

**Mountain Pine Timberlands**  
Royal Oak Rd  
Mountain Pine, AR 71956

**\$13,583,700**  
3,483± Acres  
Garland County



**Mountain Pine Timberlands**  
**Mountain Pine, AR / Garland County**

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**SUMMARY**

**Address**

Royal Oak Rd

**City, State Zip**

Mountain Pine, AR 71956

**County**

Garland County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

34.590984 / -93.104182

**Acreage**

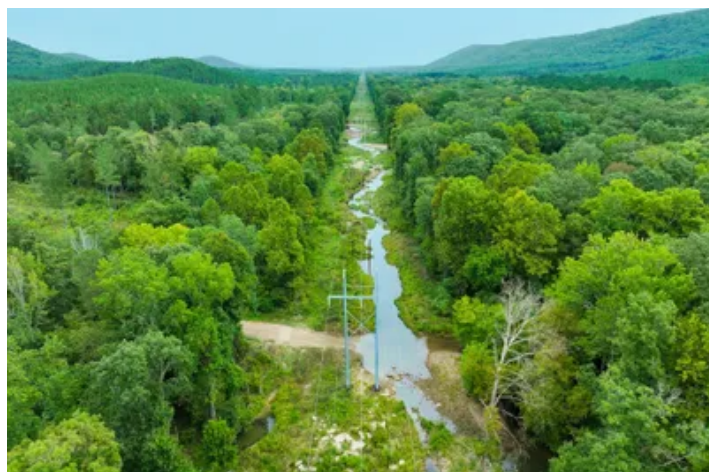
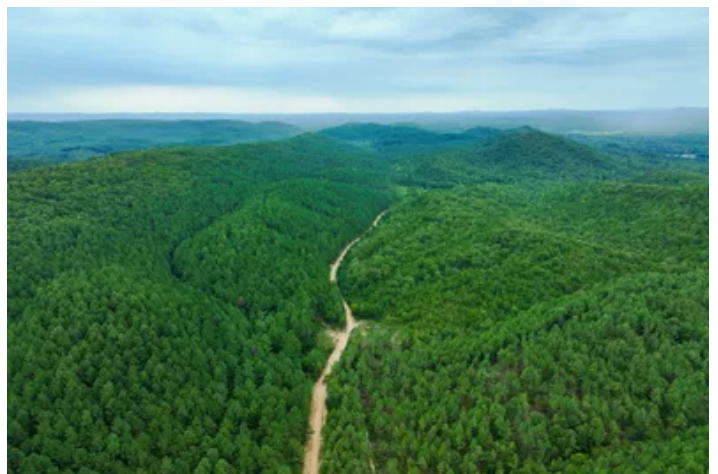
3,483

**Price**

\$13,583,700

**Property Website**

<https://www.forestryrealestate.com/property/mountain-pine-timberlands/garland/arkansas/89075/>



## Mountain Pine Timberlands

### Mountain Pine, AR / Garland County

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#### **PROPERTY DESCRIPTION**

The Mountain Pine Tract is located 8 miles NW of Hot Springs, Arkansas in Garland County in the foothills of the Ouachita Mountains between Hot Springs National Park and the Ouachita National Forest. From your new gate, you are ten minutes from several marinas at Lake Ouachita and 15 minutes from marinas on Lake Hamilton along with the accompanying nightlife and restaurants.

This land for sale has been professionally managed for conservation, recreation and timber production by the same owner for the last ten years, owned by Weyerhaeuser before that. All first thinnings have been completed in the last three years, leaving the next owner with a forest that can be grown without operational headaches. With lush and diverse wildlife habitat, a robust internal road system, this tract offers a multitude of future uses for the next owner. Further, with numerous hilltop vistas, this tract is ready for the next owner's touches.

