

Boiling Pot 40  
Chidester, AR 71726

**\$88,000**  
40± Acres  
Ouachita County





**Boiling Pot 40**  
**Chidester, AR / Ouachita County**

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**SUMMARY**

**City, State Zip**

Chidester, AR 71726

**County**

Ouachita County

**Type**

Hunting Land, Undeveloped Land, Timberland

**Latitude / Longitude**

33.721143 / -92.946699

**Acreage**

40

**Price**

\$88,000

**Property Website**

<https://www.mossyoakproperties.com/property/boiling-pot-40-ouachita-arkansas/52645/>



### **PROPERTY DESCRIPTION**

The Boiling Pot site allows an escape to the serenity of 40 pristine acres of untamed beauty, where the whispers of the wind through the towering trees create a symphony of nature. This remarkable timberland, nestled in a secluded haven, is an outdoor enthusiast's paradise, offering the perfect canvas for your dream hunting retreat or cabin getaway.

**Wilderness Retreat:** Embrace the call of the wild as you step onto this enchanting 40-acre parcel. With a diverse mix of mature hardwoods and loblolly pine, this timberland provides an idyllic setting for those seeking refuge from the hustle and bustle of everyday life.

**Prime Hunting Grounds:** For the avid hunter, this property is a haven for game. Abundant wildlife, including whitetail deer, turkey, and various species of small game, roam freely through the lush woodlands, creating an unparalleled hunting experience. Create lasting memories with friends and family as you embark on thrilling expeditions on your very own private hunting grounds.

**Cabin Site Potential:** Imagine waking up to the gentle rustle of leaves and the crisp scent of pine as you enjoy your morning coffee in a custom-built cabin. This property offers the perfect canvas for creating your secluded cabin retreat, where tranquility and nature converge to form the ideal backdrop for relaxation and rejuvenation.

**Serene Seclusion:** Located a short drive from Chidester or Camden, Arkansas, this timberland provides the perfect blend of seclusion and accessibility. Escape the noise of the city while maintaining convenient access to nearby amenities. It's the ideal balance for those seeking a tranquil retreat without sacrificing modern conveniences.

**Endless Possibilities:** Whether you envision a rustic hunting lodge, a cozy cabin retreat, or simply an escape into the heart of nature, these 40 acres offer endless possibilities. The untouched beauty of the land invites you to explore and create your own oasis in the midst of the wilderness.

**Invest in a Growing Asset:** This 40-acre timberland is primarily a mature pine plantation ready for its first commercial thinning operation. With a fully stocked stand of Loblolly Pine chip-n-saw interspersed with hardwood drains and creek bottoms. With aggressive timber management by a professional forester the tract is poised to start making a significant return on investment in the coming years. Don't miss the chance to make this outstanding parcel your own, where the possibilities for income, outdoor adventure and relaxation are boundless.

If you've been dreaming of a secluded haven for hunting or a cabin retreat, this timberland awaits your vision. Contact Michael today at 8708185418 or email him at [mclayton@mossyoakproperties.com](mailto:mclayton@mossyoakproperties.com) to schedule a private tour and discover the untapped potential and natural beauty that this property has to offer.

