OVERFLOW CREEK TRACT 1
0 Ashley 196 Lot 2
Hamburg, AR 71646

$113,232
40± Acres
Ashley County







MORE INFO ONLINE:

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

SUMMARY

Address
0 Ashley 196 Lot 2

City, State Zip
Hamburg, AR 71646

County
Ashley County

Type
Timberland

Latitude / Longitude
33.268 / -91.6047

Acreage
40

Price
$113,232

Property Website
compasssouth.com







PROPERTY DESCRIPTION

Overflow Creek Tract 1 represents a remarkable opportunity to own 40-acres of prime timberland in the heart of Ashley County, Arkansas. The property offers a blank canvas for the new owner to bring their vision to life, whether its a private recreational retreat or a strategic timber investment. With a heavily wooded landscape and abundant wildlife, this tract offers endless possibilities.

Location

Situated near Hamburg, Arkansas, this property benefits from the charm and tranquility of Ashley County. Its location offers both peaceful seclusion and convenient access to local amenities, making it an ideal retreat or investment.

Land and Terrain

This 40-acre tract boasts a diverse landscape. The loamy sand soil supports robust growth and offers excellent drainage. In addition, the property is heavily wooded, presenting a natural habitat for local flora and fauna. The terrain invites exploration and offers various settings for potential development or recreational pursuits.

Improvements and Infrastructure

The property offers the priviledge of complete customization, allowing the new owner to add improvements tailored to their specific needs and desires. Whether you envision rustic cabins, trails, or other amenities, the land is ready for your personal touch.

Water Feature

Enjoy the distinct advantage of direct water access to a tranquil creek, enhancing the property's natural beauty and providing a valuable resource.

Wildlife and Vegetation

A true paradise for nature enthusiasts, wildlife populations include hogs, turkey, and whitetail deer, making it a prime location for hunting and wildlife observation. The heavily wooded acreage provides a rich habitat, ensuring a vibrant ecosystem and a picturesque setting year-round.

Current and Potential Use

Currently utilized for timber, this property holds immense potential for recreational use, particularly hunting. Imagine creating your own private hunting grounds or a serene retreat where you can escape the hustle and bustle of everyday life. The possibilities extend to various outdoor activities, limited only by your imagination.

Access and Easements

Access to the property is facilitated by a well-maintained dirt road, ensuring ease of entry while preserving the secluded feel of the tract. The clear access points provide convenience for both current timber operations and future recreational endeavors.

Contact us today to learn more or to schedule a visit.

