

Little Bay 80
Little Bay Rd
Hampton, AR 71744

\$220,000
80± Acres
Calhoun County



Little Bay 80
Hampton, AR / Calhoun County

SUMMARY

Address

Little Bay Rd null

City, State Zip

Hampton, AR 71744

County

Calhoun County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

33.435481 / -92.602251

Taxes (Annually)

\$107

Acreage

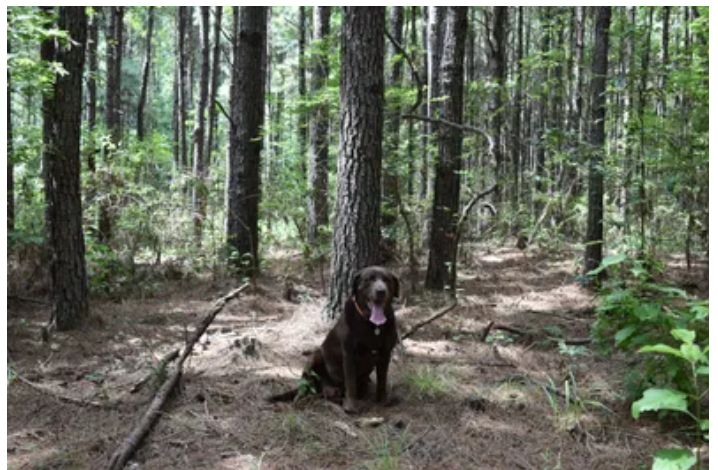
80

Price

\$220,000

Property Website

<https://moplandandhome.com/property/little-bay-80/calhoun/arkansas/112891/>



PROPERTY DESCRIPTION

80± Acres of Prime Timber & Recreational Land - Calhoun County, Arkansas

The seller has done all the work providing expert reforestation, aggressive management practices and wildfire abatement, bringing the tract to the threshold of commercial productivity. The seller is now ready to pass along a fully stocked, commercial timber and recreational property. Located in southwestern Calhoun County just off Little Bay Road, this exceptional 80± acre tract offers an outstanding combination of timber investment and recreational potential. The property is fully stocked with a 24-year-old loblolly pine plantation that has never been commercially thinned, presenting an excellent opportunity for immediate timber management and income stream.

The present stand consists of pine pulpwood and chip-n-saw class trees ready for its first commercial thinning, providing the potential for near-term income while enhancing the long-term value of the timber stand and wildlife habitat. The current stand shows signs of intensive forest management practices with a precommercial thinning operation having been carried out 10 plus years ago. The property features an outstanding loblolly pine site index of 87, weighted, across the entire tract, reflecting highly productive soils capable of supporting exceptional timber growth. The present stand currently carries a pine basal area of 125 plus across the entire tract.

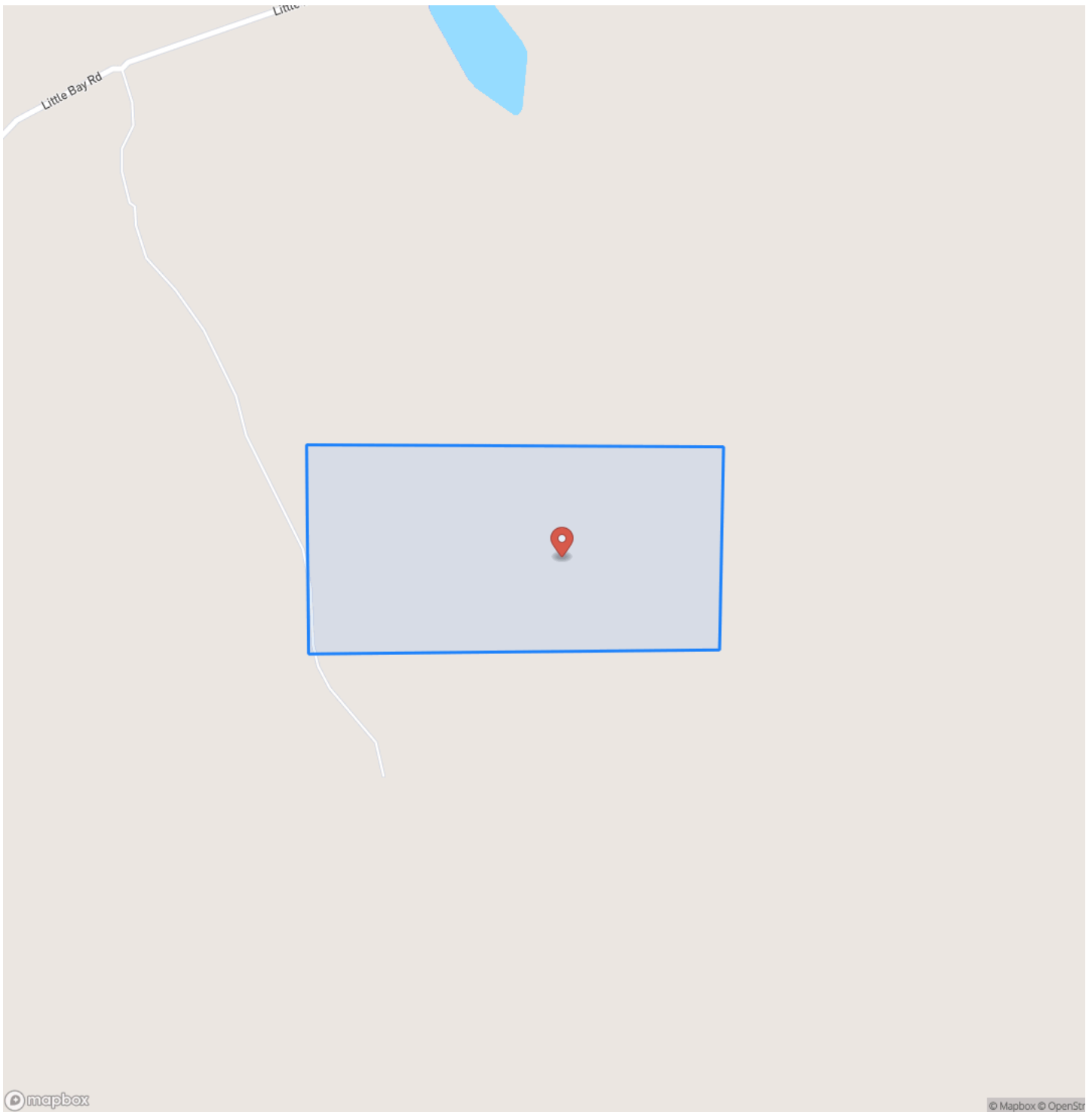
For outdoor enthusiasts, the tract is well prepared for hunting and recreation. There are several mature hardwood buffer areas creating all important edge, providing enhanced wildlife habitat. Established trails provide easy access throughout most of the property, while strategically placed hunting stand locations and maintained shooting lanes make it ready for deer, turkey, and other wildlife pursuits from day one.

