

PRAIRIE GROVE TRACT
Gates Mainline Rd
Monticello, AR 71655

\$143,600
80± Acres
Drew County



PRAIRIE GROVE TRACT
Monticello, AR / Drew County

SUMMARY

Address

Gates Mainline Rd

City, State Zip

Monticello, AR 71655

County

Drew County

Type

Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

33.43339 / -91.75262

Acreage

80

Price

\$143,600

Property Website

<https://compasslandpartners.com/property/prairie-grove-tract-drew-arkansas/91225/>



PRAIRIE GROVE TRACT

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PROPERTY DESCRIPTION

+/- 80 ACRES OF FRESHLY PLANTED PINES

Invest in your future with the Prairie Grove Tract, an exceptional +/- 80-acre timber investment opportunity in Drew County, Arkansas. Strategically positioned 15 miles south of Monticello and 15 miles north of Hamburg, this freshly planted tract offers the perfect combination of immediate recreational enjoyment and long-term income potential.

Prime Location & Access

The Prairie Grove Tract boasts +/- 1,250 feet of frontage along Gates Mainline Road, providing excellent access and road visibility. This county dirt road frontage provides reliable entry while maintaining the rural characteristics that make this property so appealing.

Timber Investment Excellence

The Prairie Grove Tract represents a textbook timber investment opportunity. Recently replanted with high-quality containerized pine seedlings, the property is positioned for steady growth and appreciation. The fresh plantation provides investors with maximum control over management decisions and harvest timing, making it an ideal addition to any forestry portfolio.

Recreational Opportunities

While your investment grows, enjoy excellent deer and turkey hunting across the acreage. The young pines will mature into wildlife habitat, creating natural corridors that game animals prefer.

Property Features:

- +/- 80 acres of prime Arkansas timberland
- Recently replanted with containerized pine seedlings
- +/- 1,250 feet of county road frontage on Gates Mainline Road
- No existing structures - clean slate for your vision
- No conservation easements - maximum management flexibility
- Excellent deer and turkey hunting potential

Investment Highlights

With no conservation restrictions and excellent road access, you have complete control over your investment timeline and management strategies. Whether you're building a timber portfolio or seeking a recreational retreat with appreciation potential, this property delivers exceptional value.

- Long-term timber investors seeking growth potential
- Recreational hunters seeking privacy and wildlife habitat
- Portfolio diversification with tangible assets

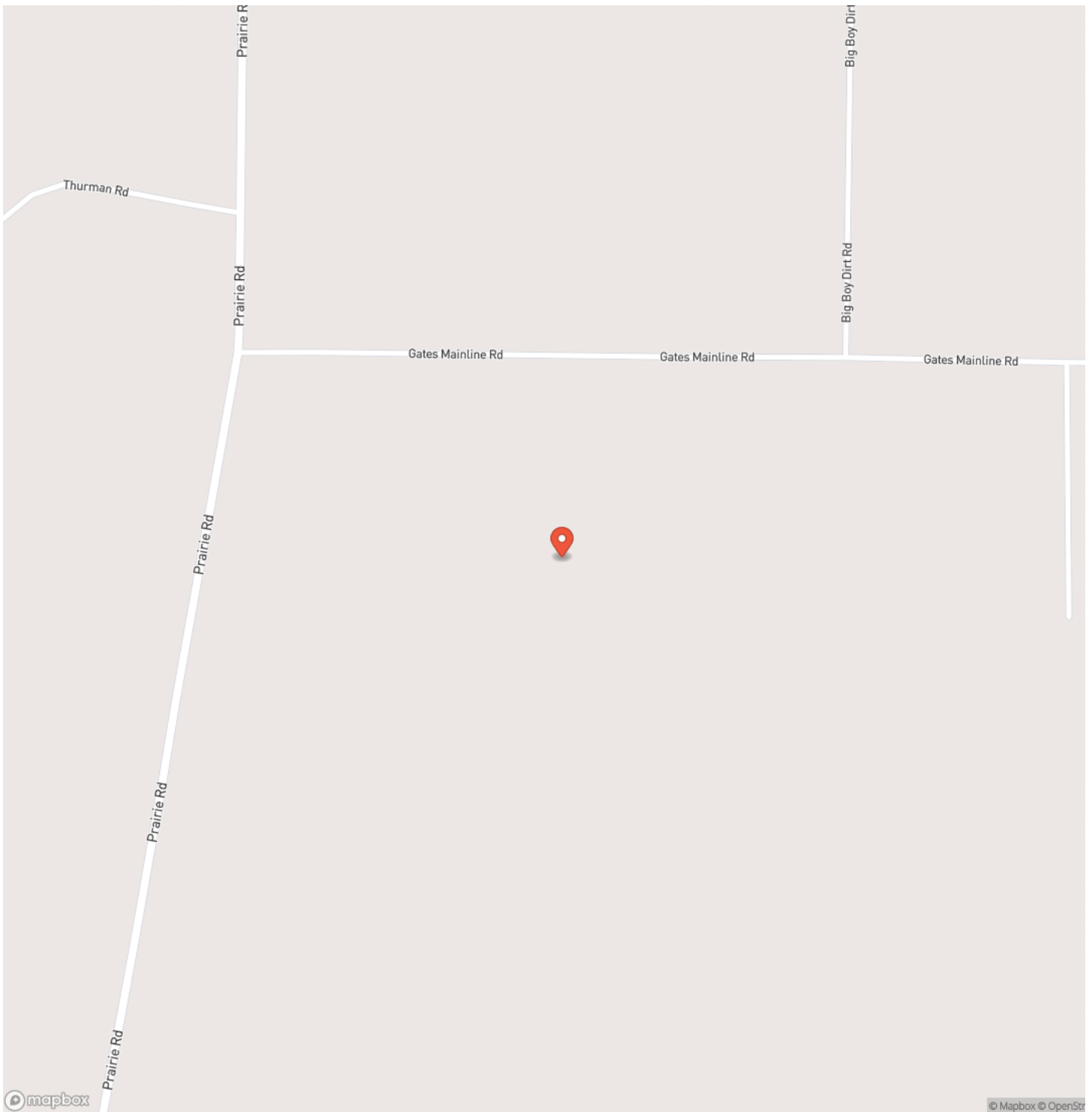
Call or email us today to schedule a showing with one of our agents,