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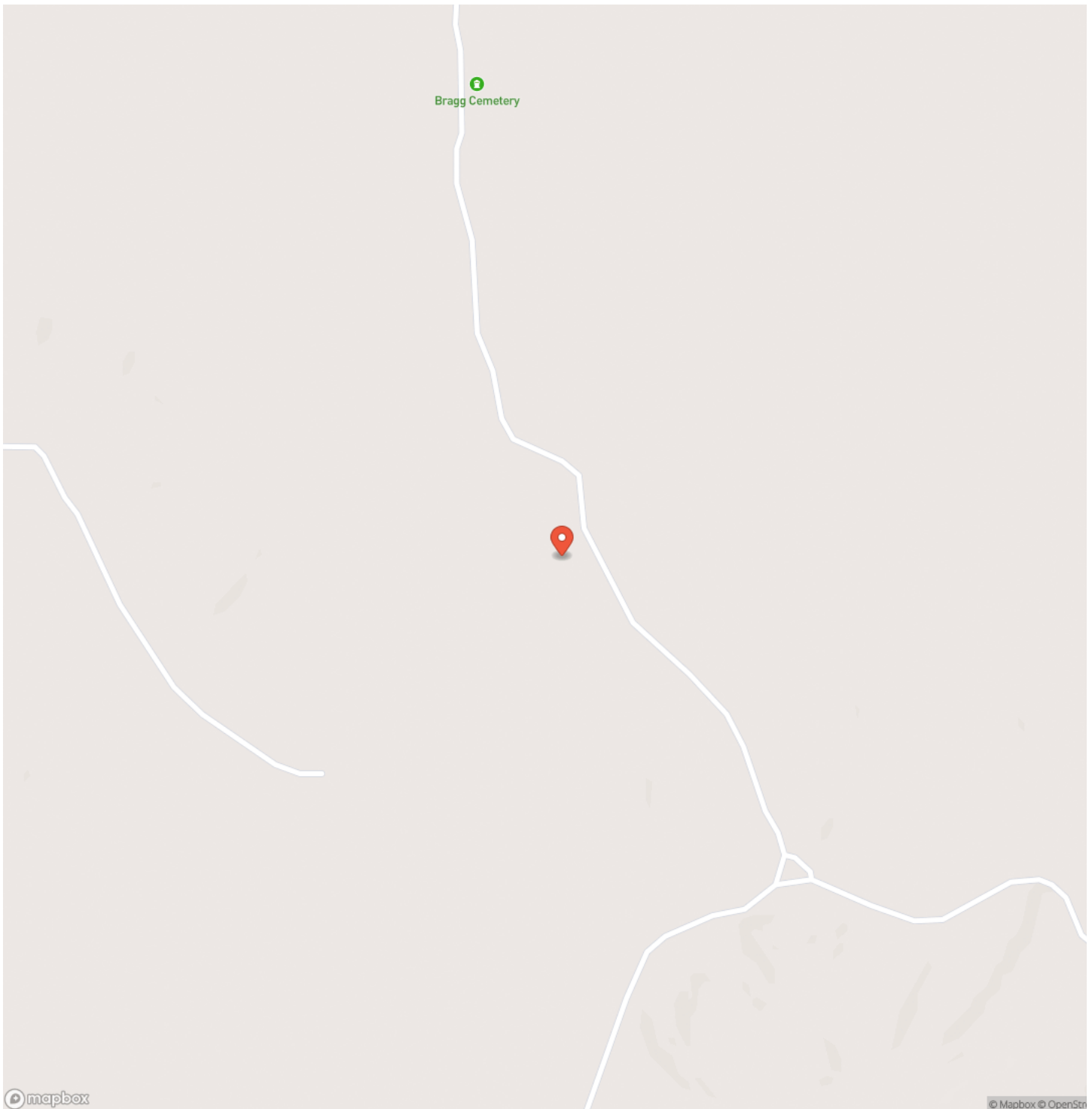
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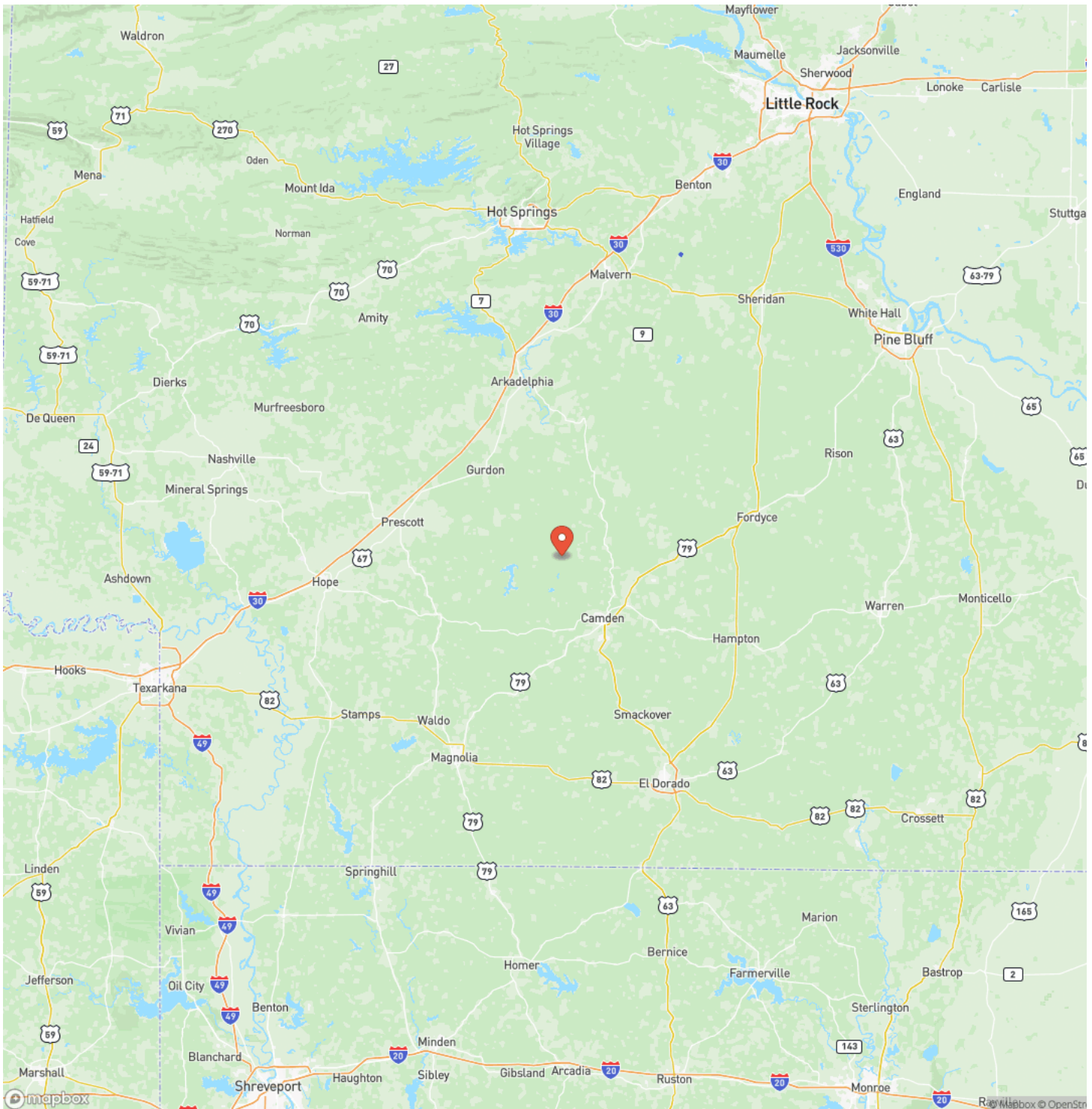