Whether you're seeking a productive timber investment, a hunting retreat, or a long-term land asset, this Calhoun County property offers excellent potential in a desirable rural setting with convenient access just off Little Bay Road.

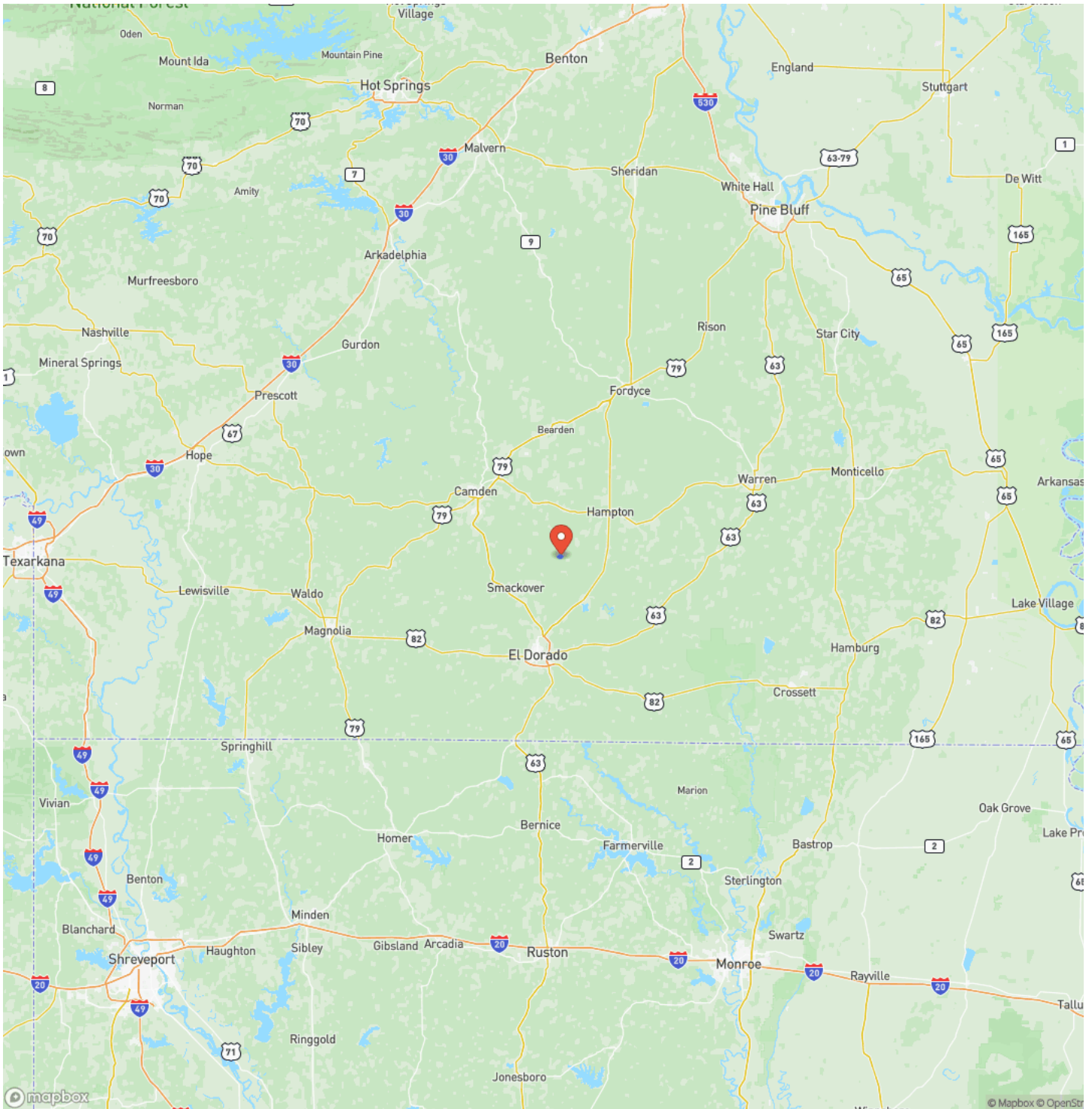
Little Bay 80
Hampton, AR / Calhoun County



Locator Map



Locator Map



Satellite Map



Little Bay 80
Hampton, AR / Calhoun County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

Mobile

(870) 818-5418

Office

(870) 807-6731

Email

mclayton@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

NOTES



MORE INFO ONLINE:

<https://moplandandhome.com/>

[illegible]

<https://moplandandhome.com/>

DISCLAIMERS

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
<https://moplandandhome.com/>

