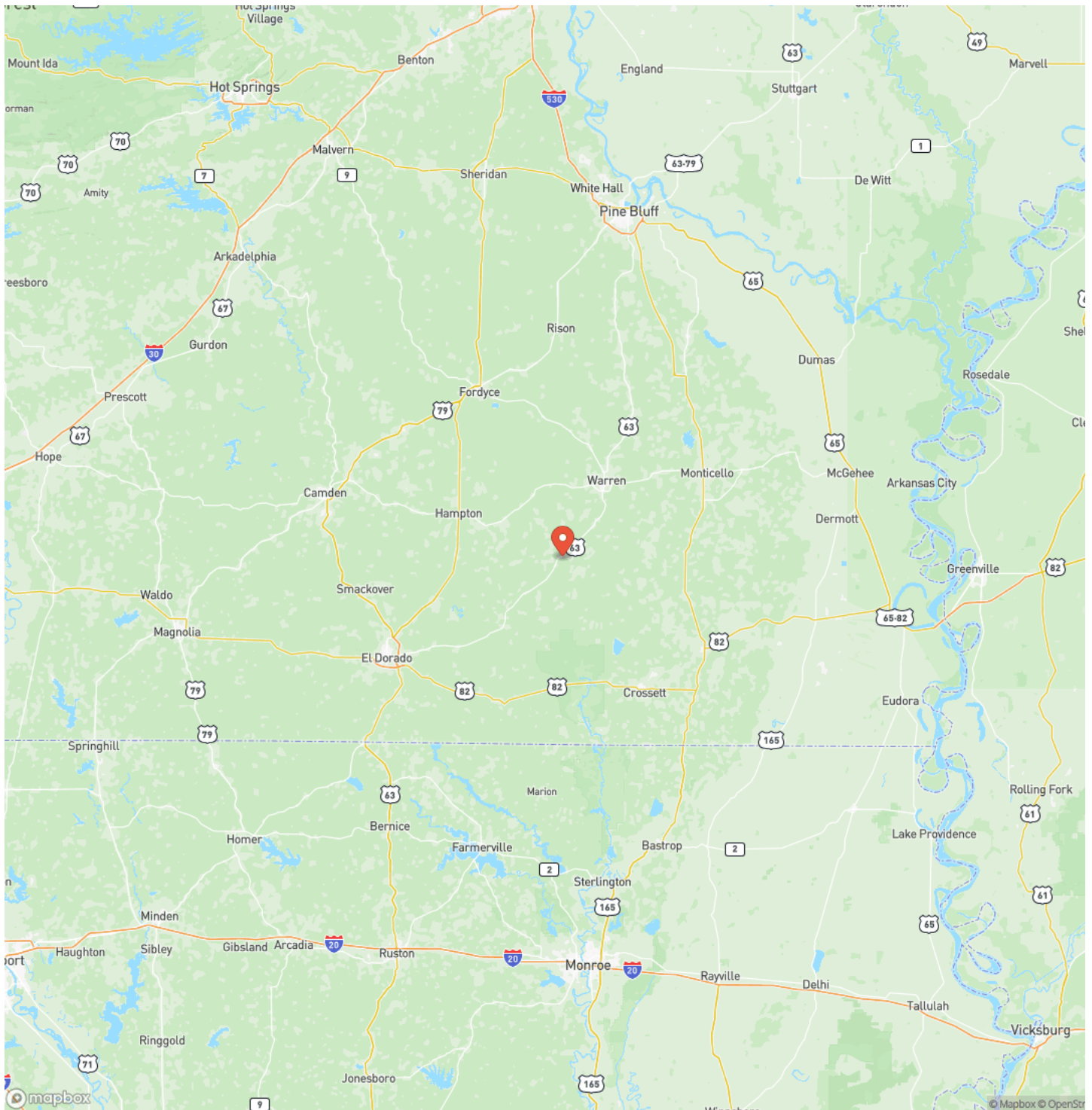
**HERMITAGE TRACT**  
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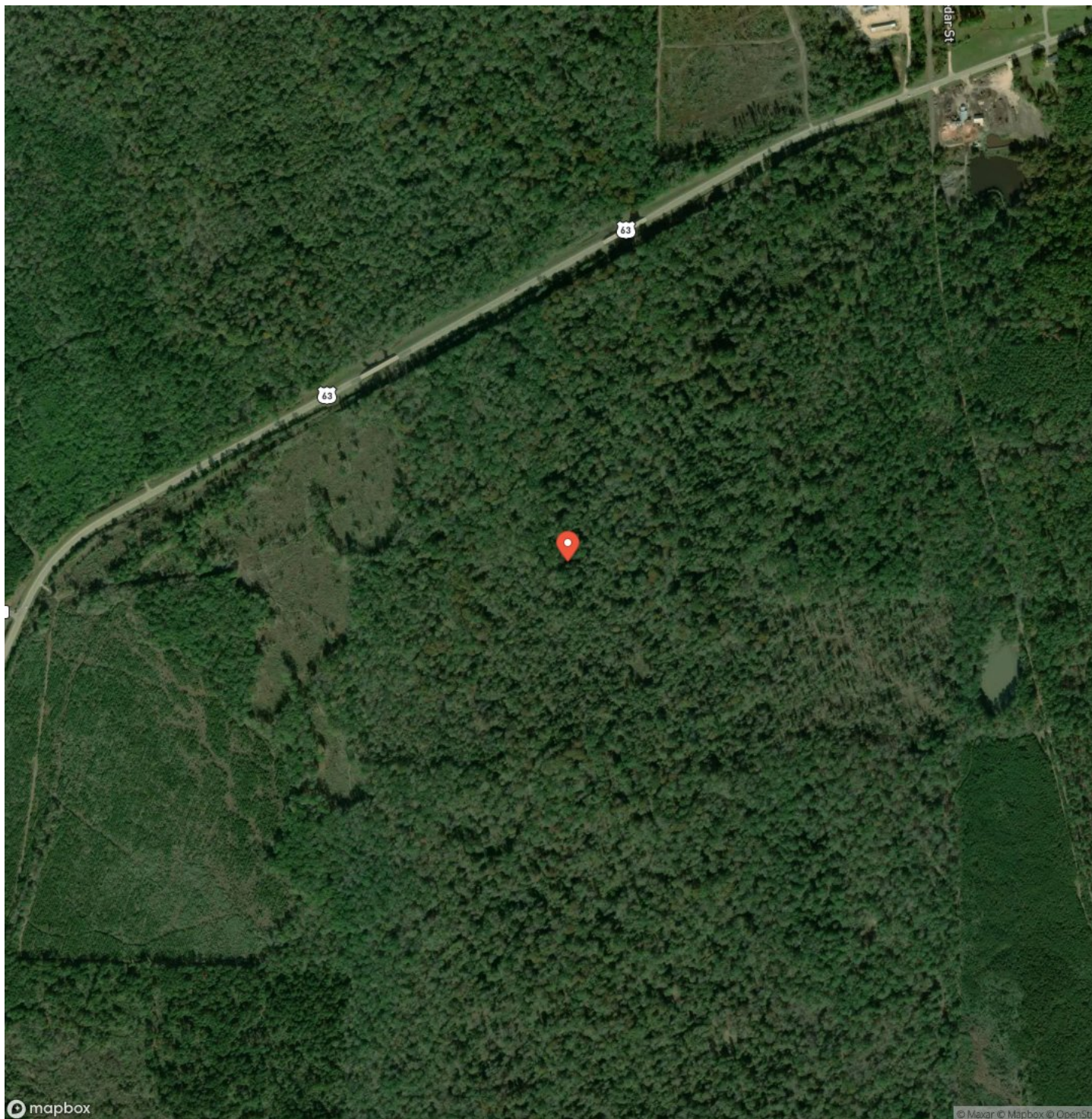
## Locator Map



## Locator Map



## Satellite Map



**HERMITAGE TRACT****Hermitage, AR / Bradley 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



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<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.



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