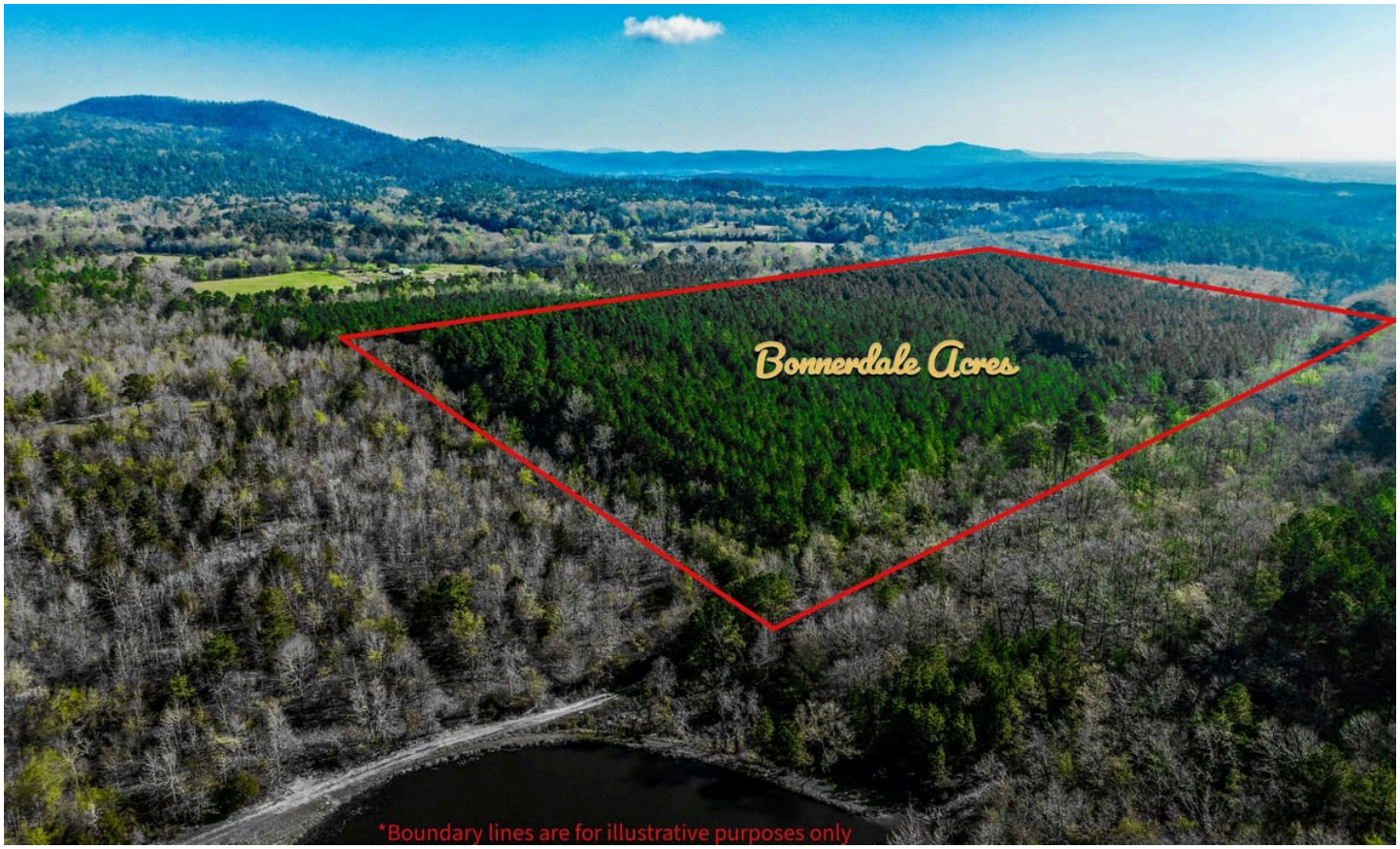
60± Acres | Caddo Mountains | Borders Ouachita National Forest | Harvest-Ready Pine Plantation
Off Campbell Road
Bonnerdale, AR 71933

$299,000
60± Acres
Montgomery County







SUMMARY

Address
Off Campbell Road

City, State Zip
Bonnerdale, AR 71933

County
Montgomery County

Type
Hunting Land, Recreational Land

Latitude / Longitude
34.425207 / -93.476848

Acreage
60

Price
$299,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Located in the heart of the Caddo Mountains, this 60± acre tract offers a unique combination of **immediate timber income potential, premium hunting, and direct access to public land**. The property directly adjoins the Ouachita National Forest, giving you access to over 325,000+ acres of additional recreational ground right out your back door.

