OVERFLOW CREEK TRACT 2
0 Ashley 196
Hamburg, AR 71646

$113,652
40± Acres
Ashley County







COMPASS SOUTH

MORE INFO ONLINE:

https://compasssouth.com/land-sales/

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
compasssouth.com







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.





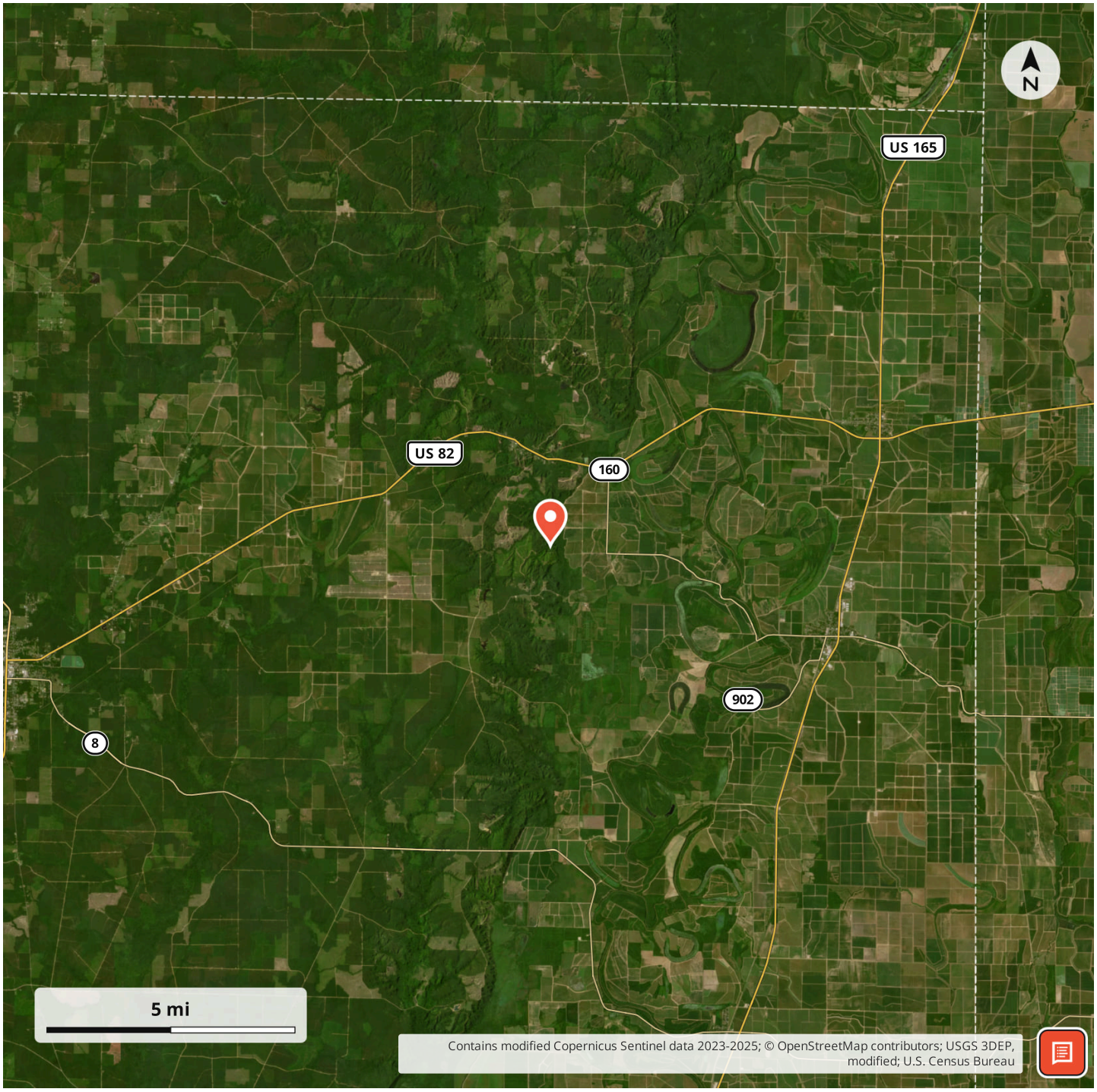

www.CompassSouthLandSales.com
COMPASS SOUTH
Land Sales
40 ± Acres
"Overflow Creek T#2"
1-800-731-2278



