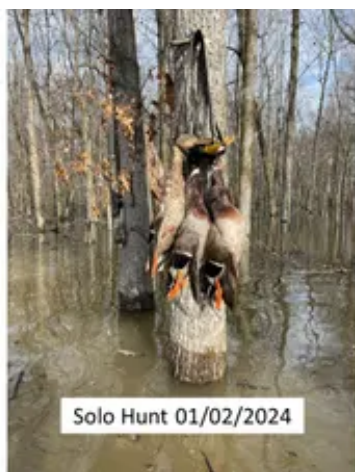
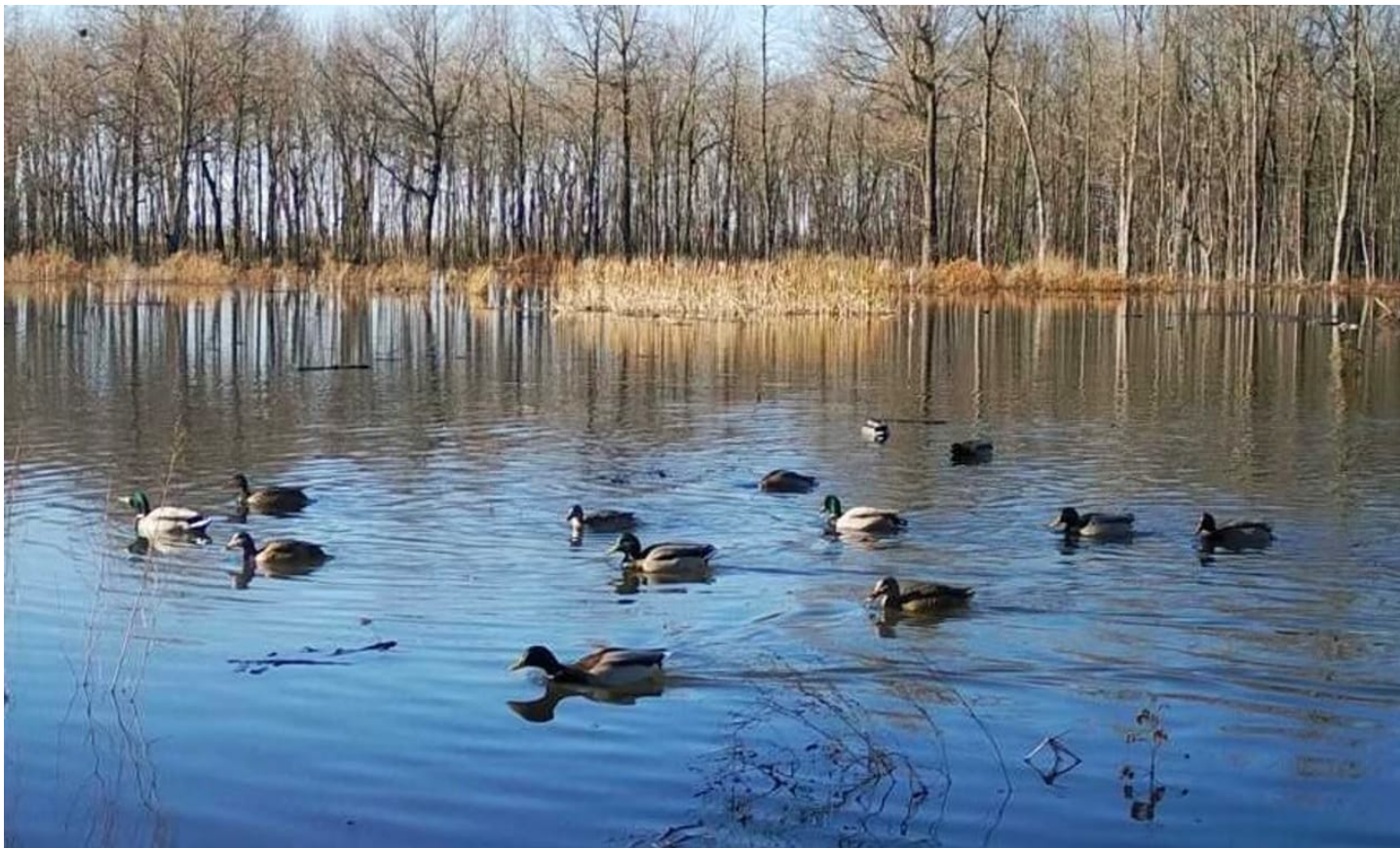


O'Kean Flooded Timber
00 Lawrence Road 603
O'Kean, AR 72449

\$995,000
88.480± Acres
Lawrence County



O'Kean Flooded Timber
O'Kean, AR / Lawrence County

SUMMARY

Address

00 Lawrence Road 603

City, State Zip

O'Kean, AR 72449

County

Lawrence County

Type

Hunting Land

Latitude / Longitude

36.146625 / -90.815996

Taxes (Annually)

