

OVERFLOW CREEK TRACT 2
0 Ashley 196
Hamburg, AR 71646

\$113,652
40± Acres
Ashley County



OVERFLOW CREEK TRACT 2
Hamburg, AR / Ashley County

SUMMARY

Address

0 Ashley 196

City, State Zip

Hamburg, AR 71646

County

Ashley County

Type

Timberland

Latitude / Longitude

33.2629 / -91.6082

Acreage

40

Price

\$113,652

Property Website

<https://compasslandpartners.com/property/overflow-creek-tract-2/ashley/arkansas/103620/>



OVERFLOW CREEK TRACT 2

Hamburg, AR / Ashley County

PROPERTY DESCRIPTION

Discover the Overflow Creek Tract 2, a 40-acre timberland property nestled in the heart of Ashley County, Arkansas. This tract offers a blend of natural beauty and incredible potential, making it an ideal choice for your recreational aspirations or a strategic addition to your timber portfolio.

Location

Conveniently situated in Ashley County, near the charming city of Hamburg, an area renowned for its natural splendor and welcoming community, providing a balance of secluded tranquility and accessibility to local amenities.

Land and Terrain

Spanning 40-acres, the land is characterized by its heavily wooded nature, offering a sense of profound privacy. The soil composition, primarily loamy sand, suggests excellent drainage and a robust foundation, capable of supporting diverse natural growth.

Improvements and Infrastructure

This property invites you to add improvements that align with your individual vision. The absence of existing structures provides the freedom to design and build exactly what you desire, from a rustic cabin to a sophisticated hunting lodge, tailored to your specific needs and preferences.

Wildlife and Vegetation

This tract is teeming with a vibrant array of native wildlife species. You can anticipate encountering hogs, turkey, and whitetail deer, making it an exceptional destination for wildlife observation and hunting. The abundant, heavily wooded vegetation creates a rich habitat that fosters a thriving ecosystem and enhances the natural beauty of the land.

Current and Potential Use

Currently utilized for timber, the property holds immense potential for recreational pursuits. Its natural attributes make it an ideal setting for hunting, offering a private and expansive domain for outdoor adventures. Whether you envision continuing its timber legacy or transforming it into a premier recreational escape, the possibilities are endless.

Access and Easements

Access to the property is facilitated by a dirt road, ensuring a rugged yet direct route to your private sanctuary. This type of access enhances the feeling of seclusion and adventure, while still providing the necessary connection to external routes. The freedom to explore and establish further access points ensures optimal usability for any future plans.

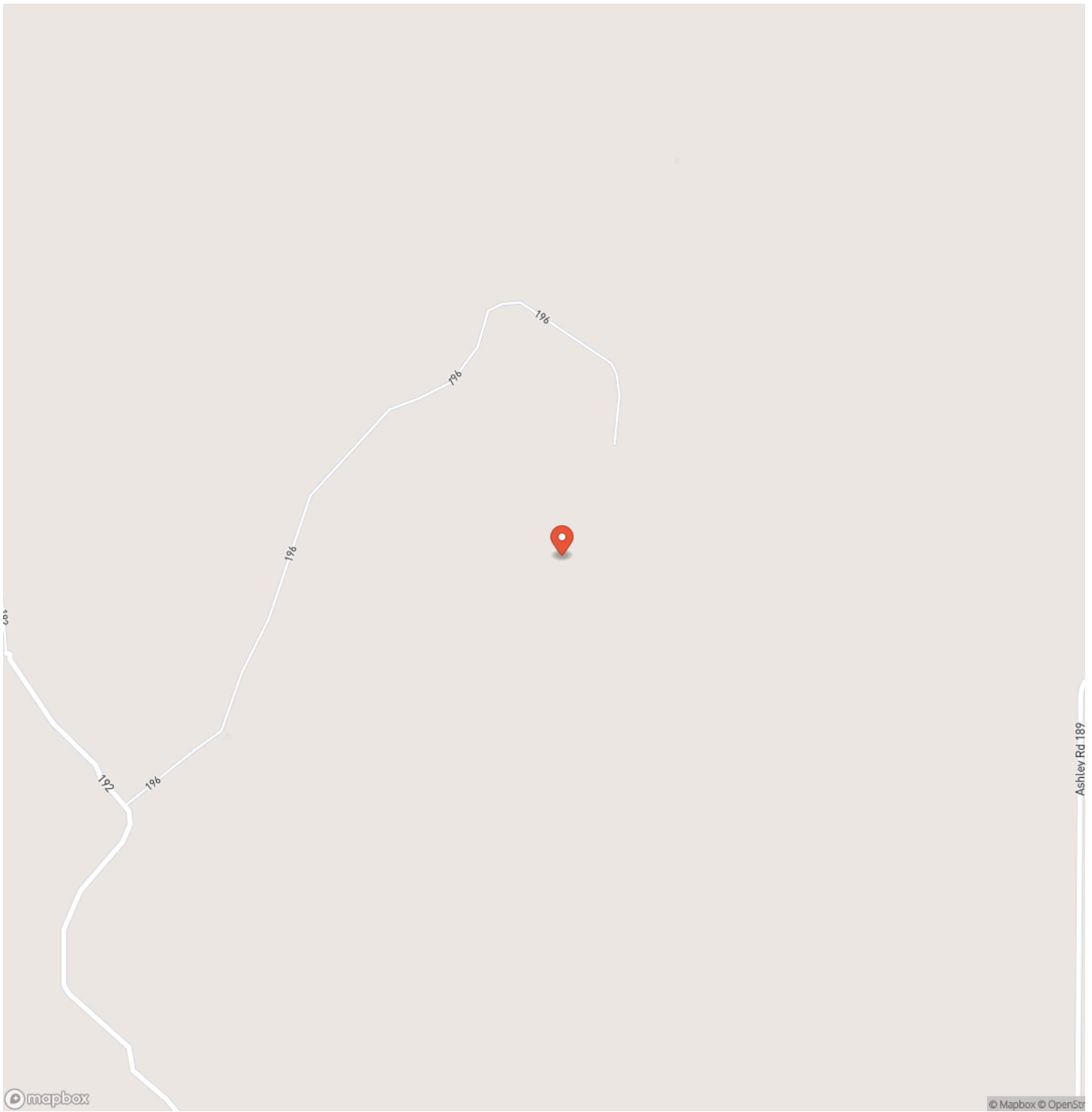
Contact us today to schedule a visit.



