

Stephens East
Ouachita 55
Stephens, AR 71701

\$189,500
90± Acres
Ouachita County



Stephens East
Stephens, AR / Ouachita County

SUMMARY

Address

Ouachita 55

City, State Zip

Stephens, AR 71701

County

Ouachita County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.393342 / -92.911884

Acreage

90

Price

\$189,500

Property Website

<https://www.mossoakproperties.com/property/stephens-east/ouachita/arkansas/52258/>



PROPERTY DESCRIPTION

PRICE IMPROVEMENT

Welcome to Stephens East, a hunter's paradise, an investor's dream, and a treasure trove of natural resources! Nestled within the heart of 90 acres, this remarkable property offers an extraordinary blend of recreational opportunities, timber investment potential, and valuable mineral interests.

Outdoor Enthusiast's Haven: For the avid hunter, this property boasts an abundance of whitetail deer, turkey, feral hogs, and small game, making it a haven for hunting enthusiasts. The expansive landscape provides an ideal setting for creating lasting memories and thrilling adventures. With shooting lanes, stand locations, and food plots ready to be developed this property provides a "ready to improve" blank slate to develop as you'd like.

Timber Investment: With a fully stocked stand of loblolly pine and scattered mature hardwoods, this parcel promises a lucrative timber investment. The well-maintained forest stands are not only aesthetically pleasing but also offer a sustainable source of income for the discerning investor. Explore the possibilities of responsible timber harvesting while maintaining the property's ecological balance.

Mineral Interest Potential: Unlock the hidden wealth beneath the surface with actively producing mineral interests that come bundled with this expansive estate. Subsurface exploration has revealed productive resources, providing a unique opportunity for additional revenue streams. Current mineral income lease (sites, disposal well) annual \$1250 production royalty through 9/24 \$1300

Versatile Land Usage: Whether you envision a private hunting retreat, a timber-focused investment, or the exploration of mineral resources, this property is a canvas for your dreams. Its versatility allows for a wide range of uses, catering to both the outdoor enthusiast and the astute investor.

Convenient Access: Situated a short drive south of Camden along Ouachita County Road 55, this property combines seclusion with accessibility. Enjoy the tranquility of rural living while maintaining a connection to nearby amenities, ensuring convenience without sacrificing the allure of a secluded retreat. Public access to rural water, electricity, and fiber optic internet service provides just about everything you'd need for a weekend retreat.

Invest in Your Future: This unique 90-acre property is a rare opportunity to invest in both the present and the future. Whether you're seeking an escape into nature, a strategic timber investment, or the potential riches hidden below the surface, this estate offers a canvas for your aspirations.

Don't miss your chance to own this extraordinary piece of land that seamlessly combines the best of hunting, timber investment, and mineral interests. Contact Michael today to schedule a private viewing and begin your journey into the limitless possibilities this property has to offer.

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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.

Stephens East
Stephens, AR / Ouachita County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Camden, AR 71701

NOTES

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This image shows a blank 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.



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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