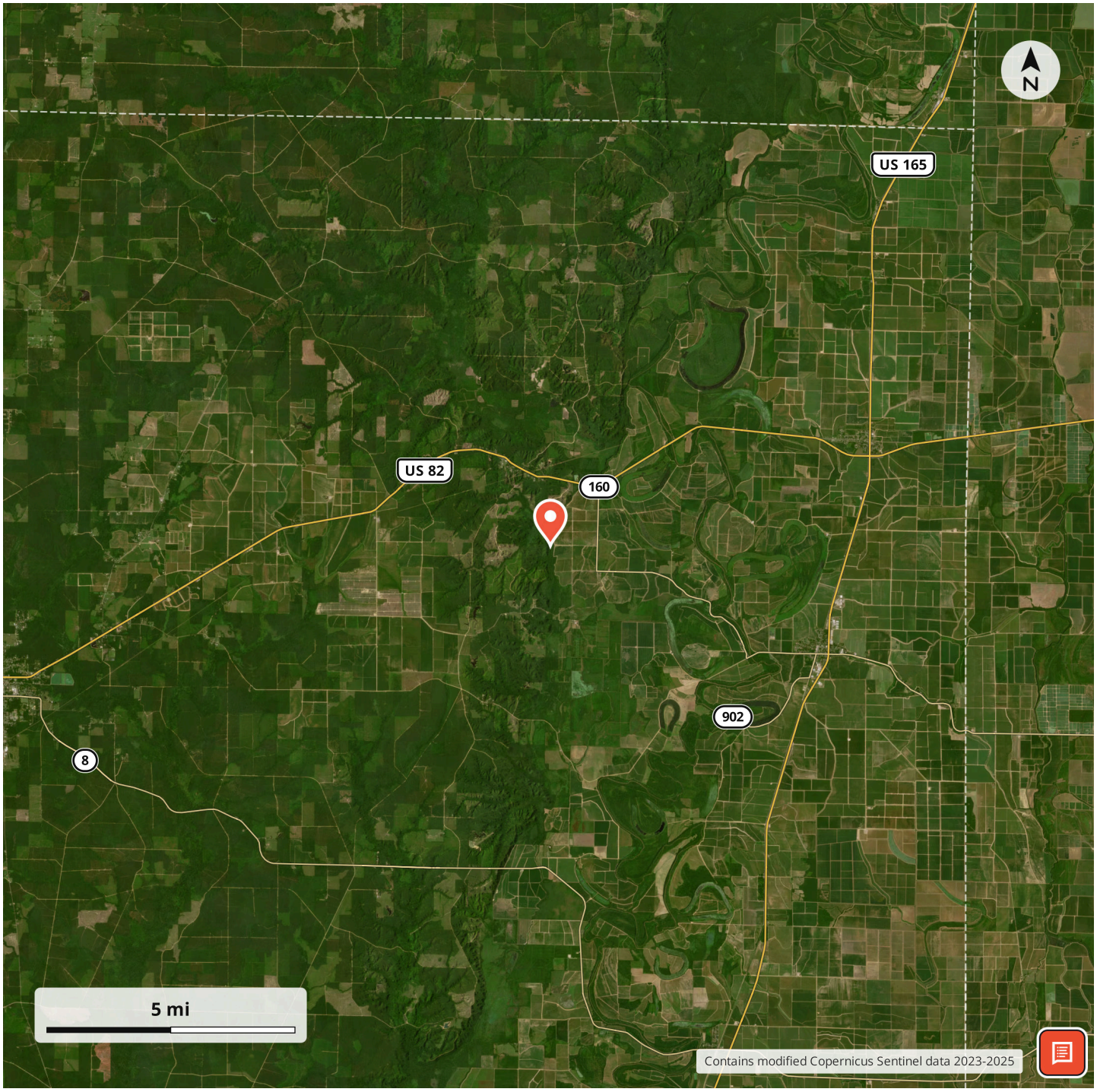








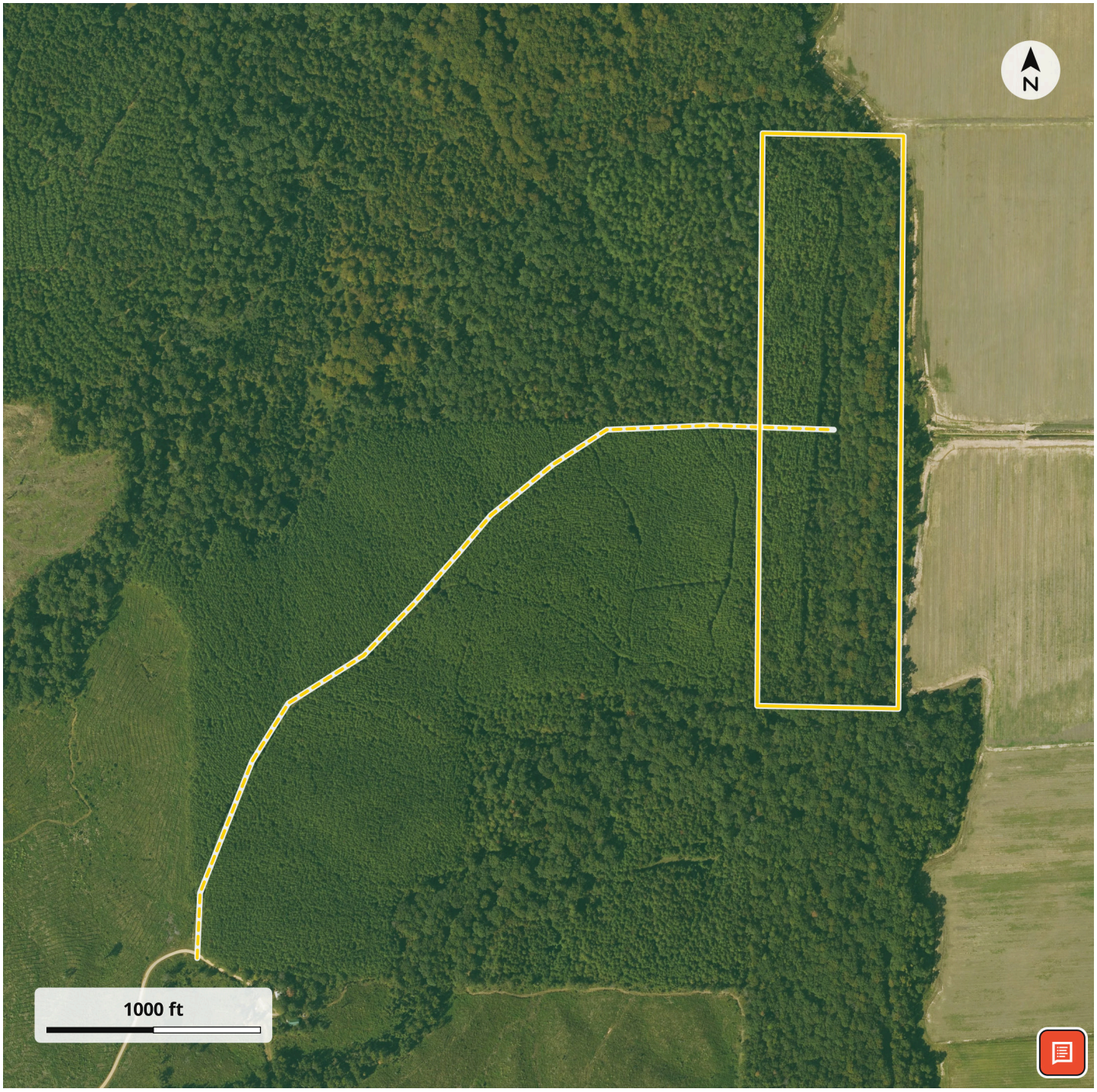
Regional Map



Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025

Aerial Map



LISTING REPRESENTATIVE

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NOTES

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