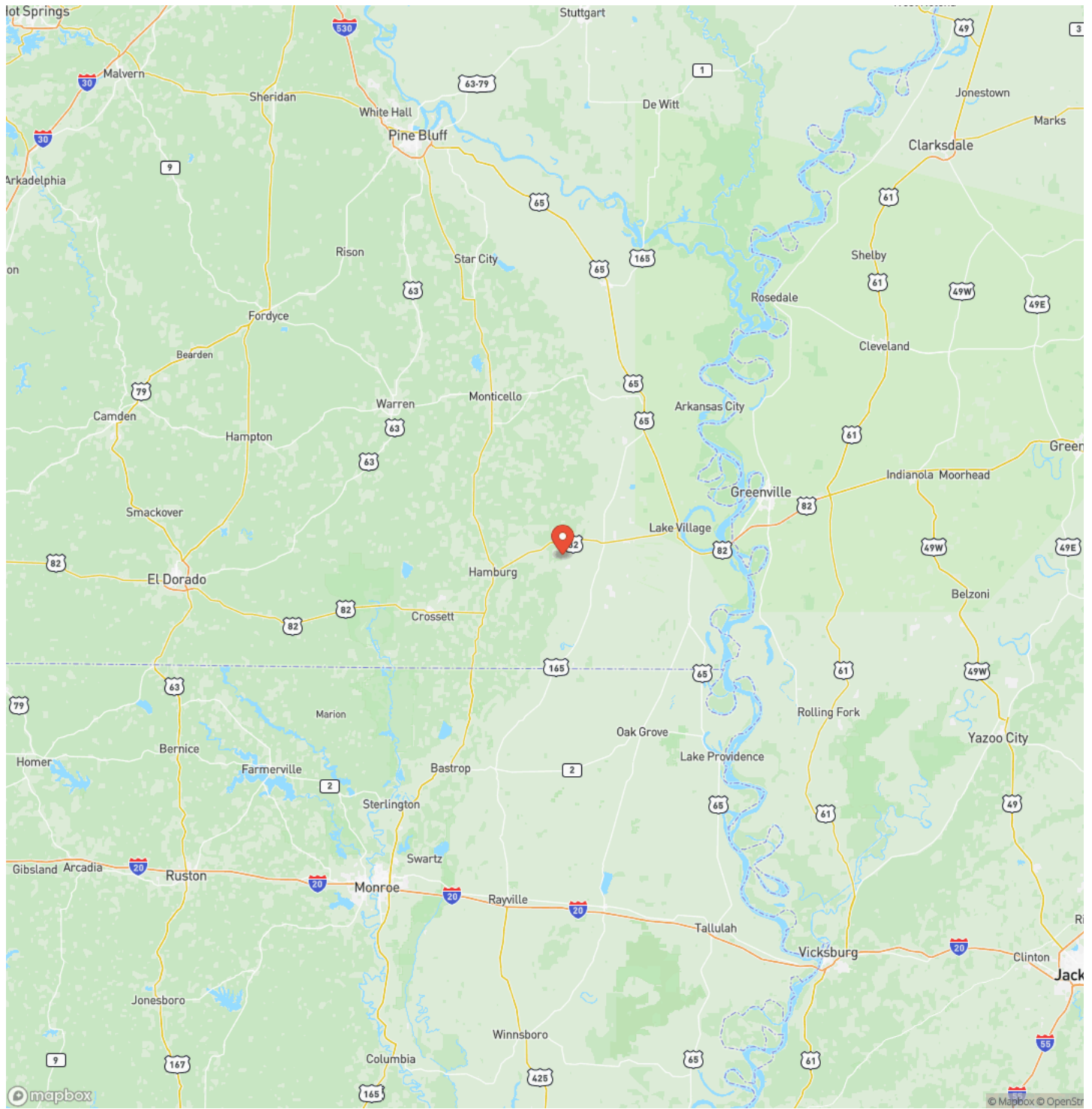
OVERFLOW CREEK TRACT 2
Hamburg, AR / Ashley County



