

Twin Oaks Hunting Club
5115 PICKTHORNE RD
Hazen, AR 72064

\$2,390,750
655± Acres
Prairie County



Twin Oaks Hunting Club
Hazen, AR / Prairie County

SUMMARY

Address

5115 PICKTHORNE RD

City, State Zip

Hazen, AR 72064

County

Prairie County

Type

Hunting Land, Ranches

Latitude / Longitude

34.898877 / -91.644086

Dwelling Square Feet

2128

Bedrooms / Bathrooms

4 / 2

Acreage

655

Price

\$2,390,750

Property Website

<https://arkansaslandforsale.com/property/twin-oaks-hunting-club-prairie-arkansas/38606/>



PROPERTY DESCRIPTION

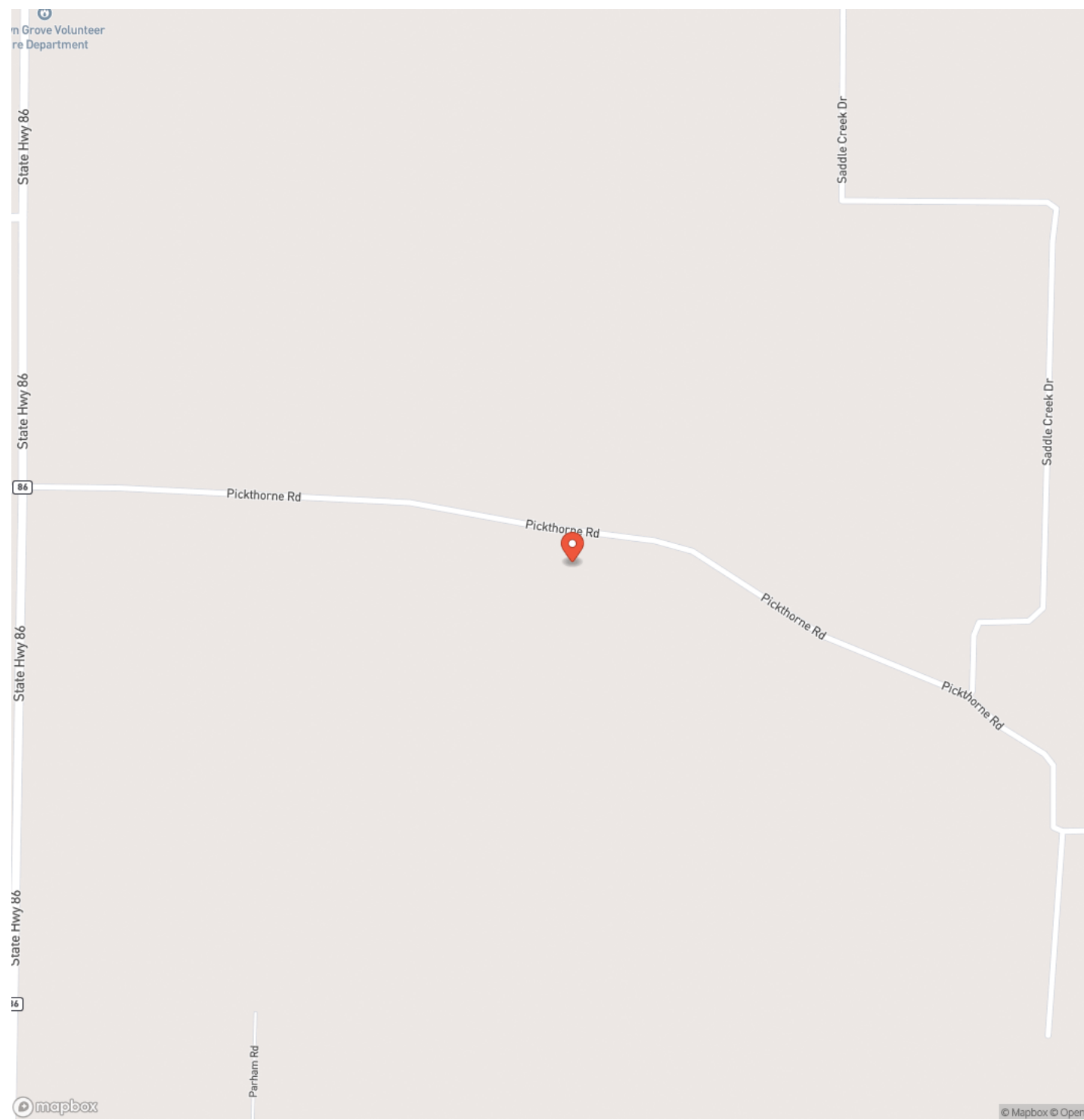
Twin Oaks Hunting Club consists of 655 +/- Acres which is located just off of Highway 86 on Pickthorne road near Hazen, Arkansas. This recreational property is one of the few that offers the opportunity to hunt deer, ducks, turkeys, or perhaps catch a fish or two. Lots of diversity across the landscape such as CRP hardwoods, mature pine, open prairie, flooded willow breaks, two ponds, and a 50 +/- acre reservoir. This broad scale habitat makes this property a magnet for all sorts of wildlife. Several food plots, stands, blinds and Atv trails have been implemented throughout this tract. The property has two houses, one main lodge that is approximately 2100 sq/ft and another house that is just under 1300 sq/ft. All in all this property is perfect for the person looking for year round enjoyment. Owner financing is a requirement of the sale of this property. Owner will finance the property at an annual interest rate of 5.5% with 30 year amortization. For more information on this Exclusive Listing, Contact Lance Talbert at [501-951-3073](tel:501-951-3073)



