Highsmith E
100 Ouachita 32
Camden, AR 71701

$90,000
36± Acres
Ouachita County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
100 Ouachita 32

City, State Zip
Camden, AR 71701

County
Ouachita County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
33.698082 / -92.812587

Acreage
36

Price
$90,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Nestled in the heart of Ouachita County, Arkansas, this 36-acre property offers a rare blend of natural beauty and investment potential. Perfectly suited for timber investment, new home construction, and recreational activities, this land presents a unique opportunity for discerning buyers.

Key Features:

- **Timber Investment:** Approximately 35 acres of mature timber, including a mature pine plantation ready for an immediate timber harvest as well as mature hardwoods, provide both aesthetic appeal and a promising investment opportunity. Whether you're looking to harvest timber or simply enjoy the tranquil surroundings, this property promises a future of growth and sustainability.

- **Ideal for New Home Construction:** With utilities (public water, fiber optic internet and electricity) available to connect to on-site or at the road, this property provides everything except a septic system necessary for a new home site. With ample space from the neighbors, this tract is an ideal canvas for your dream home or cabin. Imagine waking up to the sights and sounds of nature every day, with plenty of room for gardens, trails, and outdoor activities.

- **Recreational Paradise:** Whether you enjoy hunting, hiking, ATV riding, or simply exploring the great outdoors, this property offers endless possibilities for recreation. Explore winding trails through the woods or unwind by a campfire, all within the privacy of your own estate.

Location:

Located in Ouachita County, known for its rich history and natural resources, this property combines the tranquility of rural living with convenient access to nearby amenities, it's less than 15 minutes to a Wal-Mart , Dollar General and additional shopping venues. Enjoy the best of both worlds – a peaceful retreat surrounded by nature, yet just a short drive from local shops, dining, and recreational facilities.

Investment Potential:

In addition to its natural beauty and recreational opportunities, this property holds promising potential for future development and appreciation. Whether you're considering immediate use or long-term investment, this is an opportunity not to be missed.

Summary:

Don't miss your chance to own this remarkable 36-acre tract in Ouachita County, Arkansas. Whether you're seeking a timber investment, a site for new home construction, or a private retreat for recreational enjoyment, this property offers the perfect blend of natural beauty and investment potential. Contact us today to schedule a tour and discover all that this exceptional property has to offer. Call the office today to schedule an appointment for a tour. I'm waiting for your call.

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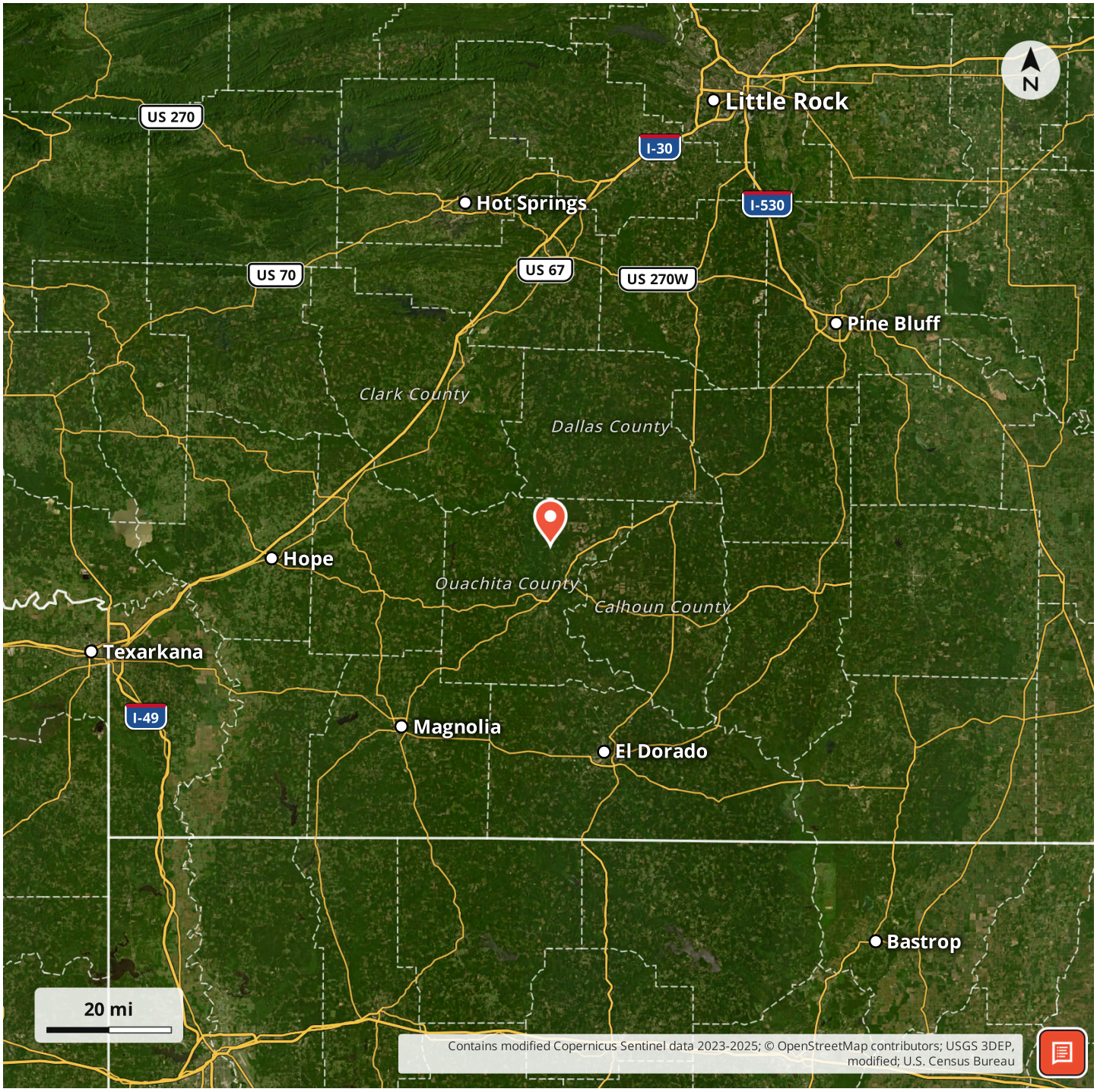
any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



