FLAT CREEK TRACT
0 Ashley 452
Hamburg, AR 71646

$1,181,950
473± Acres
Ashley County







MORE INFO ONLINE:

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

SUMMARY

Address
0 Ashley 452

City, State Zip
Hamburg, AR 71646

County
Ashley County

Type
Hunting Land, Timberland, Recreational Land

Latitude / Longitude
33.293609 / -92.631231

Acreage
473

Price
$1,181,950

Property Website
compasssouth.com







PROPERTY DESCRIPTION

The Flat Creek Tract encompasses an impressive 473 acres in the heart of Ashley County, Arkansas, offering 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 town of Hamburg, Arkansas, this expansive tract benefits from its prime position within Ashley County. The area is renowned for rich natural resources and a welcoming community atmosphere, providing a balance of seclusion, tranquility, and convenient access to local amenities.

Land and Terrain

The property boasts diverse topography characterized by fertile sandy loam soil, ideal for robust timber growth. This substantial acreage presents a gently rolling landscape and mature woodland, offering both aesthetic beauty and practical utility.

Improvements and Infrastructure

The land offers a clean slate for future development, providing the ultimate flexibility. 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 the 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.

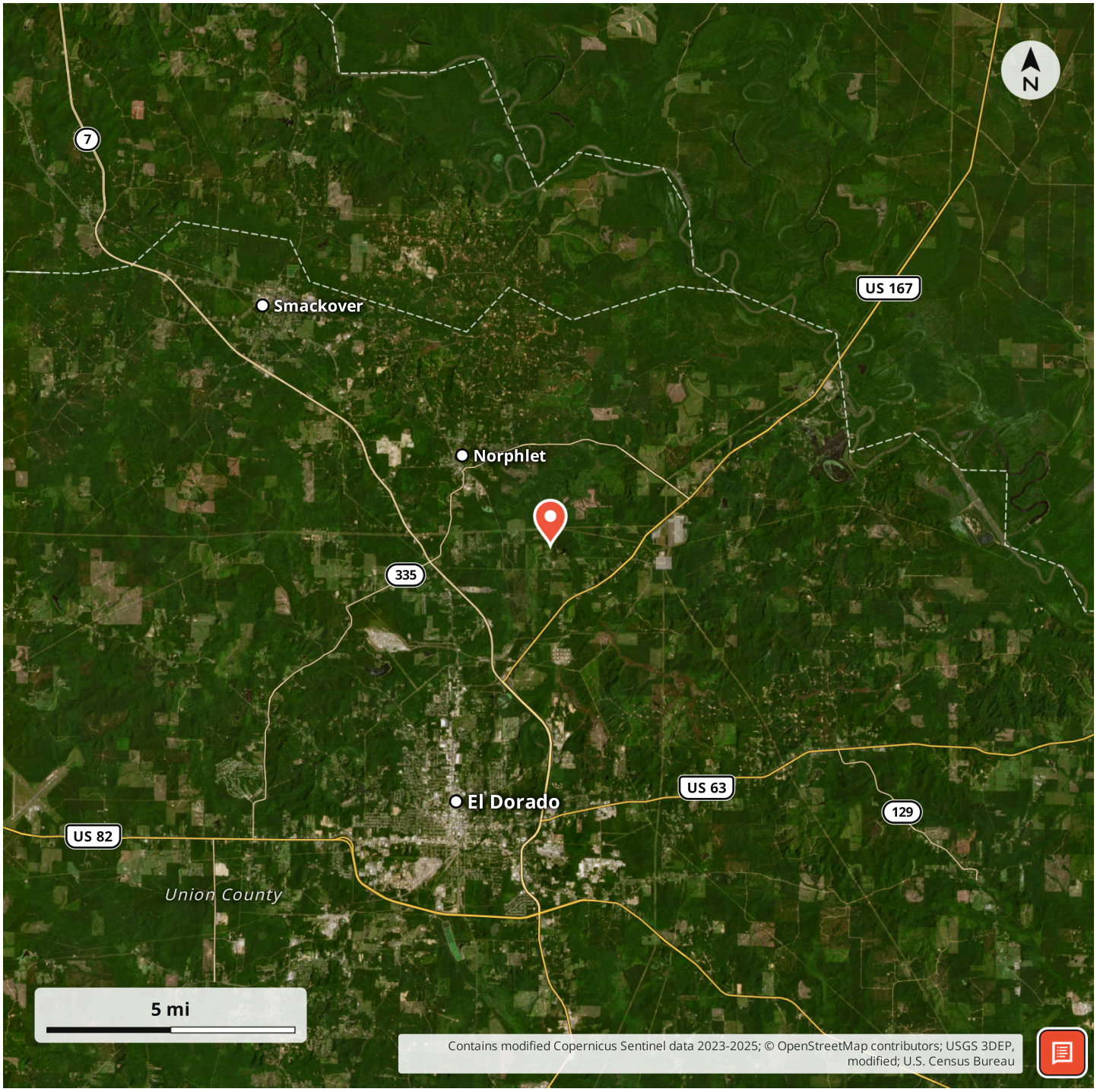
Contact us today to learn more or to schedule a visit.



