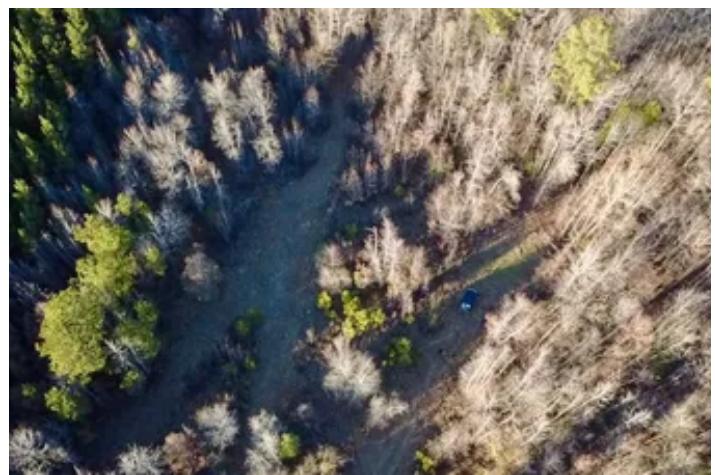


Brock 66  
TBD Dallas 326  
Leola, AR 72084

**\$264,000**  
66± Acres  
Dallas County



**Brock 66**  
**Leola, AR / Dallas County**

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**SUMMARY**

**Address**

TBD Dallas 326

**City, State Zip**

Leola, AR 72084

**County**

Dallas County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

34.132063 / -92.766489

**Taxes (Annually)**

102

**Acreage**

66

**Price**

\$264,000

**Property Website**

<https://www.mossyoakproperties.com/property/brock-66-dallas-arkansas/97110/>



### **PROPERTY DESCRIPTION**

#### **+/- 66 Acres - Prime Hunting & Recreational Tract in Leola, Arkansas**

Discover your ideal outdoor paradise just outside of *Leola, AR* - a versatile 66-acre property that checks all the boxes for serious hunters, outdoor enthusiasts, and future home or camp builders.

#### **Exceptional Hunting & Wildlife Habitat**

- **Established food plots** strategically placed to attract and hold deer year-round - perfect for bow or rifle season.
- **Box stands in place**, ready for immediate use, giving you a head-start on quality hunts.
- A **meandering creek** provides a water source that wildlife depend on, increasing activity and success.
- **Thick bedding areas and diverse hardwoods** offer premium cover and travel corridors that deer, turkey, and other game routinely use.
- The mix of timber and openings creates **habitat diversity** that enhances wildlife numbers and movement patterns - key elements for a trophy hunting property.

#### **Build, Camp, or Create Your Own Retreat**

- This acreage is not just for hunting - it's ideal for turning into a **deer camp or permanent home site**.
- **Electric service is already on the property**, and Tulip/Princeton Water association **is available at the road**, dramatically reducing development costs and simplifying future cabin or home construction.
- Excellent access from Dallas 326 allows easy travel in all seasons.

#### **Land Features & Outdoor Potential**

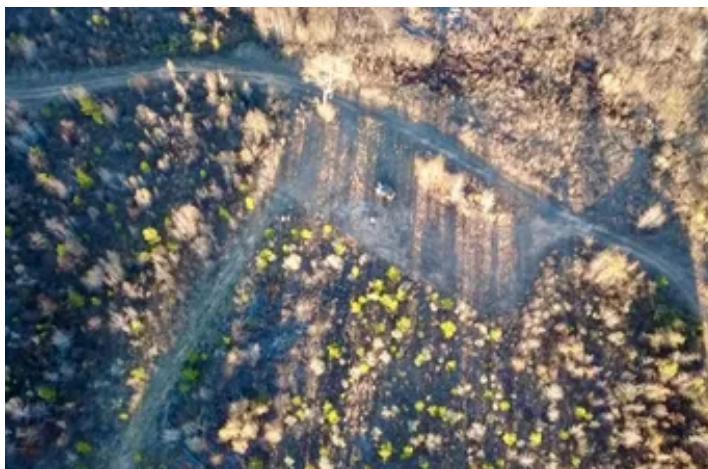
- Mature hardwoods mixed with transitional brush and openings provide the *edge habitat* wildlife love - increasing sightings and harvest opportunities.
- Natural trails and game trails offer excellent navigation and multiple stand locations.
- Opportunities exist to expand food plots, add turkey or hog targeted setups, or create additional water features to further enhance the land's recreational value.

