

FLAT CREEK TRACT
0 Ashley 452
Hamburg, AR 71646

\$1,181,950
473± Acres
Ashley County



FLAT CREEK TRACT
Hamburg, AR / Ashley County

SUMMARY

Address

0 Ashley 452

City, State Zip

Hamburg, AR 71646

County

Ashley County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

33.3618 / -91.933

Acreage

473

Price

\$1,181,950

Property Website

<https://compasslandpartners.com/property/flat-creek-tract-ashley-arkansas/98746/>



FLAT CREEK TRACT

Hamburg, AR / Ashley County

PROPERTY DESCRIPTION

Envision a sprawling wilderness where timber abounds and adventure calls. The Flat Creek Tract, encompassing an impressive 473-acres in the heart of Ashley County, Arkansas, offers a rare convergence of natural beauty, valuable resources, and unparalleled recreational opportunities. This is more than just land; it's a legacy waiting to be shaped, a private sanctuary for those who appreciate the outdoors, and a strategic investment in a thriving landscape.

Location

Nestled near the charming city of Hamburg, Arkansas, this expansive tract benefits from its prime position within Ashley County. The area is renowned for its rich natural resources and a welcoming community atmosphere, providing a perfect balance of secluded tranquility and convenient access to local amenities.

Land and Terrain

The property boasts diverse topography characterized by its fertile sandy loam soil, ideal for supporting robust timber growth. This substantial acreage presents a canvas of gently rolling landscapes and mature woodland, offering both aesthetic beauty and practical utility. The terrain invites exploration and provides natural contours for various activities.

Improvements and Infrastructure

The land offers a clean slate for future development, providing the ultimate flexibility to create bespoke improvements. Buyers have the freedom to design and implement infrastructure that perfectly suits their vision, whether for a private estate, a hunting lodge, or other recreational facilities, ensuring every detail aligns with their aspirations.

Water and Utilities

Flat Creek meanders through the property, providing a vital and picturesque water source that enhances both the ecosystem and recreational appeal. Regarding utilities, the infrastructure is poised for connection, offering the opportunity to establish modern conveniences tailored to specific needs and preferences.

Wildlife and Vegetation

This tract is a vibrant habitat, heavily wooded and teeming with diverse wildlife, including a healthy population of hogs, small game, turkey, and whitetail deer. The dense vegetation provides excellent cover and forage, creating an ideal environment for wildlife observation and hunting pursuits.

Current and Potential Use

Currently utilized for its valuable timber resources, the property holds immense potential for recreational development. It's a haven for outdoor enthusiasts, perfect for ATV trails and hunting. The possibilities extend to creating a private retreat or a family compound, all within a spectacular natural setting.

Access and Easements

Access to the property is exceptionally versatile, with frontage on both county roads and a highway, featuring a mix of gravel, paved, and unimproved road types. This multi-faceted access ensures convenient entry and exit points, accommodating various vehicle types and facilitating easy navigation throughout the expansive acreage.

