

Gum Creek North
Ouachita CR 3
Stephens, AR 71764

\$214,750
119.220± Acres
Ouachita County



Gum Creek North
Stephens, AR / Ouachita County

SUMMARY

Address

Ouachita CR 3

City, State Zip

Stephens, AR 71764

County

Ouachita County

Type

Hunting Land, Recreational Land, Timberland, Lot

Latitude / Longitude

33.43424 / -93.003775

Taxes (Annually)

114

Acreage

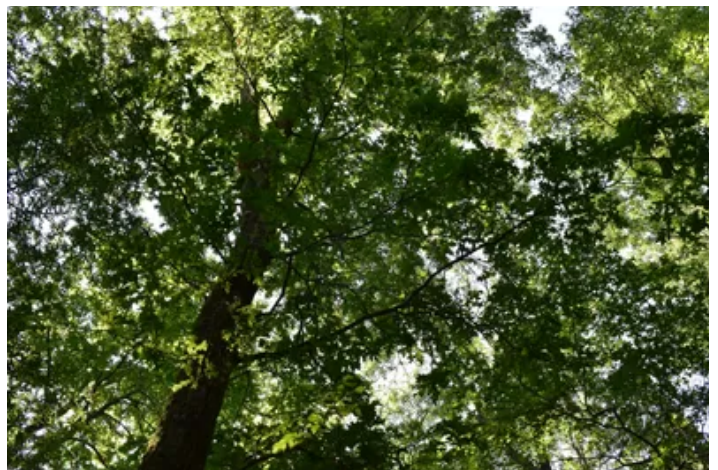
119.220

Price

\$214,750

Property Website

<https://www.mossyoakproperties.com/property/gum-creek-north-ouachita-arkansas/83334/>



PROPERTY DESCRIPTION

119.22 Acres – Hunting, Recreational, Timber Tract with Cabin Potential | Ouachita County, AR

Discover the perfect blend of seclusion and opportunity on this 119.22-acre recreational paradise in beautiful Ouachita County, Arkansas. Whether you're an avid hunter, nature enthusiast, or looking to build your off-grid dream cabin, this property offers unmatched potential.

Key Features:

- **Diverse Wildlife Habitat:** The land boasts a rich mix of pine flats, mature hardwood bottoms, and moist soil areas, creating ideal environments for abundant wildlife. Whitetail deer, waterfowl, turkey, feral hogs, and small game are frequent visitors, making this a premier hunting destination.
- **Recreational Haven:** Enjoy internal **ATV/UTV trails** for riding, exploring, and easy access throughout the property.
- **Fishing & Waterfowl Opportunities:** Natural wetland areas provide seasonal waterfowl hunting, and fishing is available in the ponds, creeks, and sloughs.
- **Timber Investment:** A mix of merchantable timber including loblolly pine and hardwood species such as water oak, willow oak, nuttall oak, overcup oak, cypress and sweetgum offers long-term value and habitat diversity.
- **Off-Grid Cabin Potential:** Several elevated, scenic sites are perfect for building a secluded cabin retreat. While electric service is **available at a distance**, the property is ideally suited for solar or off-grid living.
- **County Road Frontage:** Easily accessible via county-maintained road frontage, yet tucked away enough for complete privacy.
- **Subdivision:** The seller will consider dividing the tract north and south along the county road. approximately 33 acres west of the county road and 86 acres east of the county road.

Whether you're looking for a private hunting retreat, a weekend getaway, or a legacy property to pass down for generations, this tract delivers.

Don't miss this rare opportunity to own a turnkey recreational property in one of Arkansas's most game-rich regions. Call, Text, or Email Michael for an appointment to tour this great opportunity.