This tract features a **harvest-ready pine plantation**, making it an excellent investment opportunity with near-term return potential. Whether you're looking to generate income, hunt, or build an off-grid retreat, this property is well-equipped and ready to enjoy.

An established trail system runs throughout the property, allowing easy access by ATV or side-by-side. A live creek flows through the land and feeds into Waterfork Creek, providing a consistent water source for wildlife and enhancing the overall habitat. Hunting towers are already in place, and the area is well-known for strong populations of deer and turkey.

Conveniently located less than 10 miles from the Caddo River, you'll enjoy both seclusion and accessibility to nearby recreation.

Property Highlights:

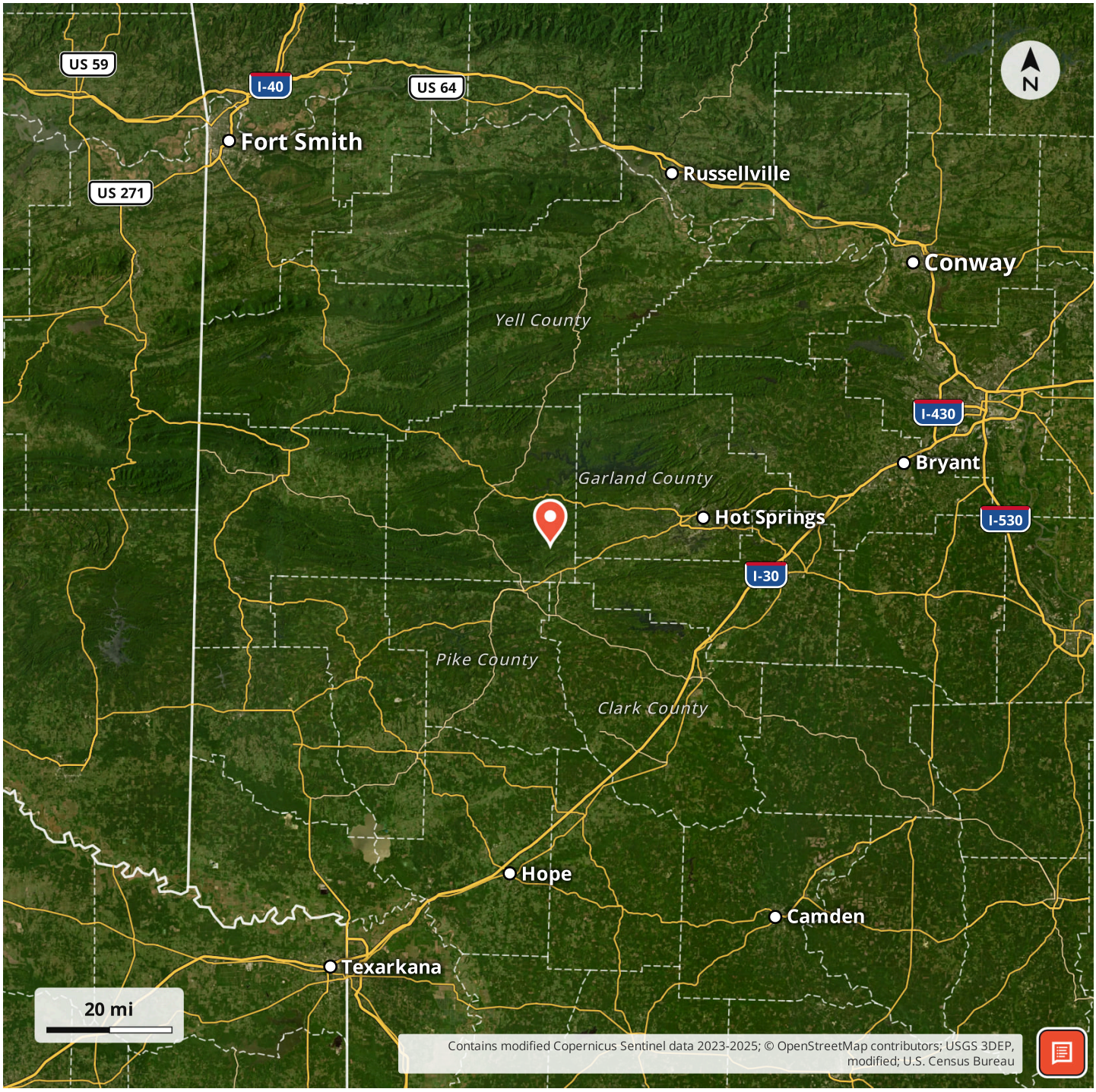
- 60± acres in the Caddo Mountains
- Harvest-ready pine plantation (immediate income potential)
- Direct boundary with Ouachita National Forest (325,000+ acres)
- Established trail system throughout property
- Live creek running into Waterfork Creek
- Hunting towers already in place
- Excellent deer & turkey habitat
- Ideal for hunting, recreation, or off-grid living
- Strong long-term timber investment opportunity
- Less than 10 miles to the Caddo River