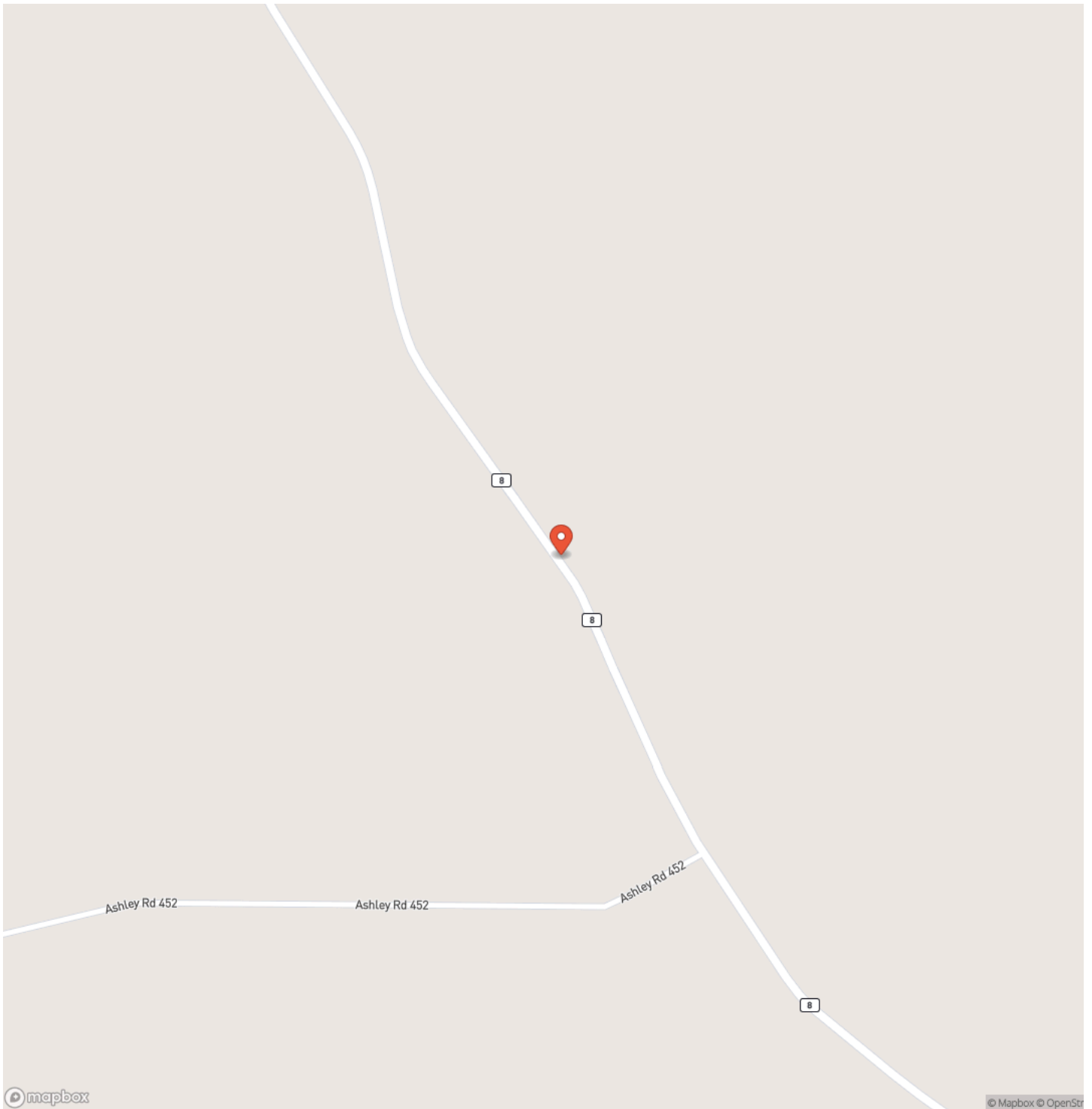
Contact us today to learn more or to schedule a visit.



