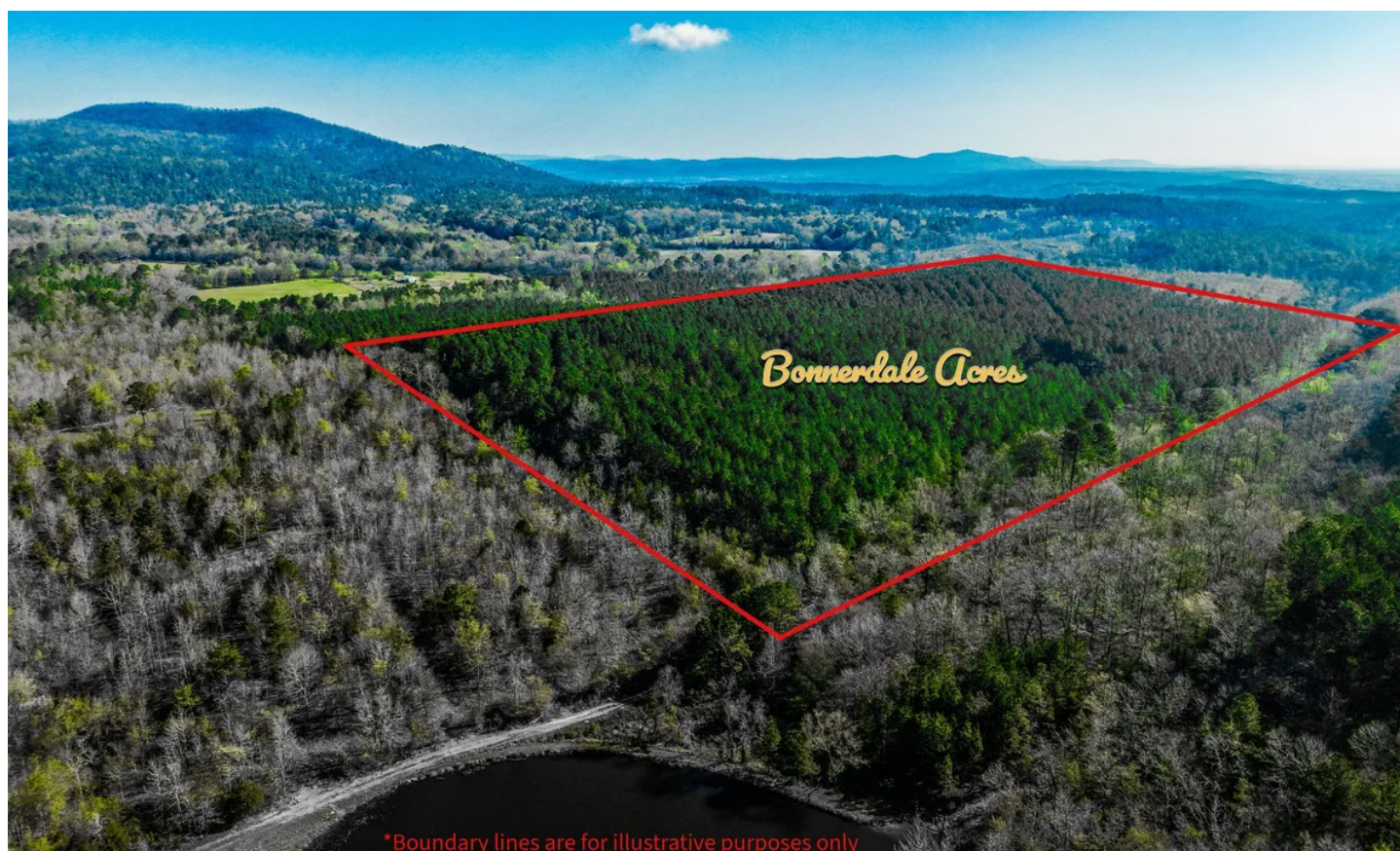


60± Acres | Caddo Mountains | Borders Ouachita
National Forest | Harvest-Ready Pine Plantation
Off Campbell Road
Bonnerdale, AR 71933

\$299,000
60± Acres
Montgomery County



60± Acres | Caddo Mountains | Borders Ouachita National Forest | Harvest-Ready Pine Plantation
Bonnerdale, AR / Montgomery County

SUMMARY

Address

Off Campbell Road

City, State Zip

Bonnerdale, AR 71933

County

Montgomery County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.428506 / -93.468111

Acreage

60

Price

\$299,000

Property Website

<https://www.mossyoakproperties.com/property/60-acres-caddo-mountains-borders-ouachita-national-forest-harvest-ready-pine-plantation-montgomery-arkansas/102079/>



60± Acres | Caddo Mountains | Borders Ouachita National Forest | Harvest-Ready Pine Plantation Bonnerdale, AR / Montgomery County