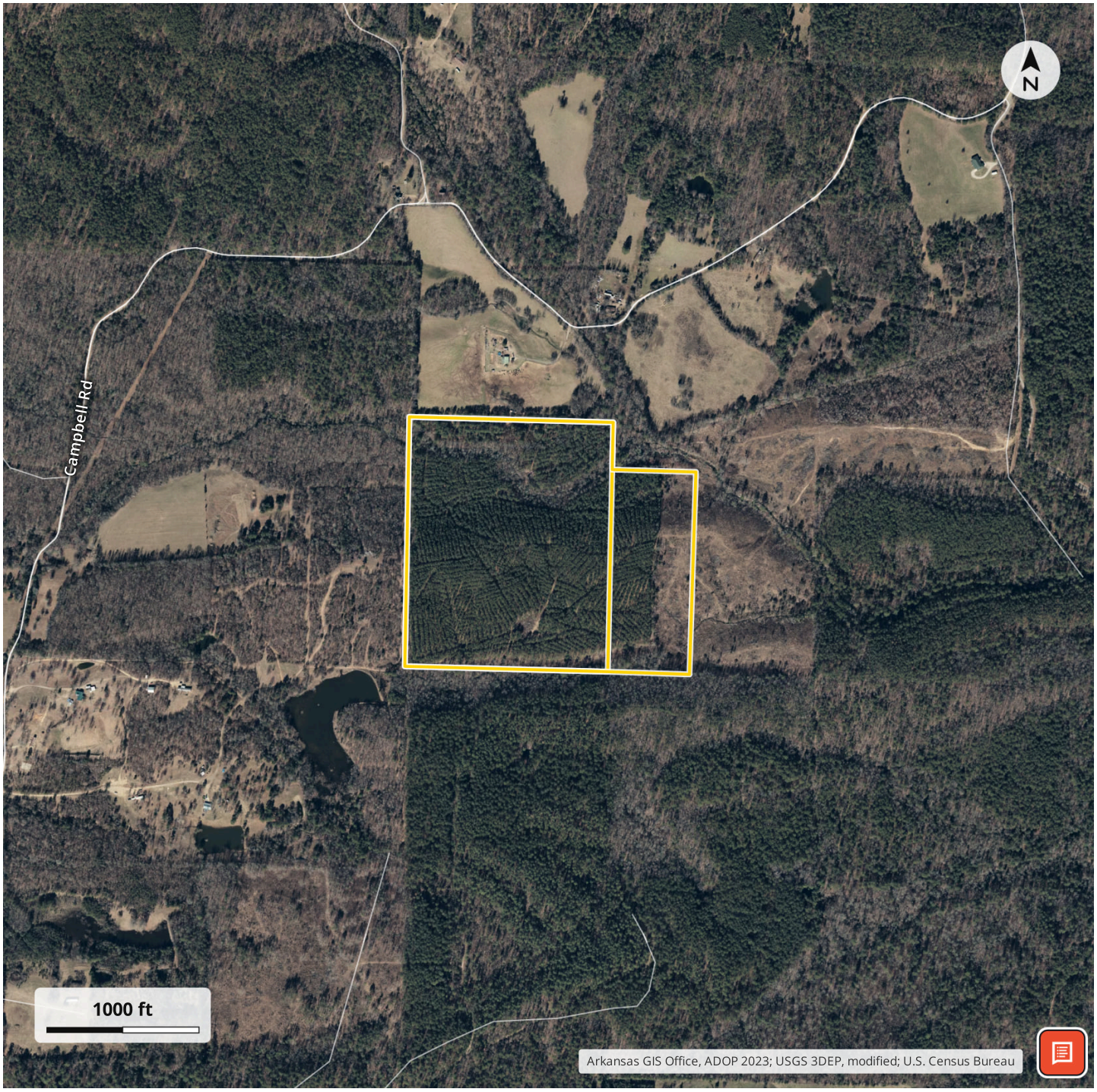




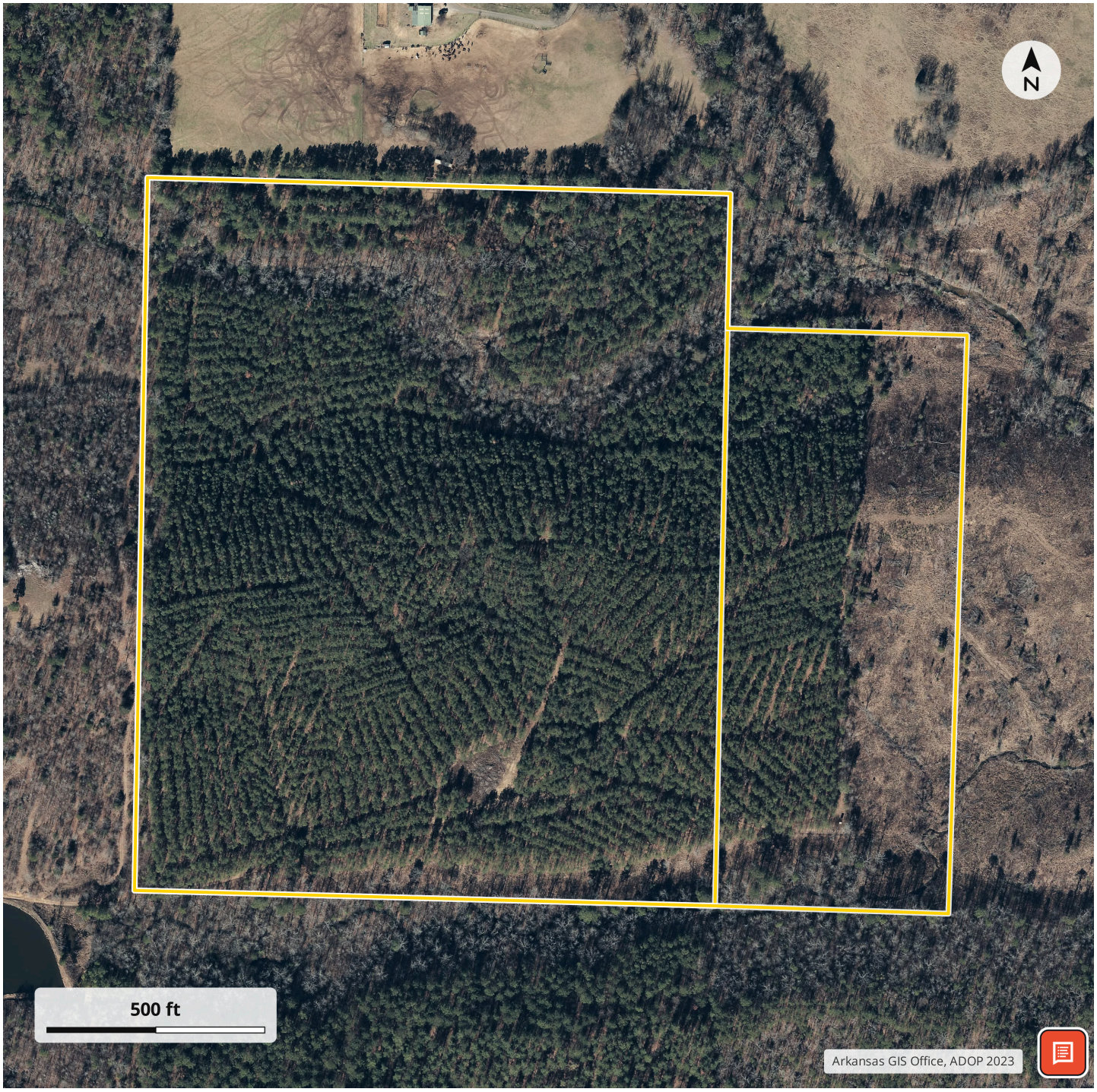

Regional Map



Locator Map


N
Campbell Rd
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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Barling, AR 72926

NOTES

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DISCLAIMERS

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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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