

Highsmith E  
100 Ouachita 32  
Camden, AR 71701

**\$90,000**  
36± Acres  
Ouachita County



**Highsmith E**  
**Camden, AR / Ouachita County**

---

**SUMMARY**

**Address**

100 Ouachita 32

**City, State Zip**

Camden, AR 71701

**County**

Ouachita County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

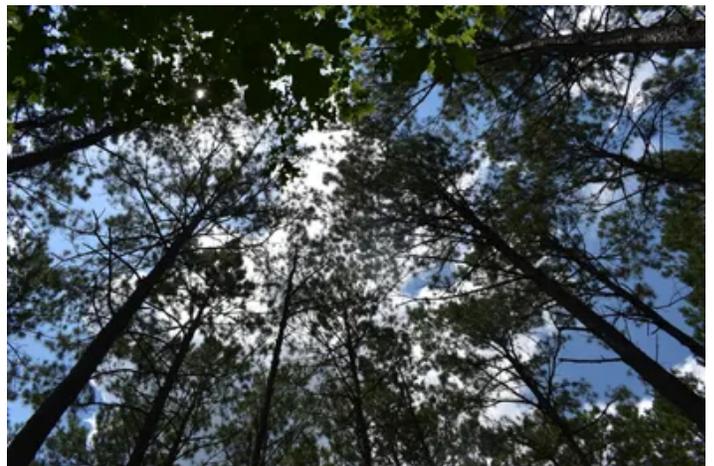
33.698082 / -92.812587

**Acreage**

36

**Price**

\$90,000



## **PROPERTY 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.

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, either by agent or buyer, with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which specifically defines selling brokerage anticipated commission and source. A copy of the Buyer's Agency Agreement must be presented to the listing brokerage upon request. A Co-brokerage agreement between listing and selling brokerage clearly stating the requested commission split must be submitted to the listing brokerage prior to any offer being presented. Otherwise, any listing brokerage commission 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.

Highsmith E  
Camden, AR / Ouachita County



## Locator Map

---



## Locator Map

---



## Satellite Map

---







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

---

**Mossy Oak Properties Land and Home**  
819 Lakewood Road  
Camden, AR 71701  
(870) 807-6731  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

