

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

\$113,232
40± Acres
Ashley County



OVERFLOW CREEK TRACT 1
Hamburg, AR / Ashley County

SUMMARY

Address

0 Ashley 196 Lot 2

City, State Zip

Hamburg, AR 71646

County

Ashley County

Type

Timberland

Latitude / Longitude

33.141953 / -91.858401

Acreage

40

Price

\$113,232

Property Website

<https://compasslandpartners.com/property/overflow-creek-tract-1/ashley/arkansas/103633/>



OVERFLOW CREEK TRACT 1

Hamburg, AR / Ashley County

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 privilege 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.

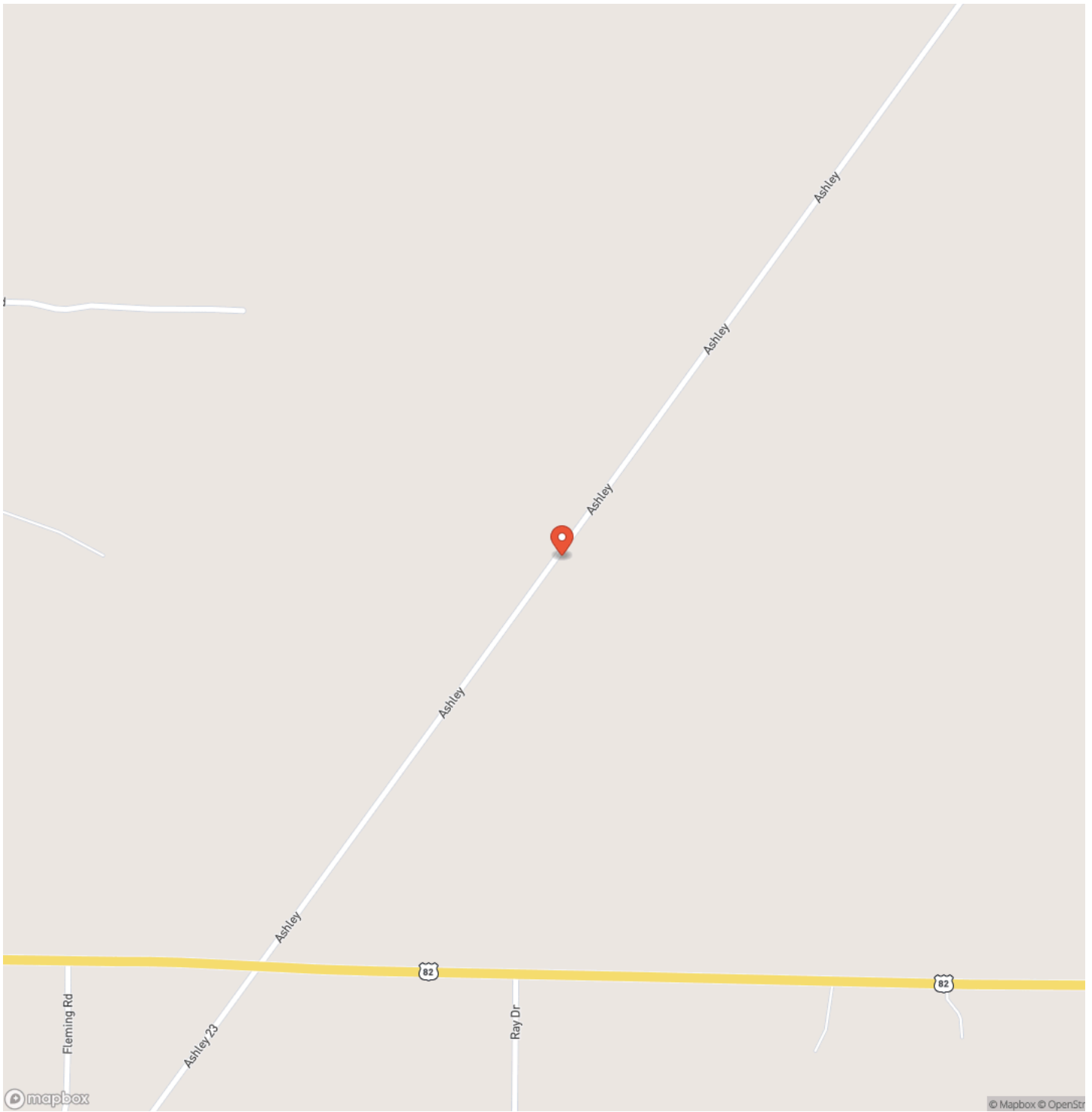
Contact us today to learn more or to schedule a visit.