Proximity to:

- 8 miles to Hot Springs/HOT Airport
- 45 minutes to downtown Little Rock
- 10 minutes to Lake Ouachita
- 10 minutes to Lake Hamilton
- 45 minutes to downtown Little Rock
- 5 minutes to the famous "Mountain Valley Water" bottling facility

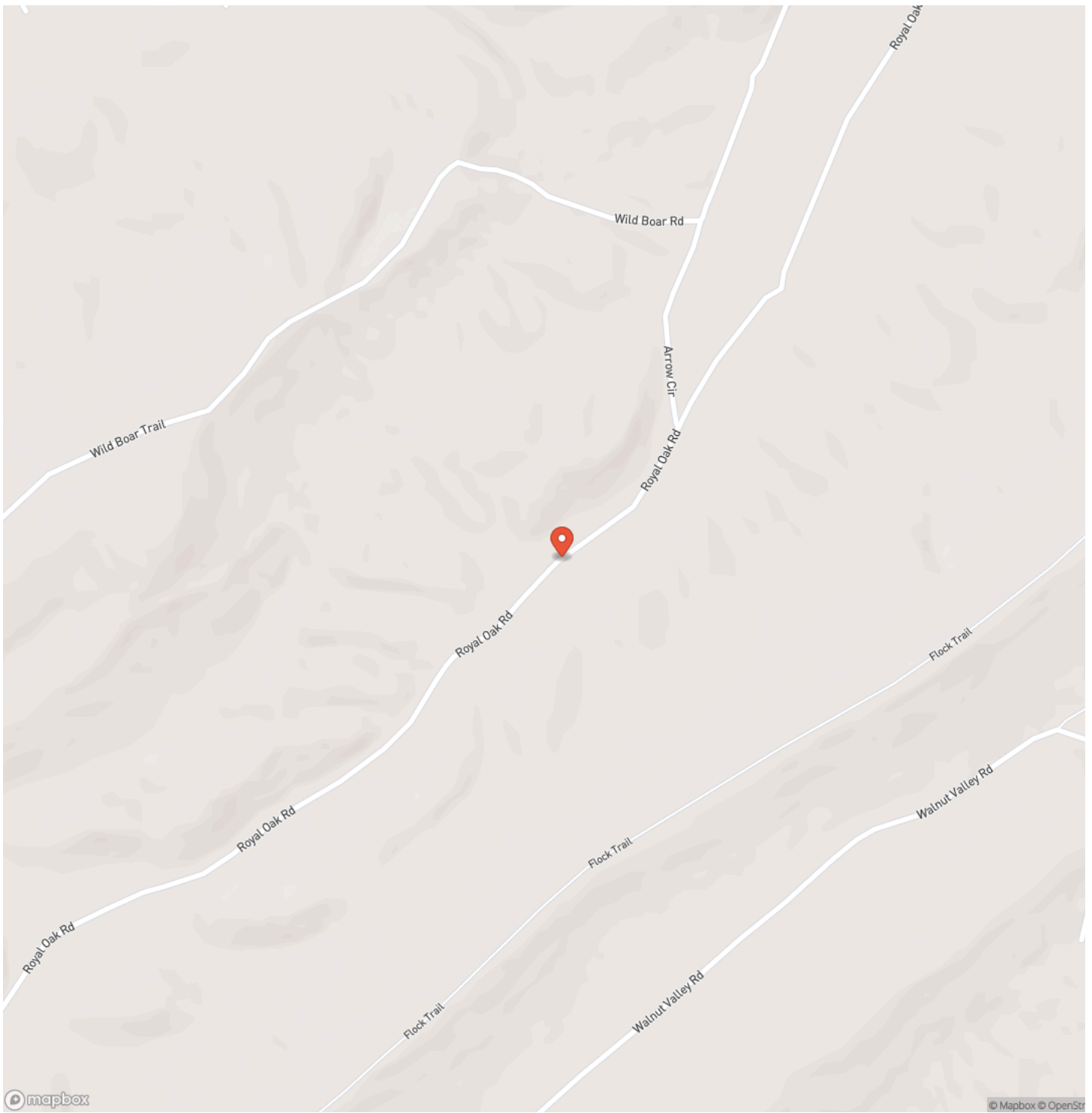