## Locator Map



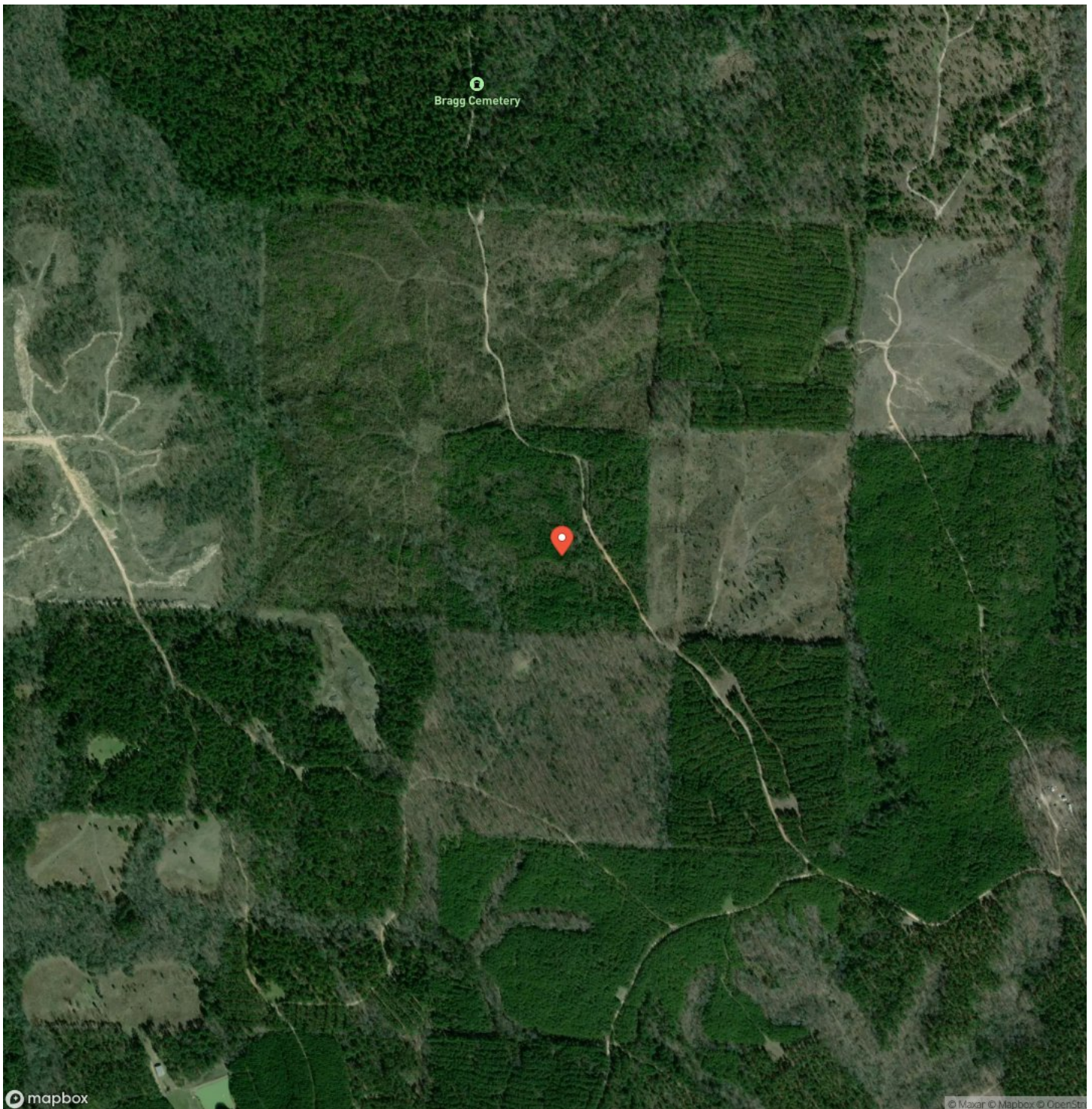


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Michael Clayton

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(870) 818-5418

## Office

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mclayton@mossyoakproperties.com

### Address

819 Lakewood Road

## City / State / Zip

Camden, AR 71701

## NOTES





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**MORE INFO ONLINE:**  
**MossyOakProperties.com**

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**Mossy Oak Properties Land and Home**  
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