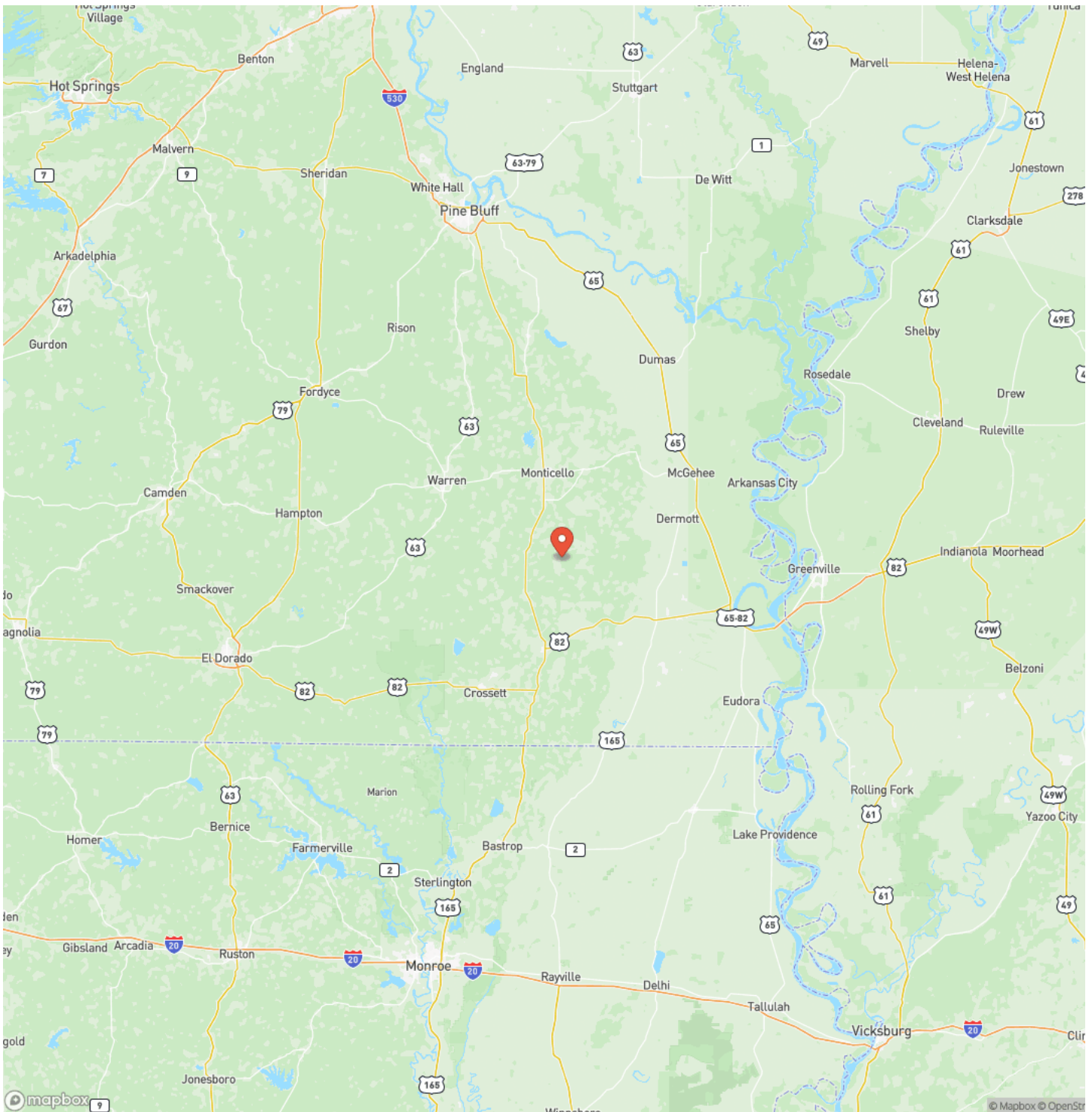
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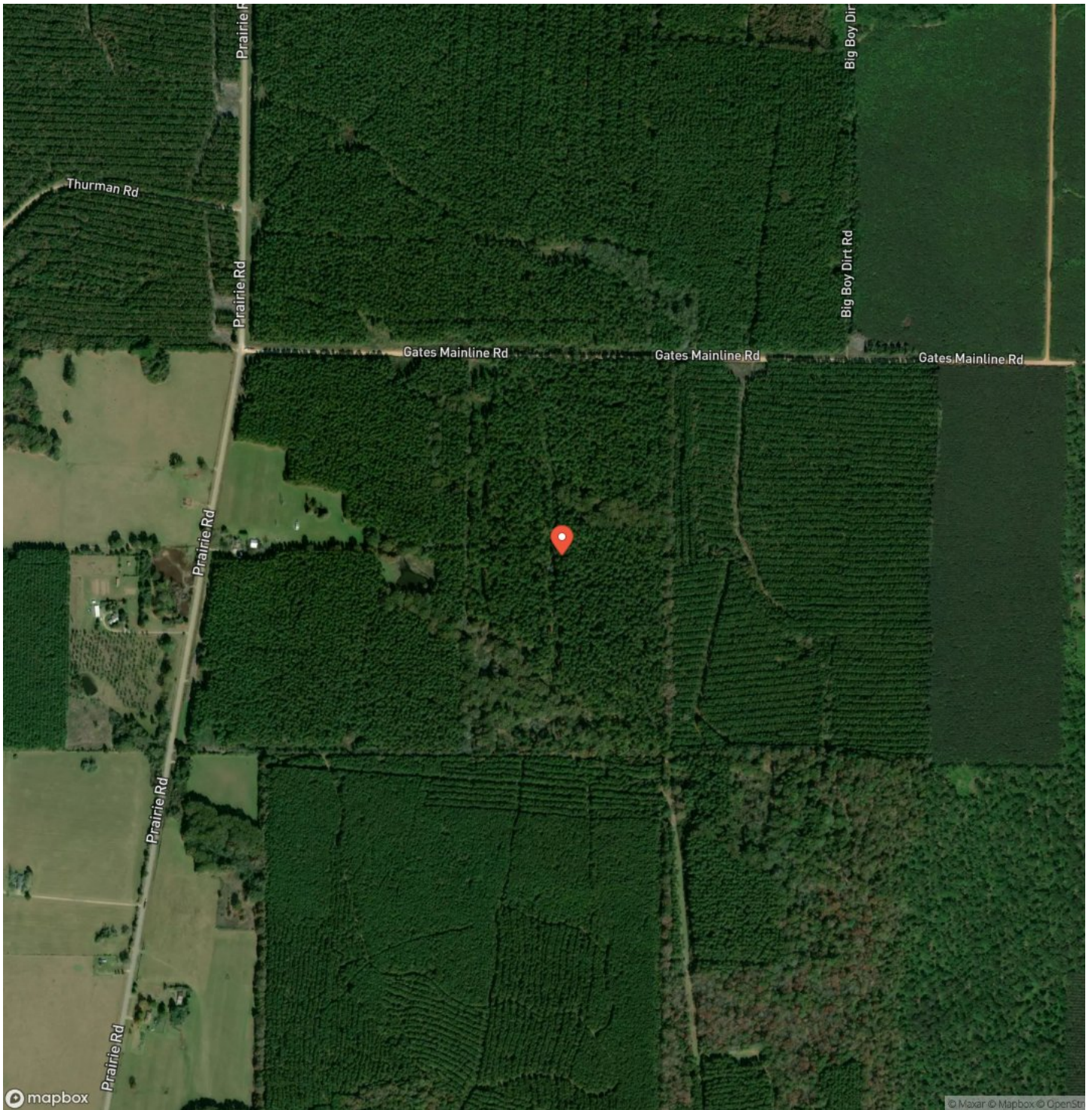
Locator Map



Locator Map



Satellite Map



PRAIRIE GROVE TRACT
Monticello, AR / Drew County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



This image shows a blank 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

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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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