

Reader NE
Sycamore St
Reader, AR 71726

\$47,000
18.800± Acres
Ouachita County



Reader NE
Reader, AR / Ouachita County

SUMMARY

Address

Sycamore St

City, State Zip

Reader, AR 71726

County

Ouachita County

Type

Timberland, Hunting Land, Recreational Land, Lot

Latitude / Longitude

33.757103 / -93.099257

Taxes (Annually)

18

Acreage

18.800

Price

\$47,000

Property Website

<https://www.mossyoakproperties.com/property/reader-ne-ouachita-arkansas/44420/>



PROPERTY DESCRIPTION

ATTENTION: The sellers have installed a culvert and gravel drive from the county to facilitate access to the property. This will provide a permanent access point to the NE corner of the tract. Reader NE is the perfect place to start your dream of land ownership. With easy access from a paved county road and electricity available just a short distance away, this property is ready to go. The planted pine plantation is ready for its first harvest providing an immediate income source. Wildlife is plentiful and the tract has not been hunted by the owners in many years. The abandoned railroad tram provides a ready-made all-weather road from north to south making use of the entire tract easy. The property's location makes it a perfect headquarters location for a hunter or family to exploit the Poison Springs WMA which provides public access to over 24,000 acres of rolling pine hills and hardwood creek bottoms. The Upper and Lower White Oak Lake is also just a short drive to the South and provides excellent largemouth bass, bream, crappie, and catfish fishing on the 1,600-plus acres of water. Household supplies, gas, and groceries are available nearby in Chidester. More complete shopping and dining venues can be found a few minutes away in Camden. Give Michael a call at [870-818-5418](tel:870-818-5418) or email him at mclayton@mossyoakproperties.com for more information or to schedule a tour. But don't wait, affordably priced tracts are in short supply and this one won't last long.

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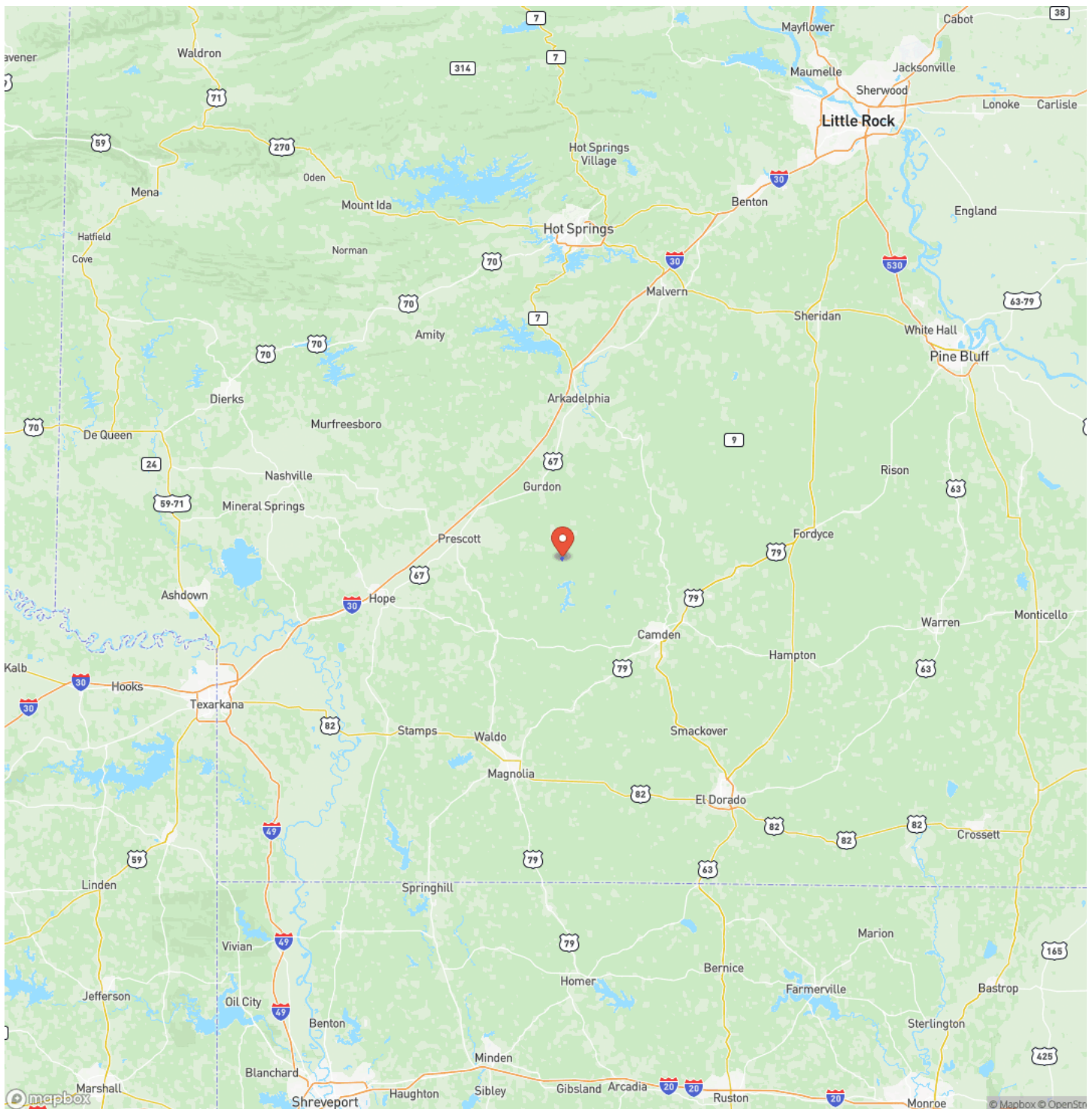




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

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(870) 818-5418

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Email

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Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

NOTES



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.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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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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