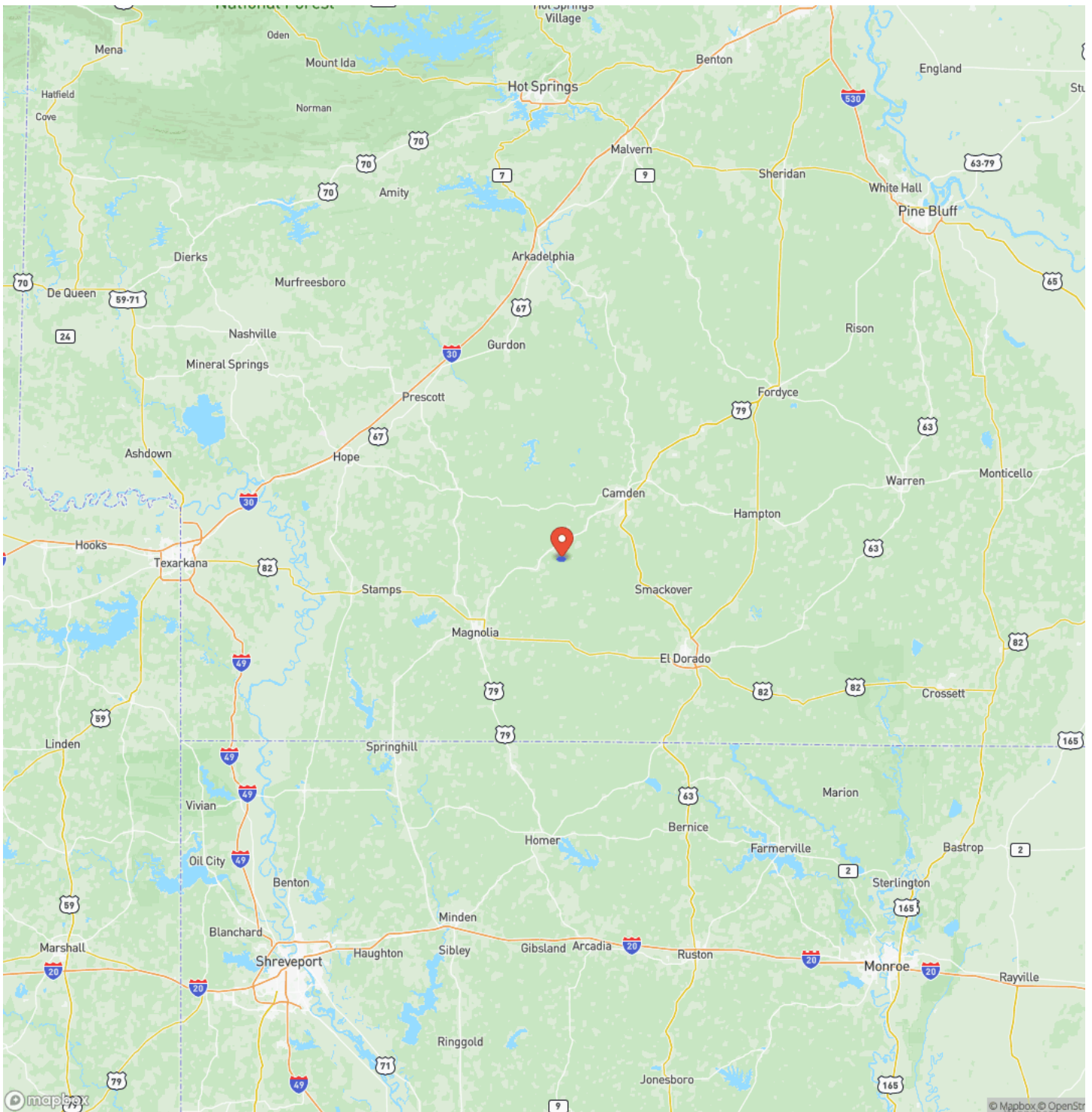
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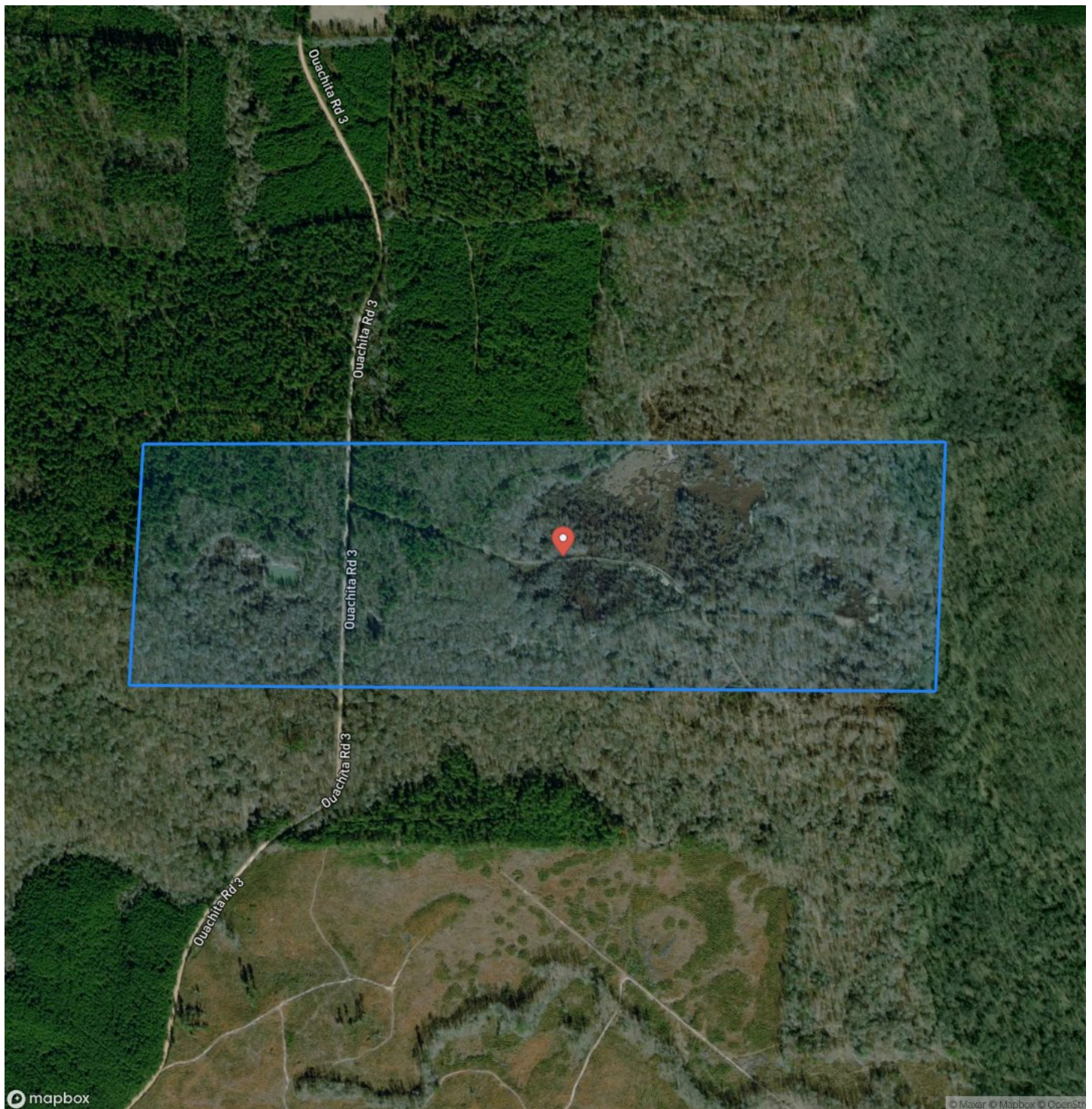
Locator Map



Locator Map



Satellite Map



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MORE INFO ONLINE:
MossyOakProperties.com

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