

Old River 20
Oilfield Road
Norphlet, AR 71759

\$58,000
20± Acres
Union County



Old River 20
Norphlet, AR / Union County

SUMMARY

Address

Oilfield Road

City, State Zip

Norphlet, AR 71759

County

Union County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.331856 / -92.621728

Taxes (Annually)

35

Acreage

20

Price

\$58,000

Property Website

<https://moplandandhome.com/property/old-river-20-union-arkansas/112388/>



PROPERTY DESCRIPTION

Discover your own private retreat on the Old River 20, a magnificent 20-acre parcel nestled in the heart of Union County, Arkansas. This exceptional property offers a harmonious blend of hunting land, recreational opportunities, and timberland potential, making it a versatile investment for outdoor enthusiasts and those seeking a tranquil escape. With its natural beauty and abundant wildlife, this acreage promises endless adventures and a genuine connection to nature.

Location

Conveniently situated in Norphlet, Arkansas, this property benefits from the serene rural setting of Union County. Its location provides both privacy and accessibility, placing you within reach of local amenities while preserving the peaceful ambiance of country living.

Land and terrain

Embrace the natural state of this 20-acre parcel, characterized by its beautifully wooded terrain. The land offers a diverse landscape, perfect for exploring and enjoying the outdoors. Buyers will appreciate the freedom to shape the topography to their specific recreational or timber management visions.

Improvements and infrastructure

This unimproved property presents a blank canvas, inviting new owners to envision and implement their ideal structures or enhancements. The absence of existing infrastructure offers unparalleled flexibility to design and build to personal specifications, whether for a rustic cabin, a hunting camp, or other recreational facilities.

Water and utilities

Enjoy the natural water feature of a tranquil creek flowing through the property, providing a vital water source for wildlife and enhancing the landscape's appeal. The property is ready for the new owner to explore and establish suitable utility connections, ensuring comfort and convenience for any planned development.

Wildlife and vegetation

The Old River 20 is a haven for an array of wildlife, including thriving populations of whitetail deer, turkey, hogs, and various small game. The property's natural state and wooded vegetation create an ideal habitat, ensuring a rich and rewarding experience for hunters and nature observers alike.

Current and potential use

Currently utilized for hunting, recreation, and timber, this versatile acreage offers numerous possibilities. Its potential extends to further hunting and recreational pursuits, timber management, or simply as an unimproved sanctuary. The future use of this remarkable property is limited only by your imagination.

Access and easements

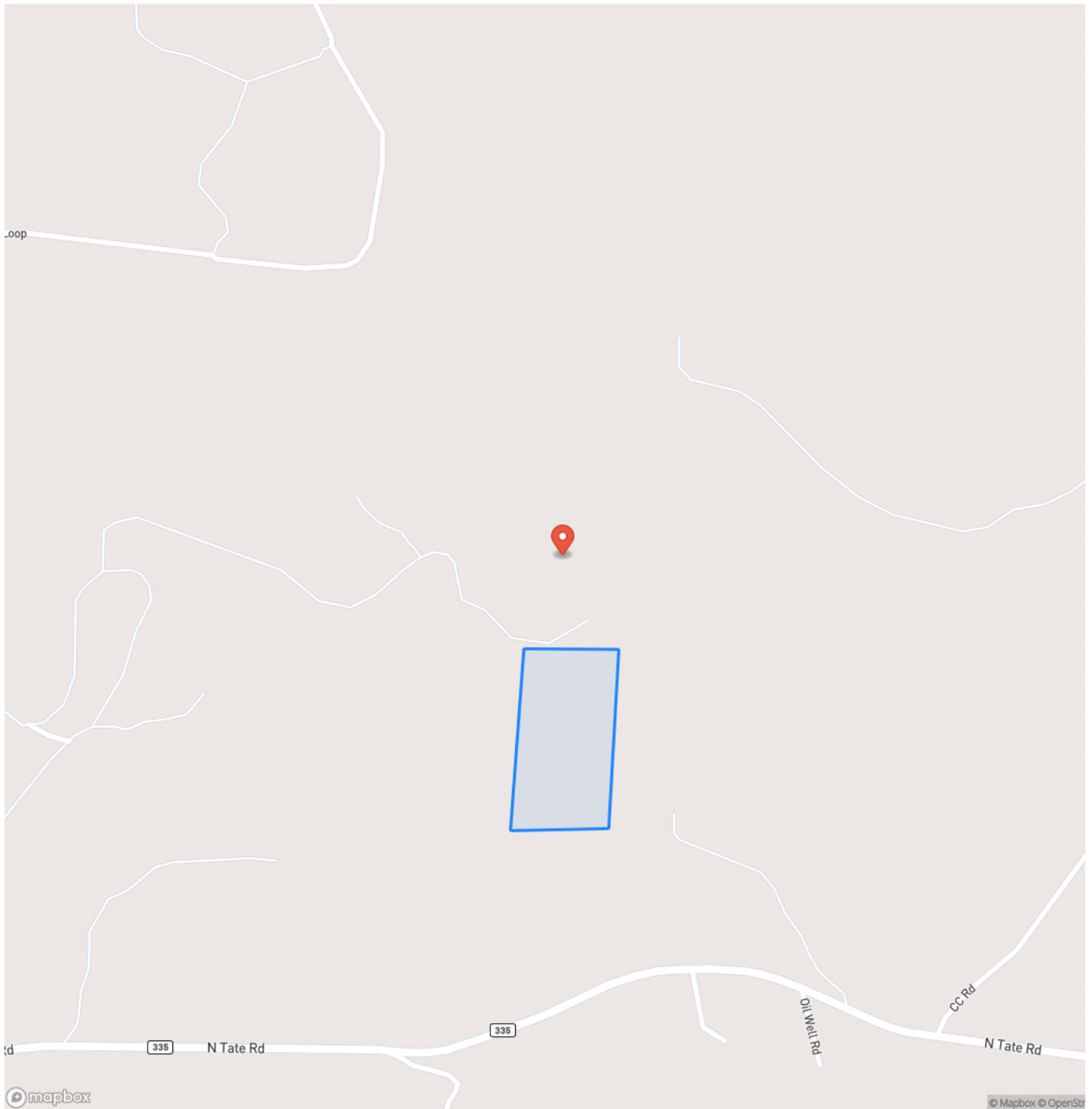
Access to the property is facilitated by a gravel road, ensuring ease of entry and exit. With road frontage, the land offers straightforward access, making it convenient for transporting equipment, timber, or recreational vehicles.