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

60± Acres | Caddo Mountains | Borders Ouachita National Forest | Harvest-Ready Pine Plantation
Bonnerdale, AR / Montgomery County

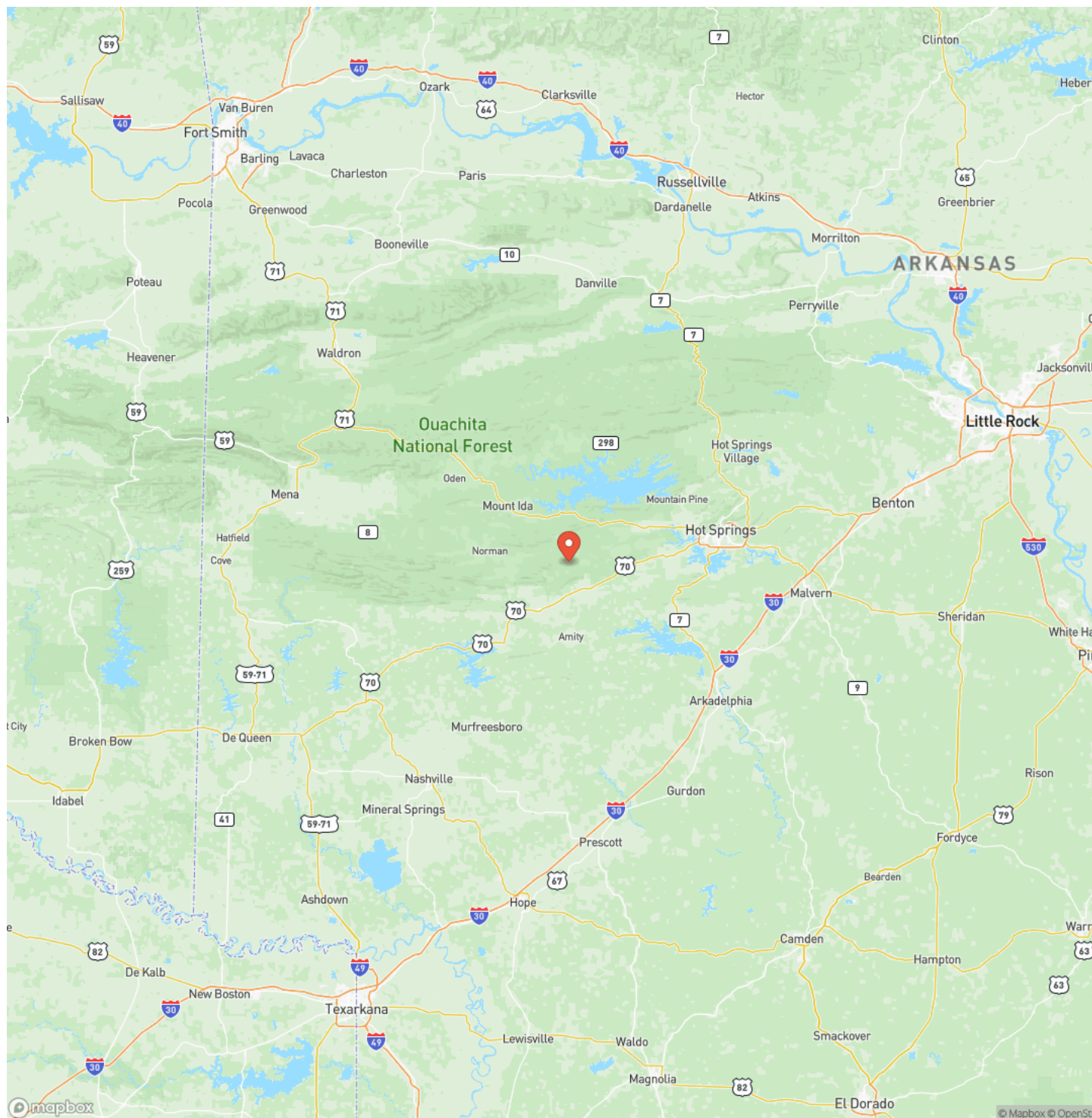


Locator Map



60± Acres | Caddo Mountains | Borders Ouachita National Forest | Harvest-Ready Pine Plantation
Bonnerdale, AR / Montgomery County

Locator Map



Satellite Map



60± Acres | Caddo Mountains | Borders Ouachita National Forest | Harvest-Ready Pine Plantation
Bonnerdale, AR / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mariah Grammer

Mobile

(870) 405-8511

Office

(479) 480-7000

Email

mariah@mossyoakproperties.com

Address

1200 Fort Street

City / State / Zip

Barling, AR 72926

NOTES

[illegible]

MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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://www.mossyoakproperties.com/>

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.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

<https://www.mossyoakproperties.com/>
