

**Brock 66**  
TBD Dallas 326  
Leola, AR 72084

**\$201,000**  
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**

\$201,000

**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**

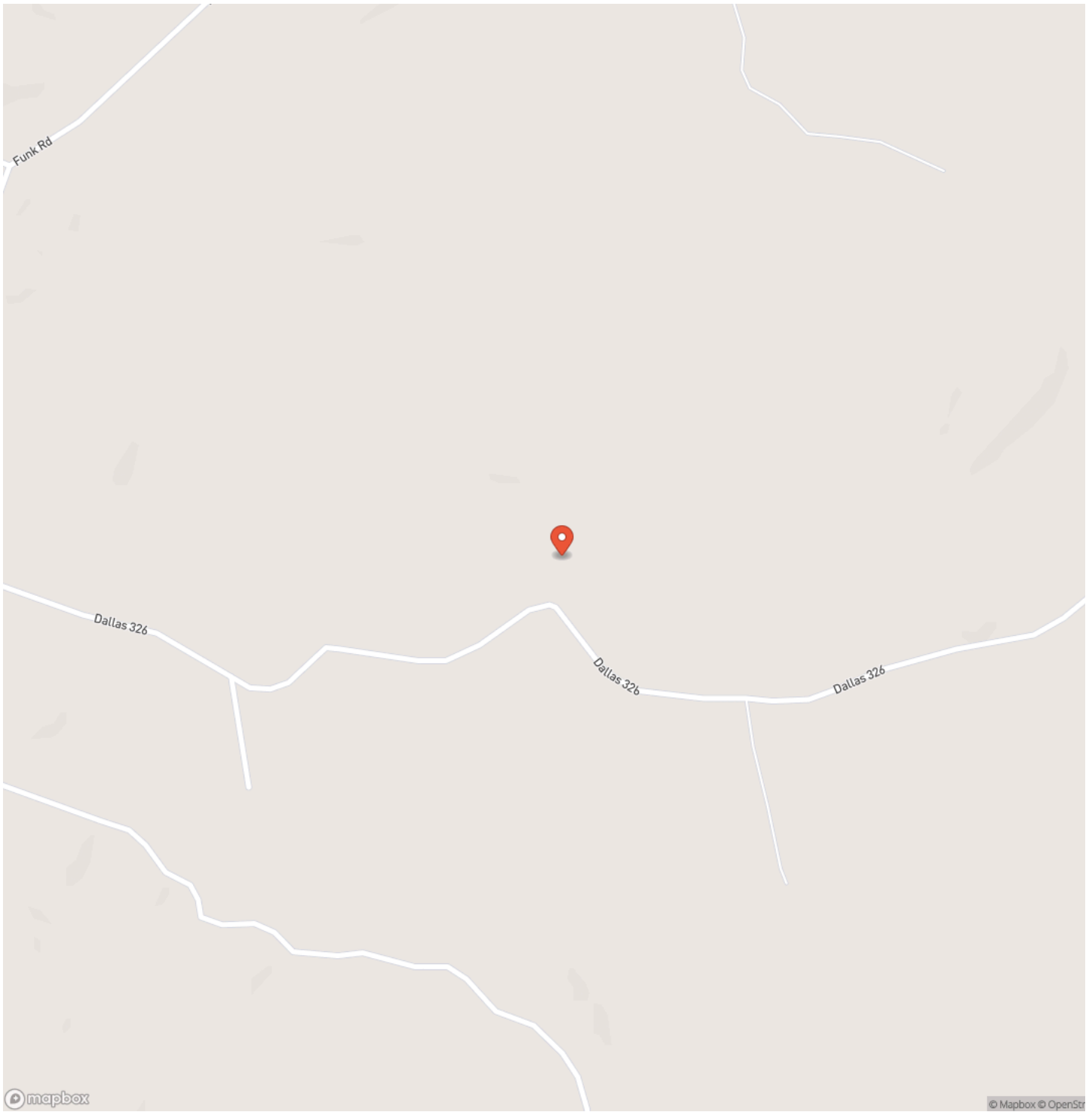
- Mature hardwoods mixed with transitional brush and openings provide the *edge habitat* wildlife love - increasing sightings and harvest opportunities.
- Natural trails and game trails offer excellent navigation and multiple stand locations.
- Opportunities exist to expand food plots, add turkey or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