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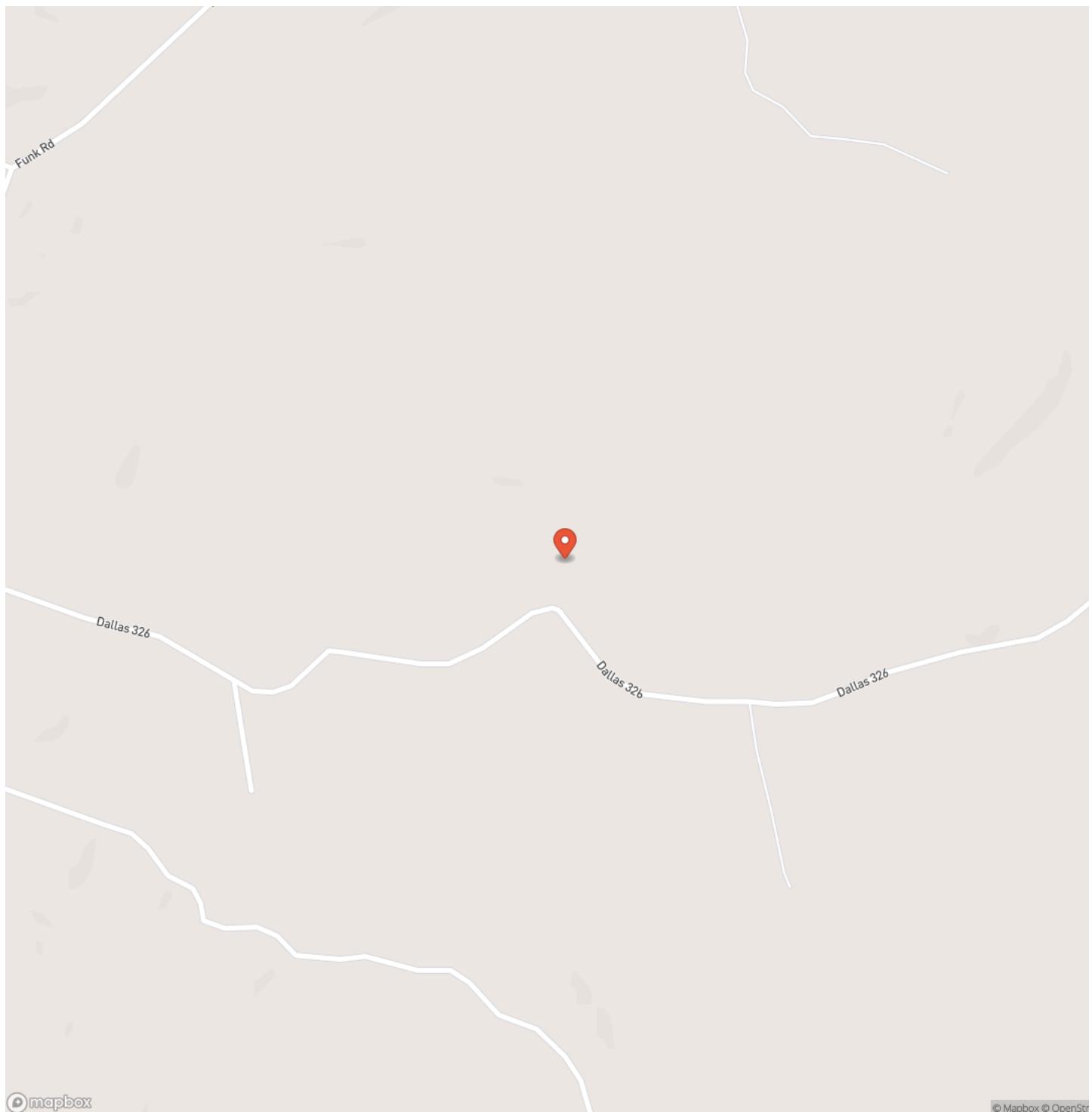
**Summary:** This 66-acre parcel near Leola, AR is a turnkey hunting property with established food plots, stands ready to hunt from, dependable water sources, and excellent wildlife habitat. With utilities in place and opportunities to build your dream camp or home, it's a rare combination of recreation, investment, and country living potential.