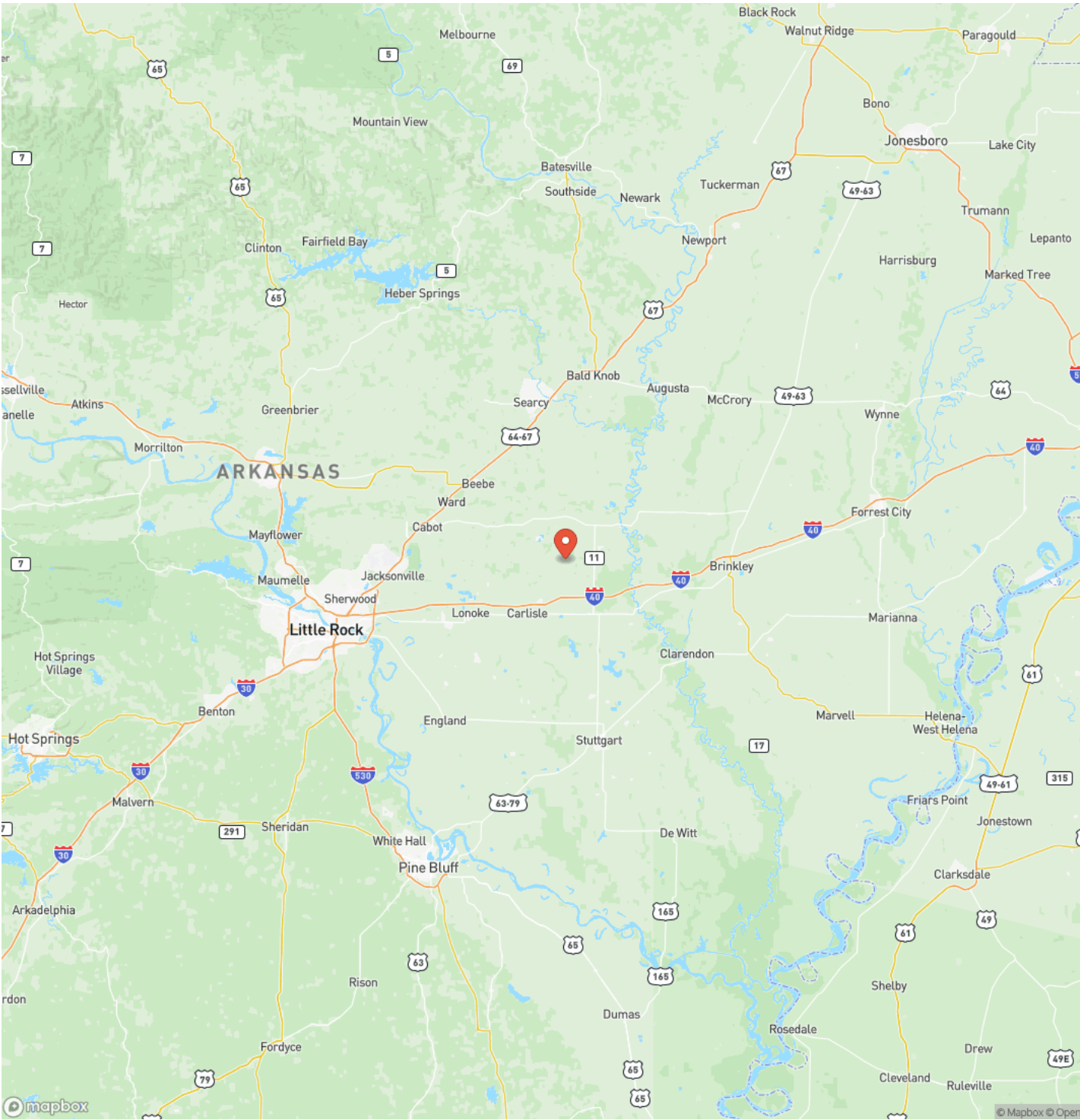
Twin Oaks Hunting Club
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Talbert

Mobile

(501) 951-3073

Email

ltalbert@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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