101

Acreage

88.480

Price

\$995,000

Property Website

<https://arkansaslandforsale.com/property/o-kean-flooded-timber-lawrence-arkansas/49562/>



MORE INFO ONLINE:

ArkansasLandForSale.com

PROPERTY DESCRIPTION

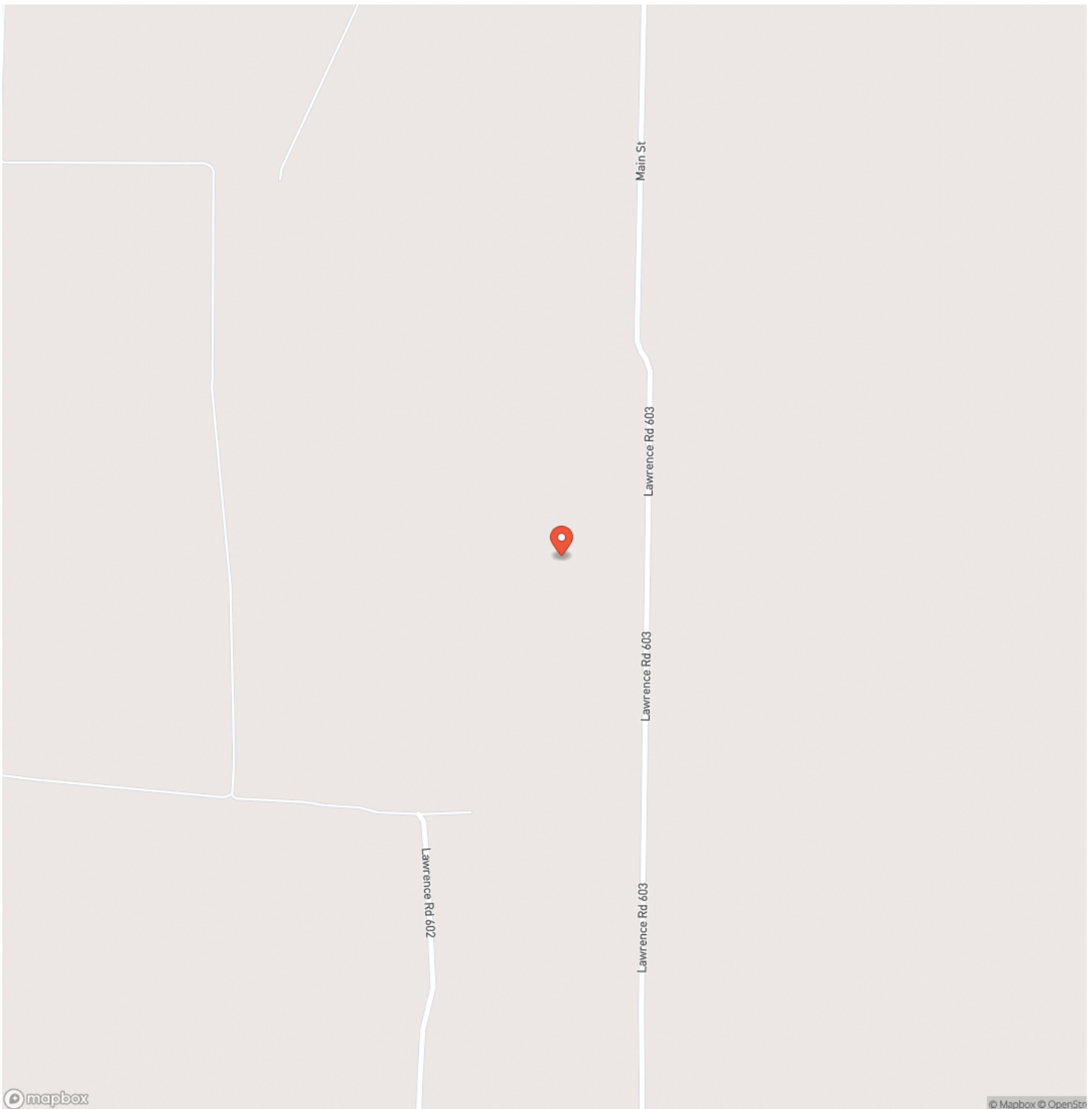
PRICE ADJUSTMENT! 88.48 surveyed acres of flooded Green Timber located just South of O'Kean, Arkansas near the famous Dave Donaldson Black River Wildlife Management Area and Cache River. This property has killed mallards and mallards were in the woods on 01/0/2024 when pictures were taken. This is a great opportunity to escape the crowds of the WMA and have a peaceful place for your family and friends to enjoy. There is an opening that has been made towards the NW corner of the property that is a little over an acre in size and allows the landowner to plant crop or manage for moist-soil to provide a food source within the ownership boundary of this timber tract. While this tract has been partially leveed and successfully hunted primarily as overflow woods in the past, it is now fully leveed with a brand new well that can flood the woods quickly and at any time you choose. This property is only 2.8 miles West of the Cache River and 7.5 miles from Lake Ashbaugh/Black River so you can rest assured you are in a historically strong flyway. It fronts on Lawrence County Road 603 just 1.3 miles off of paved Highway 34 making access quick and easy. If you are seeking private timber in the northeast Arkansas area between the Black and Cache Rivers this tract is worth a look. All offers will be reviewed and considered. For more information or to schedule a showing contact Broker Kevin Keen at (870)215-1185.