**Brock 66**  
**Leola, AR / Dallas County**

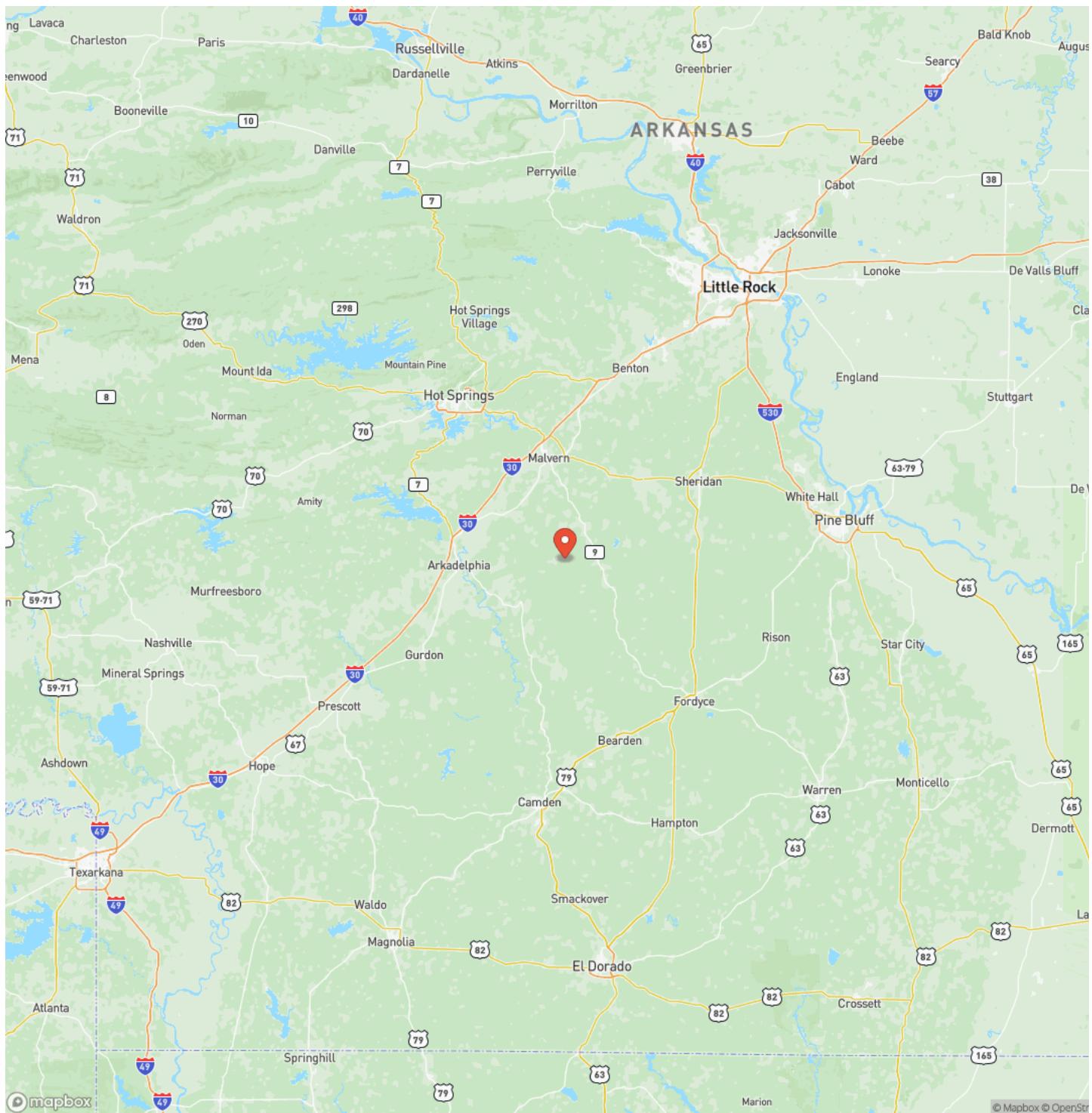
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## Locator Map



## Locator Map



## Satellite Map



**Brock 66**  
**Leola, AR / Dallas County**

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**LISTING REPRESENTATIVE**  
**For more information contact:**



**Representative**

Ricky Roberts

**Mobile**

(479) 280-0305

**Office**

(479) 480-7000

**Email**

rroberts@mossyoakproperties.com

**Address**

1200 Fort Street

**City / State / Zip**

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**NOTES**

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## NOTES

## **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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**Mossy Oak Properties Field, Farm, and Homes**

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