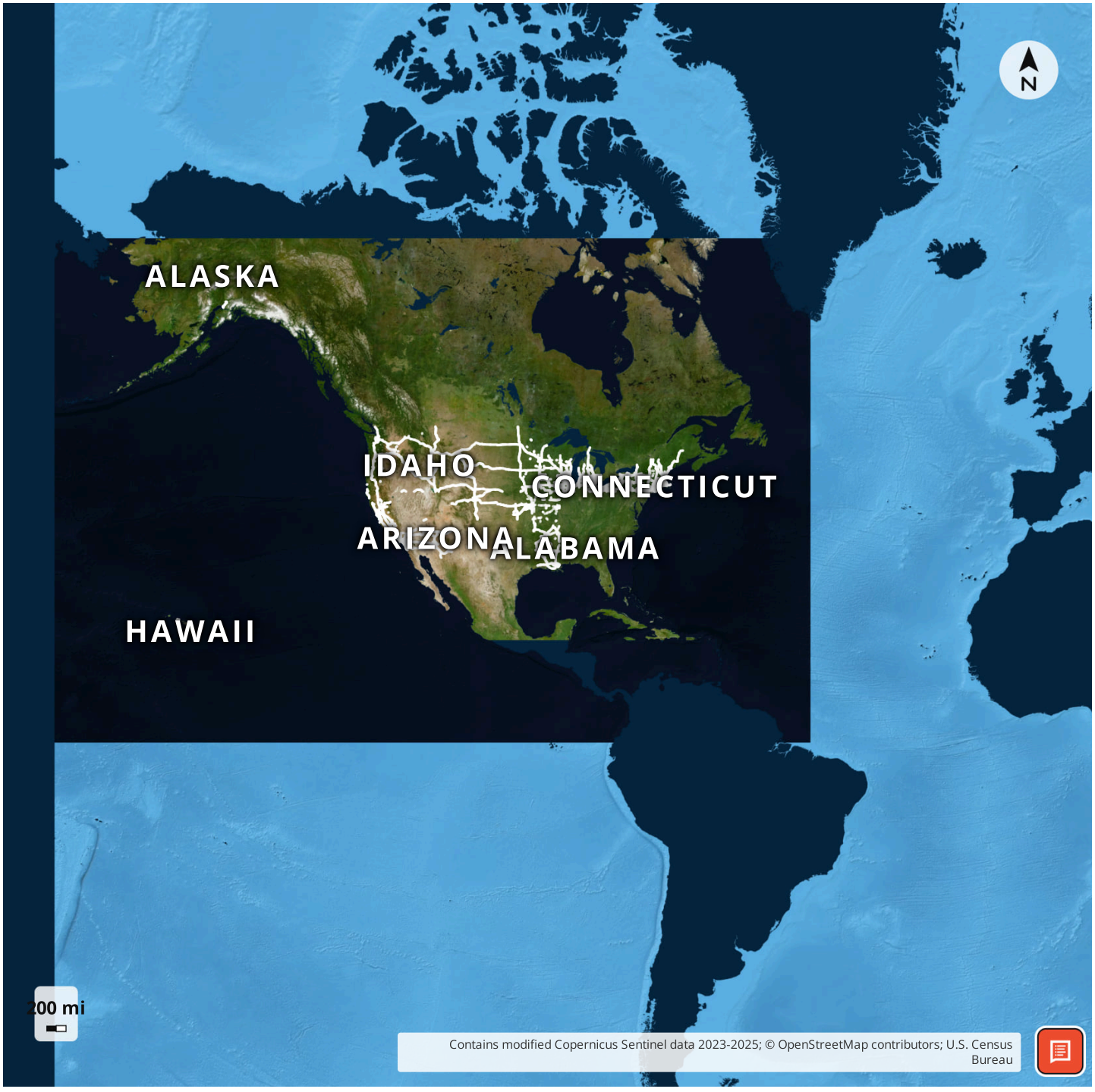




Regional Map



Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025; © OpenStreetMap contributors; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Derick Reynolds

Mobile
(870) 521-1452

Office
(800) 731-2278

Email
derick@compasssouth.com

City / State / Zip
Monticello, AR 71654

NOTES

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Compass South, Inc.
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
https://compasssouth.com/land-sales/