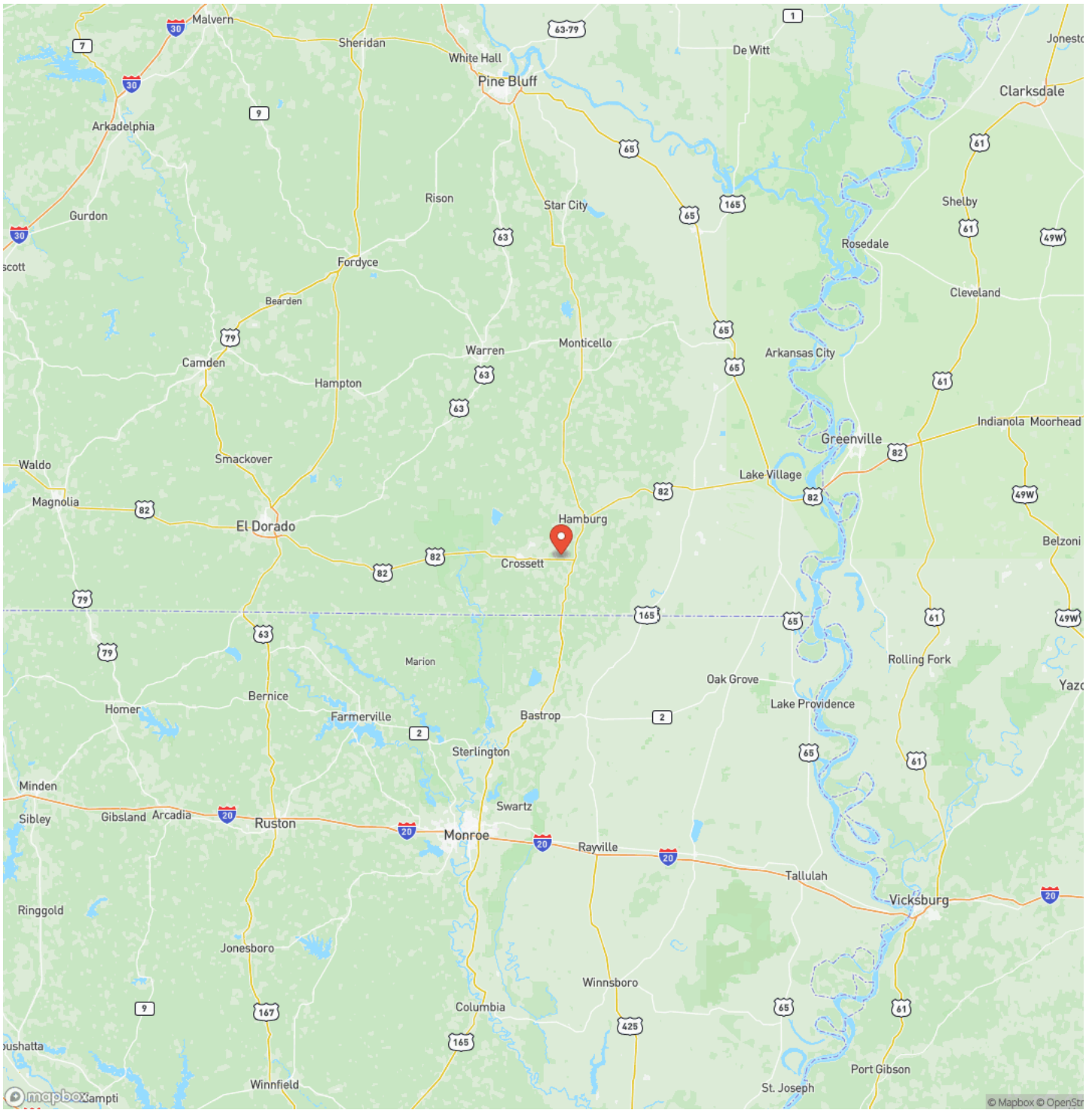
OVERFLOW CREEK TRACT 1
Hamburg, AR / Ashley County



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/>