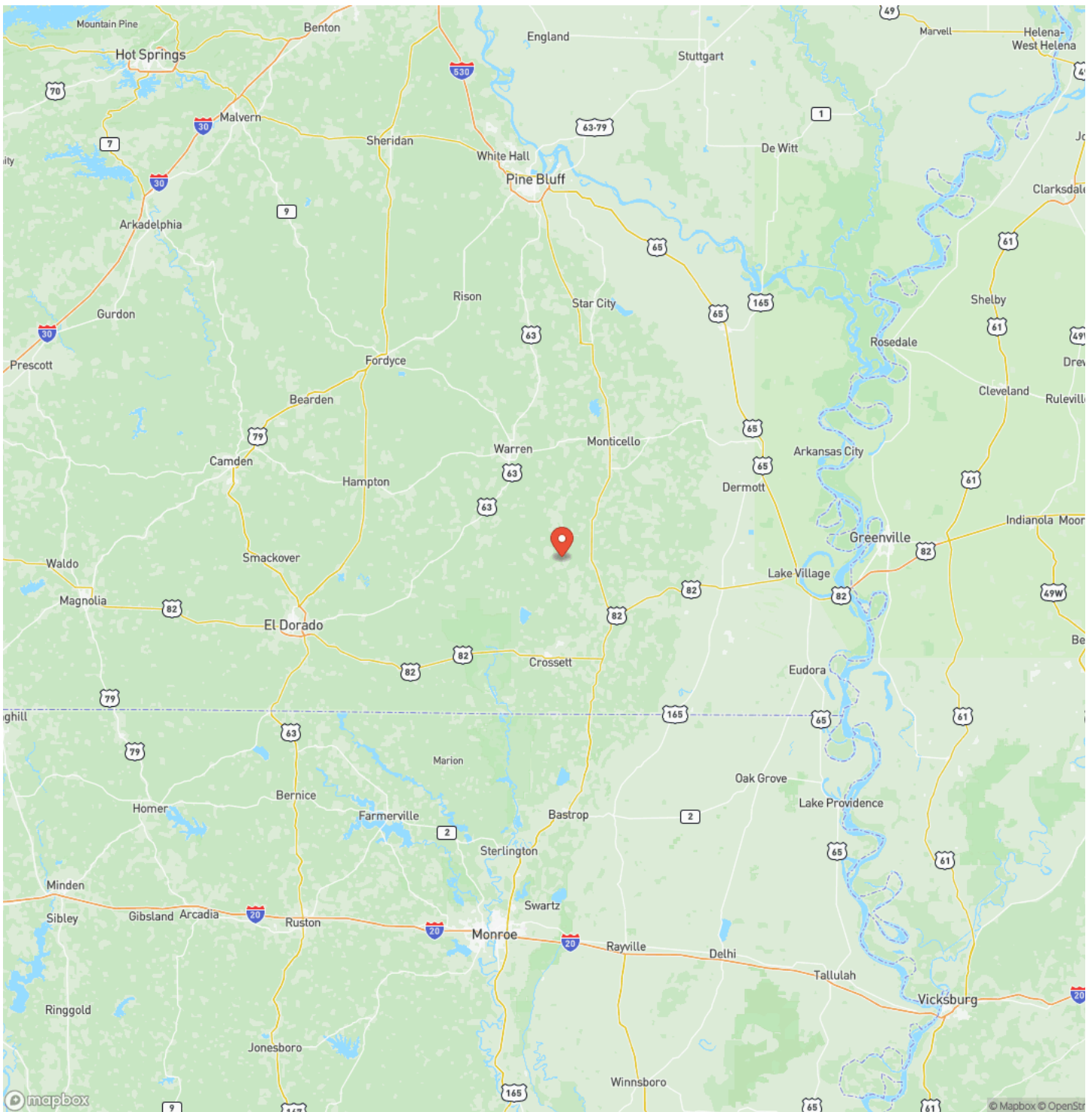
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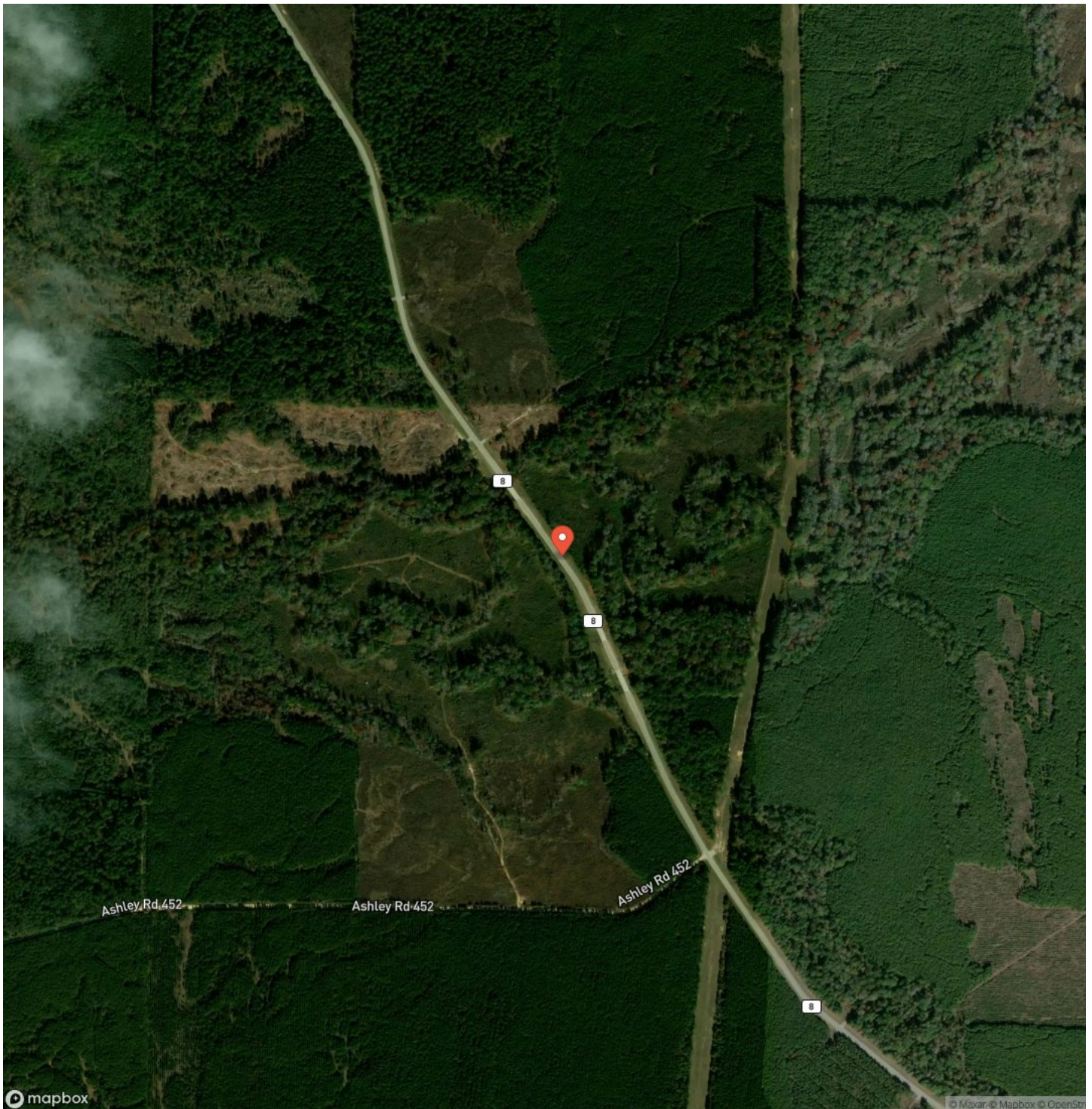
Locator Map



Locator Map



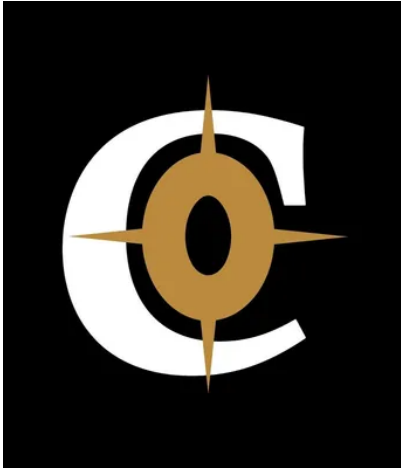
Satellite Map



FLAT CREEK TRACT
Hamburg, AR / Ashley County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://compasslandpartners.com/>

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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.



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