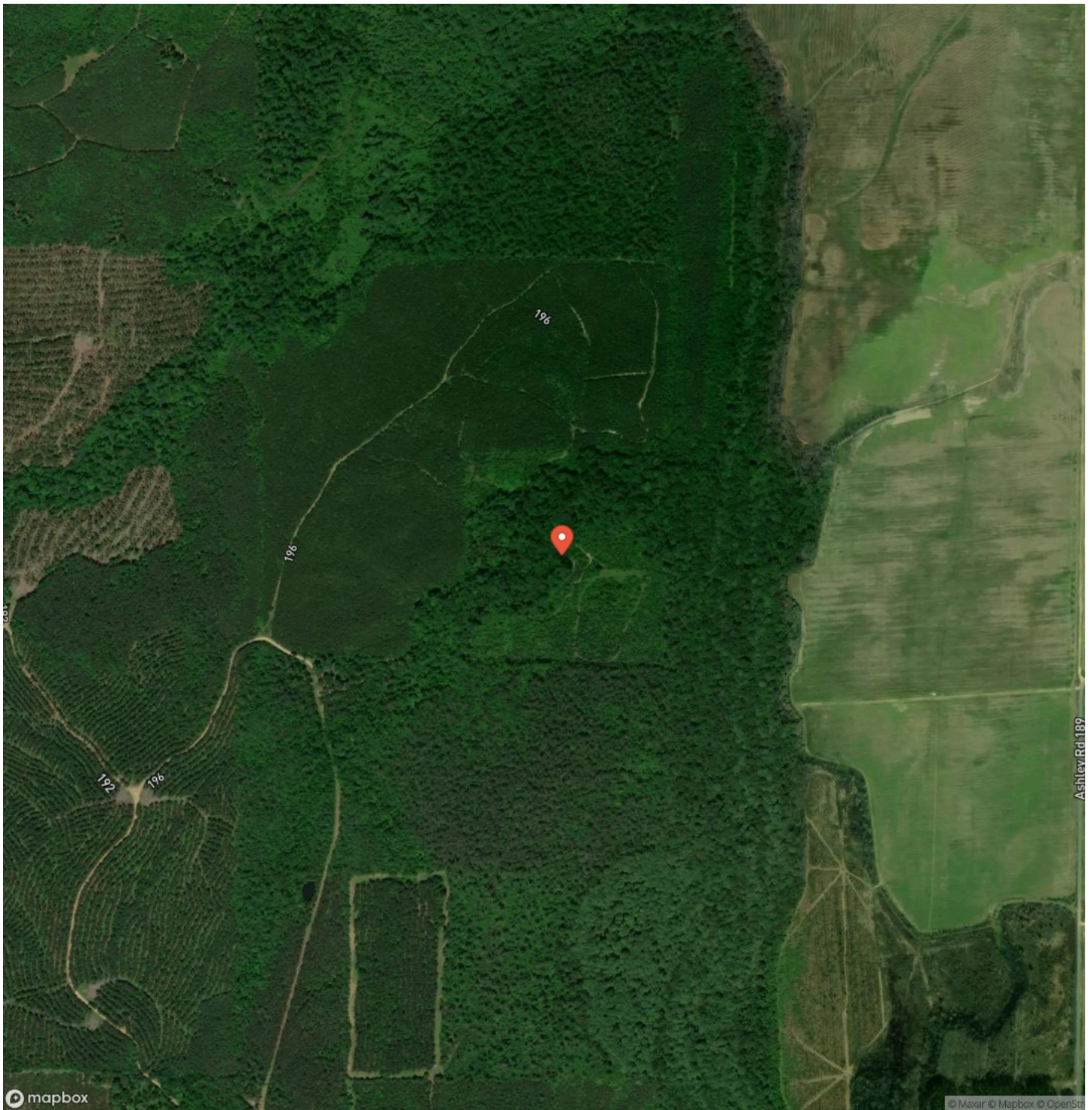
Locator Map



Locator Map



Satellite Map



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/>