Contact us today to learn more or to schedule a visit and experience the allure of the Old River 20 for yourself.

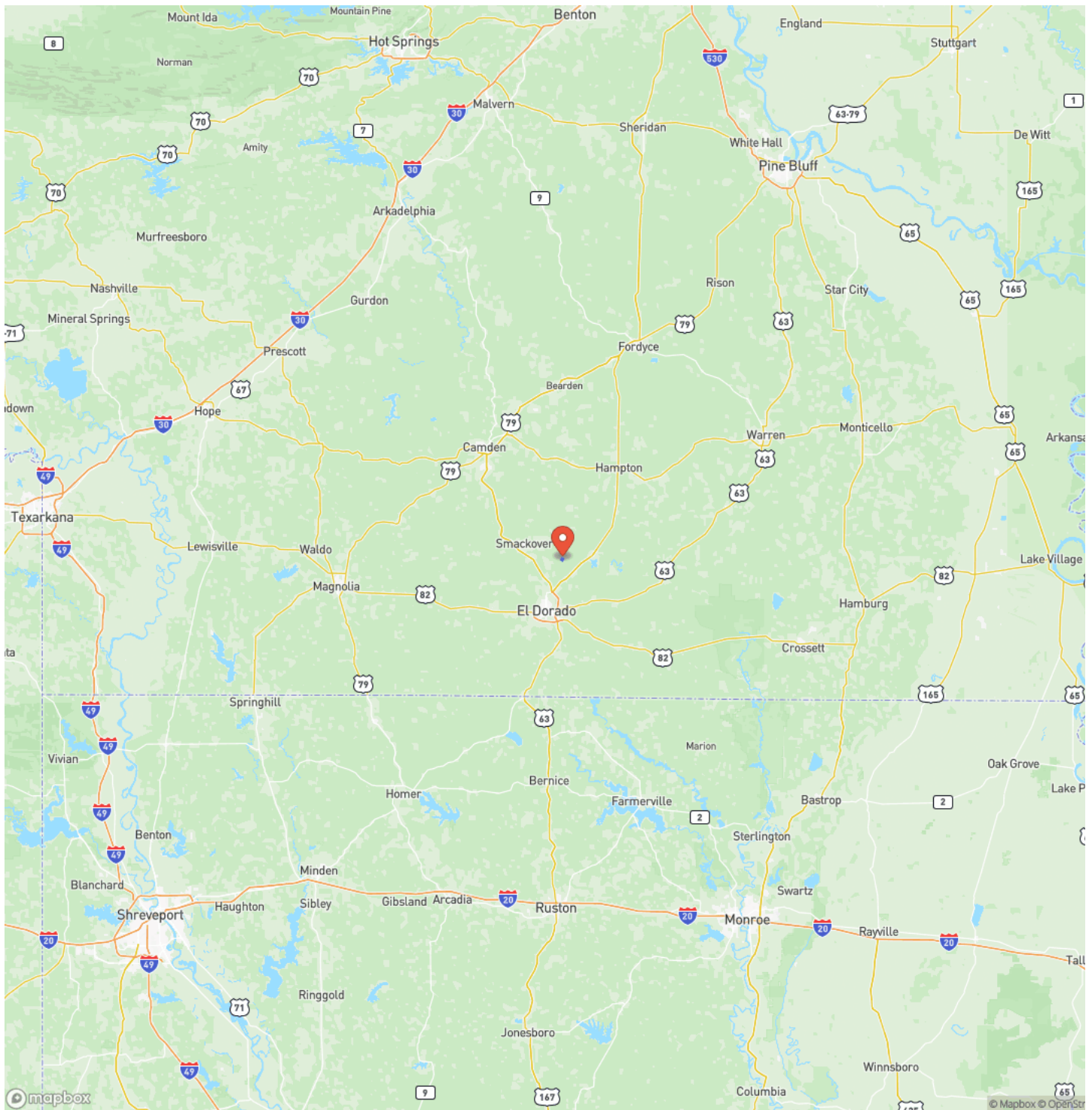
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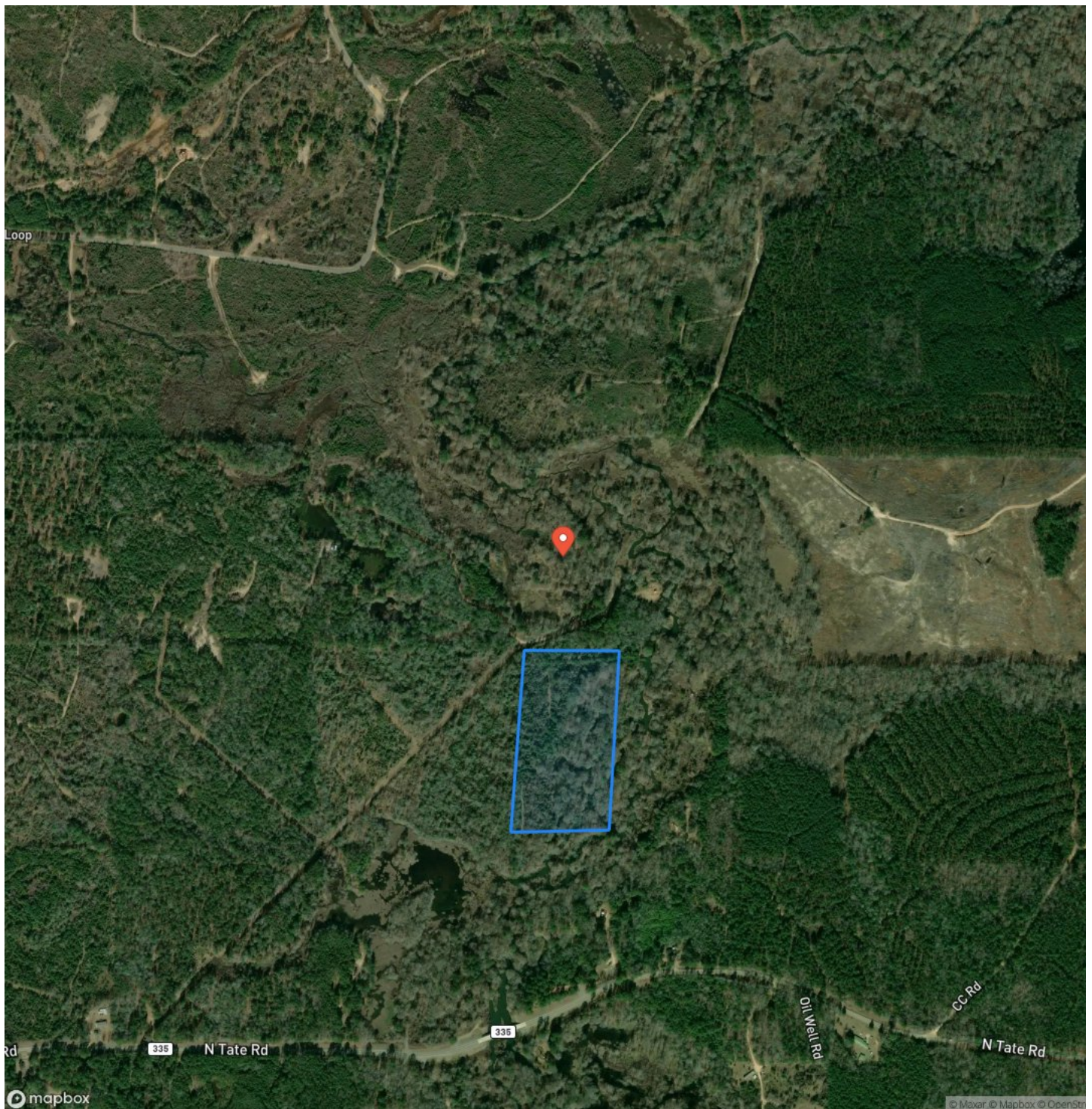
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

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.

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MORE INFO ONLINE:
<https://moplandandhome.com/>

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