O'Kean Flooded Timber
O'Kean, AR / Lawrence County



Locator Map

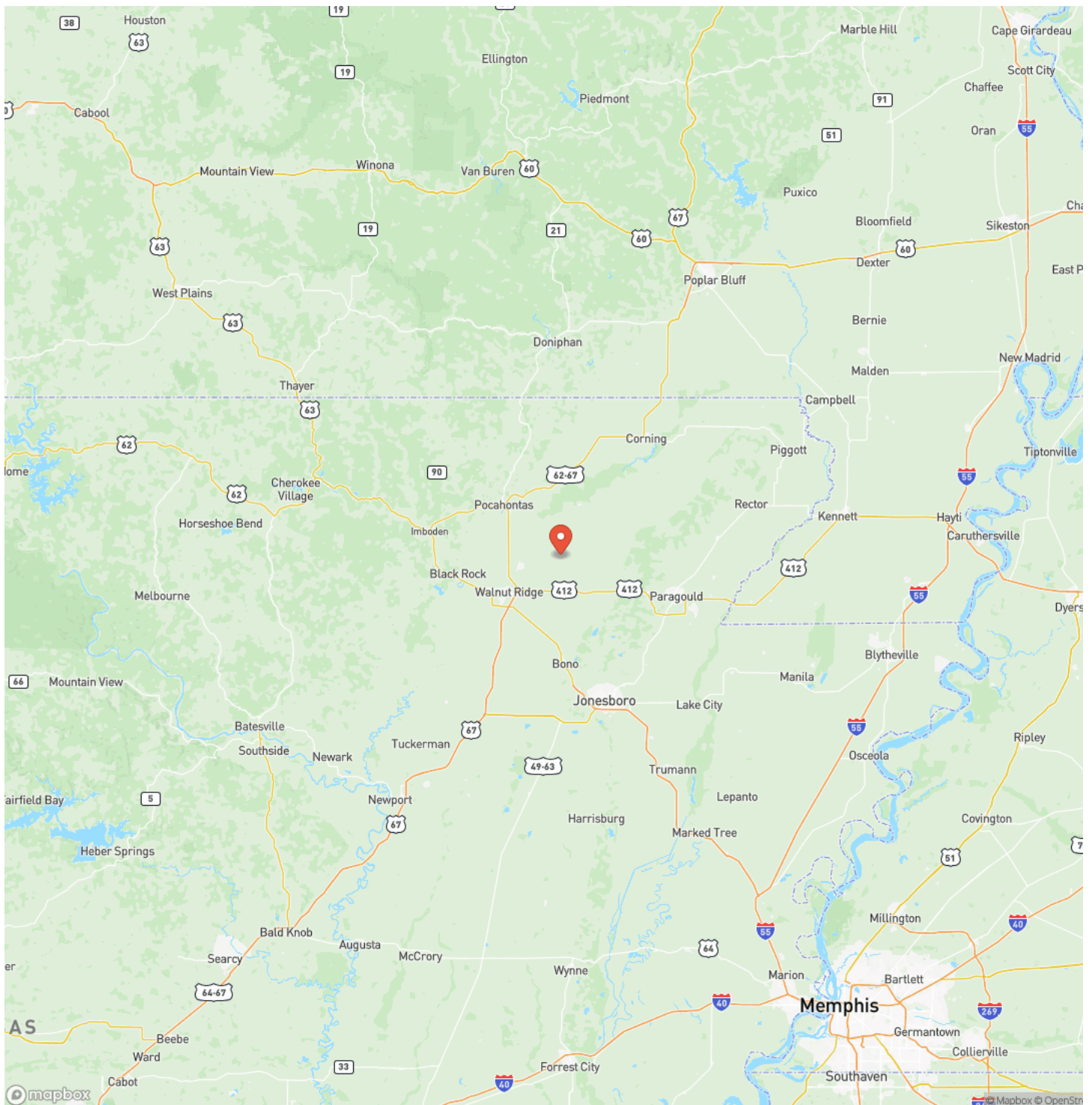


© mapbox

© Mapbox © OpenStr



Locator Map



Satellite Map



O'Kean Flooded Timber
O'Kean, AR / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kevin@arkansas.land

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MOSSY OAK.
PROPERTIES
DELTA LAND MANAGEMENT CO.
America's Land Specialist

MORE INFO ONLINE:

ArkansasLandForSale.com

This image shows a single 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.



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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