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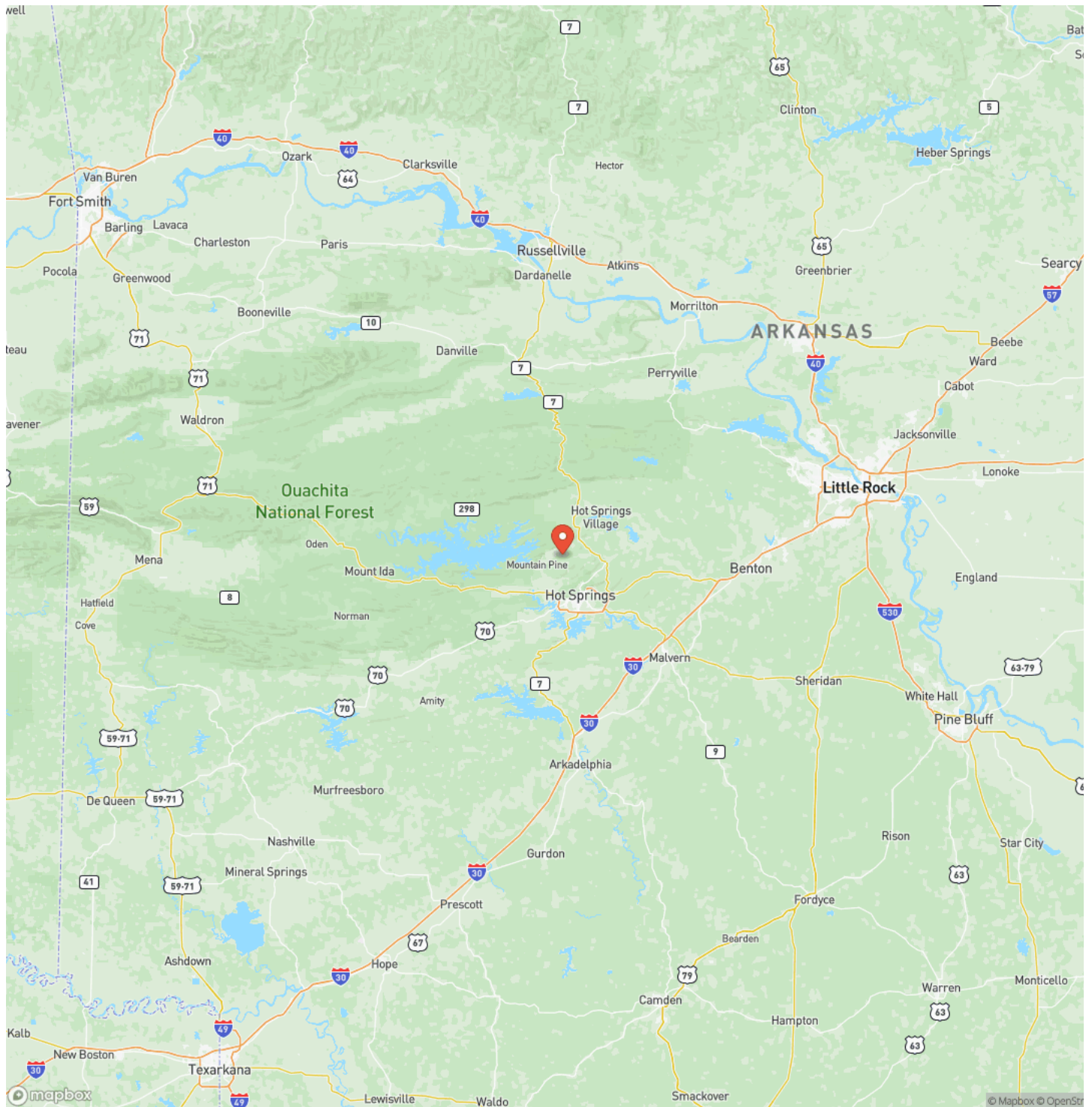
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## Locator Map



# 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.



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