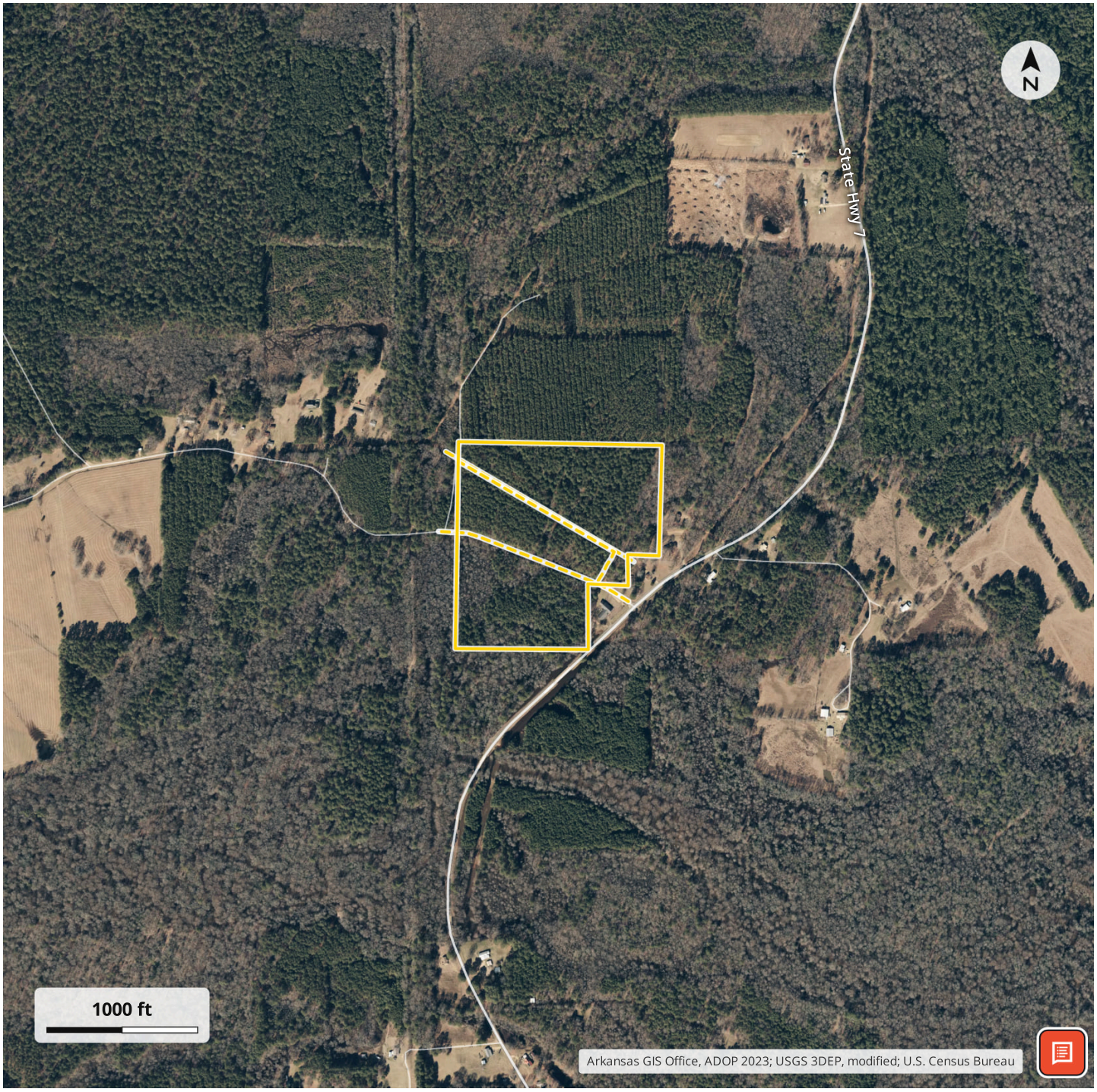




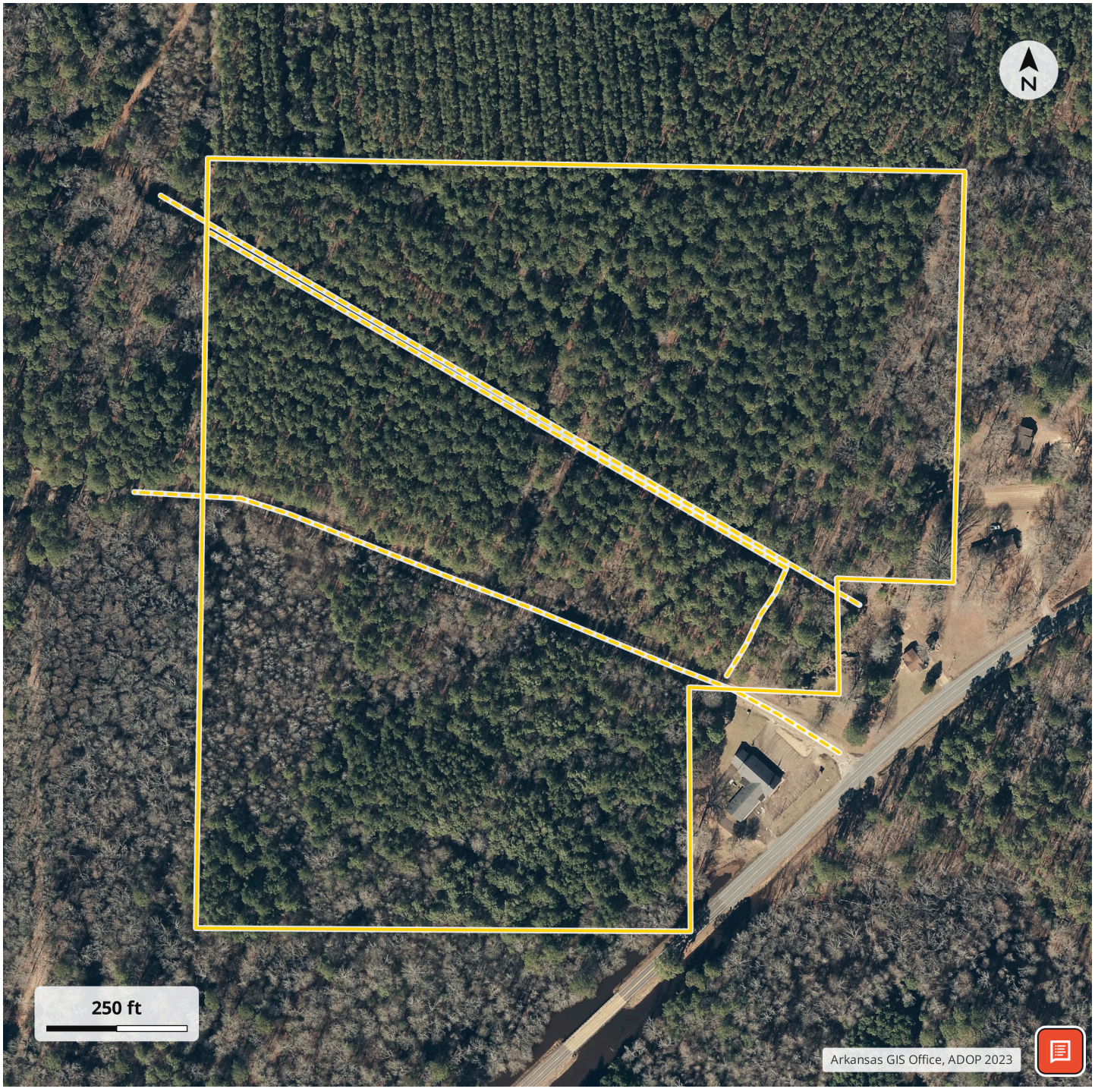

Regional Map



Locator Map


N
State Hwy 7
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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Camden, AR 71701

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