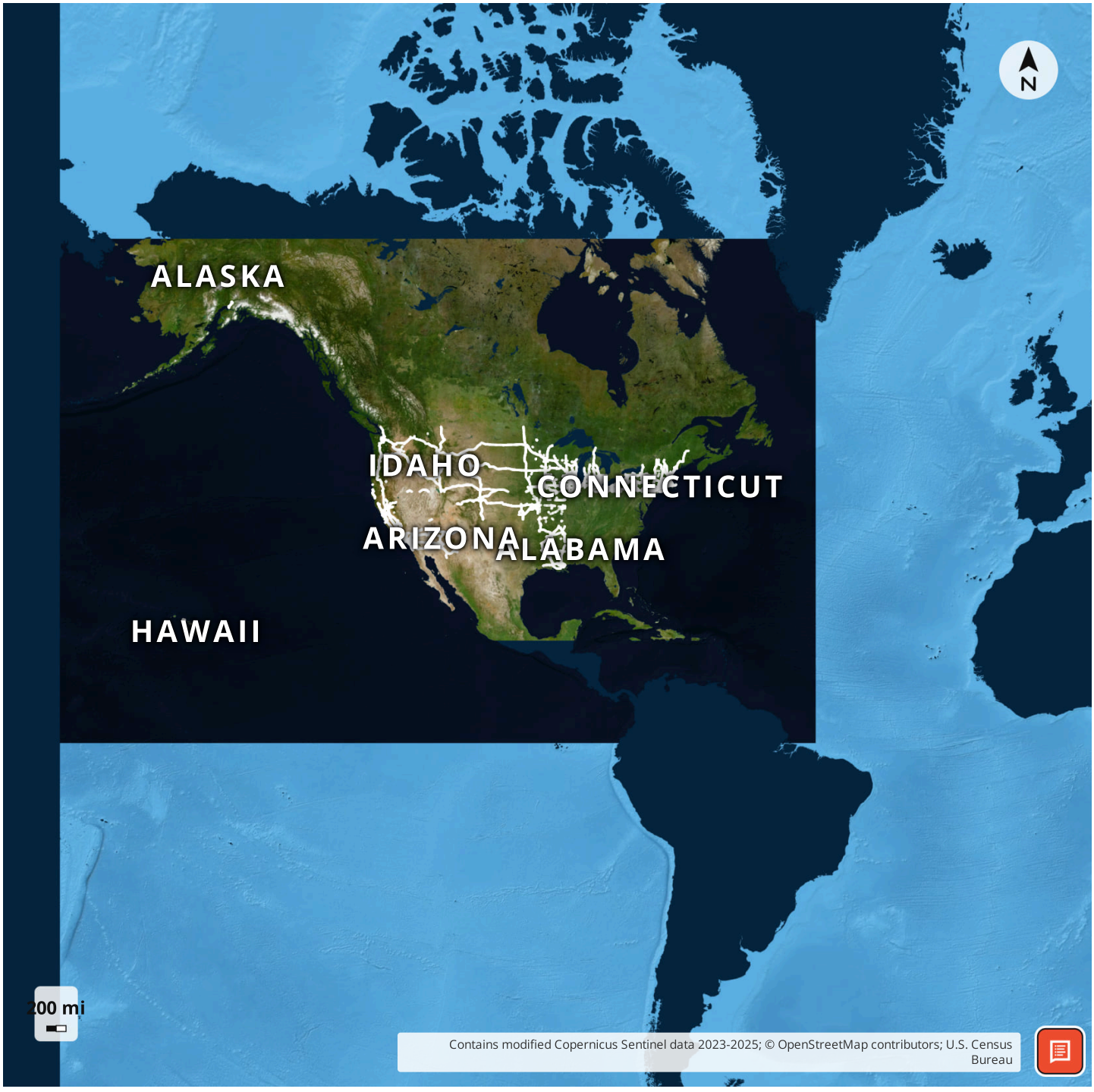




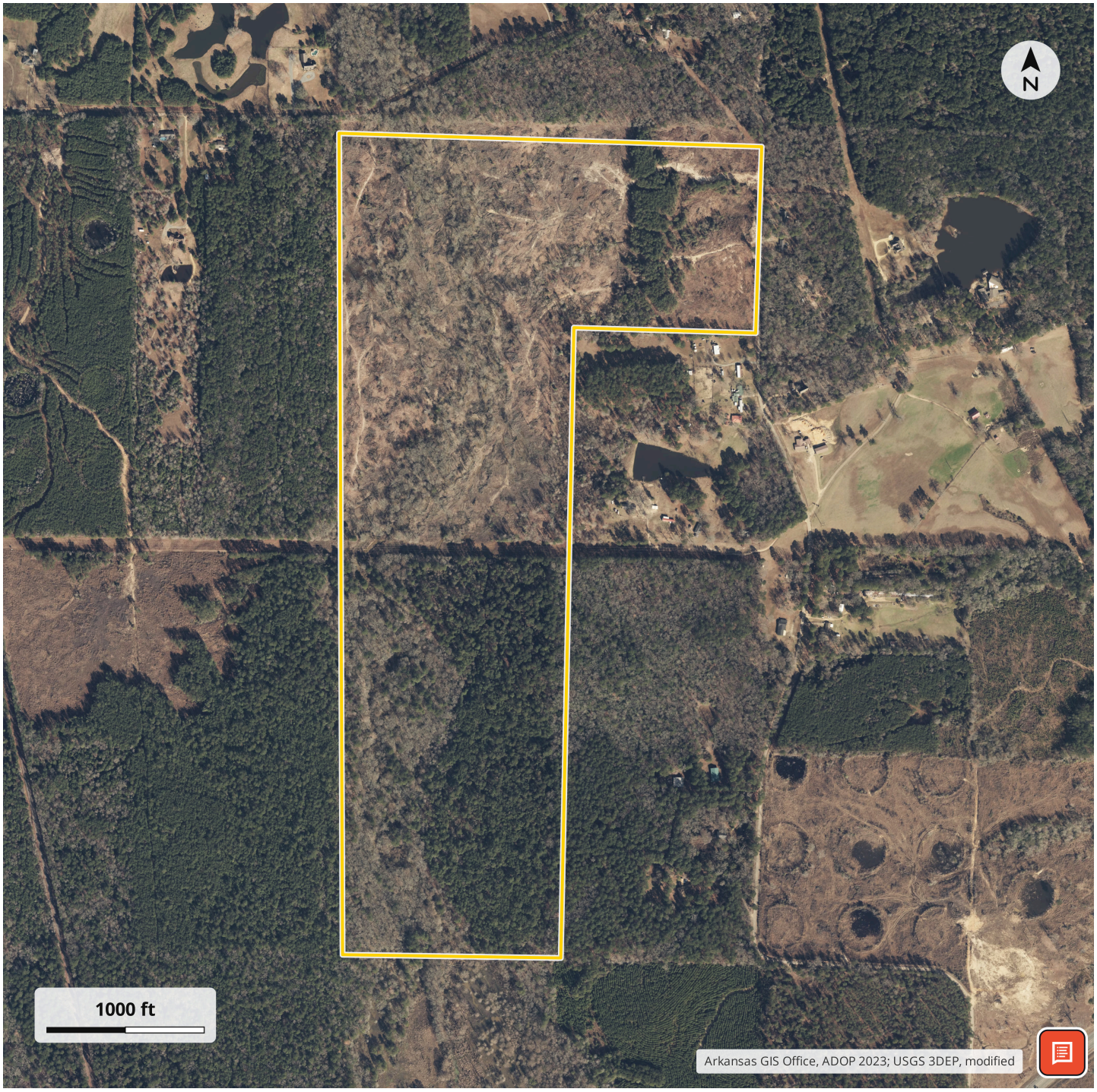

Regional Map



Locator Map


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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

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