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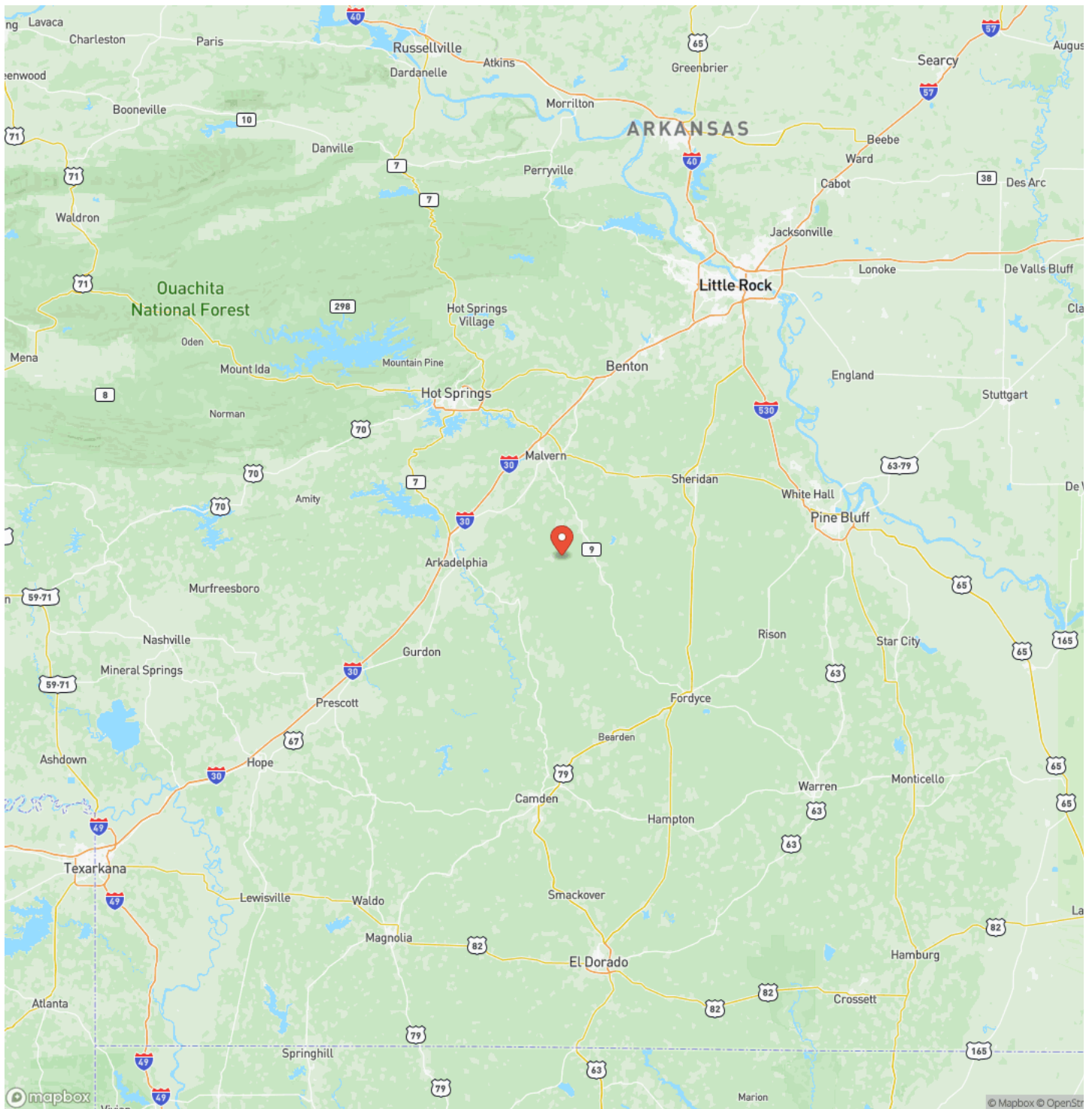
**Summary:** This 66-acre parcel near Leola, AR is a turnkey hunting property with established food plots, stands ready to hunt from, dependable water sources, and excellent wildlife habitat. With utilities in place and opportunities to build your dream camp or home, it's a rare combination of recreation,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



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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