

Woody 40  
Nevada County Road 254  
Prescott, AR 71857

**\$85,000**  
40± Acres  
Nevada County



**SUMMARY**

**Address**

Nevada County Road 254

**City, State Zip**

Prescott, AR 71857

**County**

Nevada County

**Type**

Hunting Land, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

33.792965 / -93.245355

**Acreage**

40

**Price**

\$85,000

**Property Website**

<https://www.mossyoakproperties.com/property/woody-40-nevada-arkansas/38244/>



## **PROPERTY DESCRIPTION**

The Woody 40 is the "Just Right" place to begin your own family hunting/timber heritage. The tract is situated less than 15 from Interstate 30 providing quick access to Little Rock, Texarkana and beyond. Access is easy via county maintained roads from both east and west, just north of State Highway 24. This property boasts a fully stocked stand of pine reproduction, 9 years old, with hardwood reproduction mixed in. A nice pond located in the Northwest corner can provide years of recreation opportunities, camp site location or the perfect setting for a cabin. The site does not have utilities currently in place but electricity is available just to the East or "off grid" is always an option. Whitetail deer, turkey, feral hogs and small game can be found roaming the woods and surrounding areas. For the wildlife manager this tract is a blank canvas where you can do as much or as little as you choose. This great opportunity can be ready to hunt by the fall and is waiting for you to take over. Give Michael Clayton a call or text today at [870-818-5418](tel:870-818-5418) or send an email to [mclayton@mossyoakproperties.com](mailto:mclayton@mossyoakproperties.com) and schedule an appointment.

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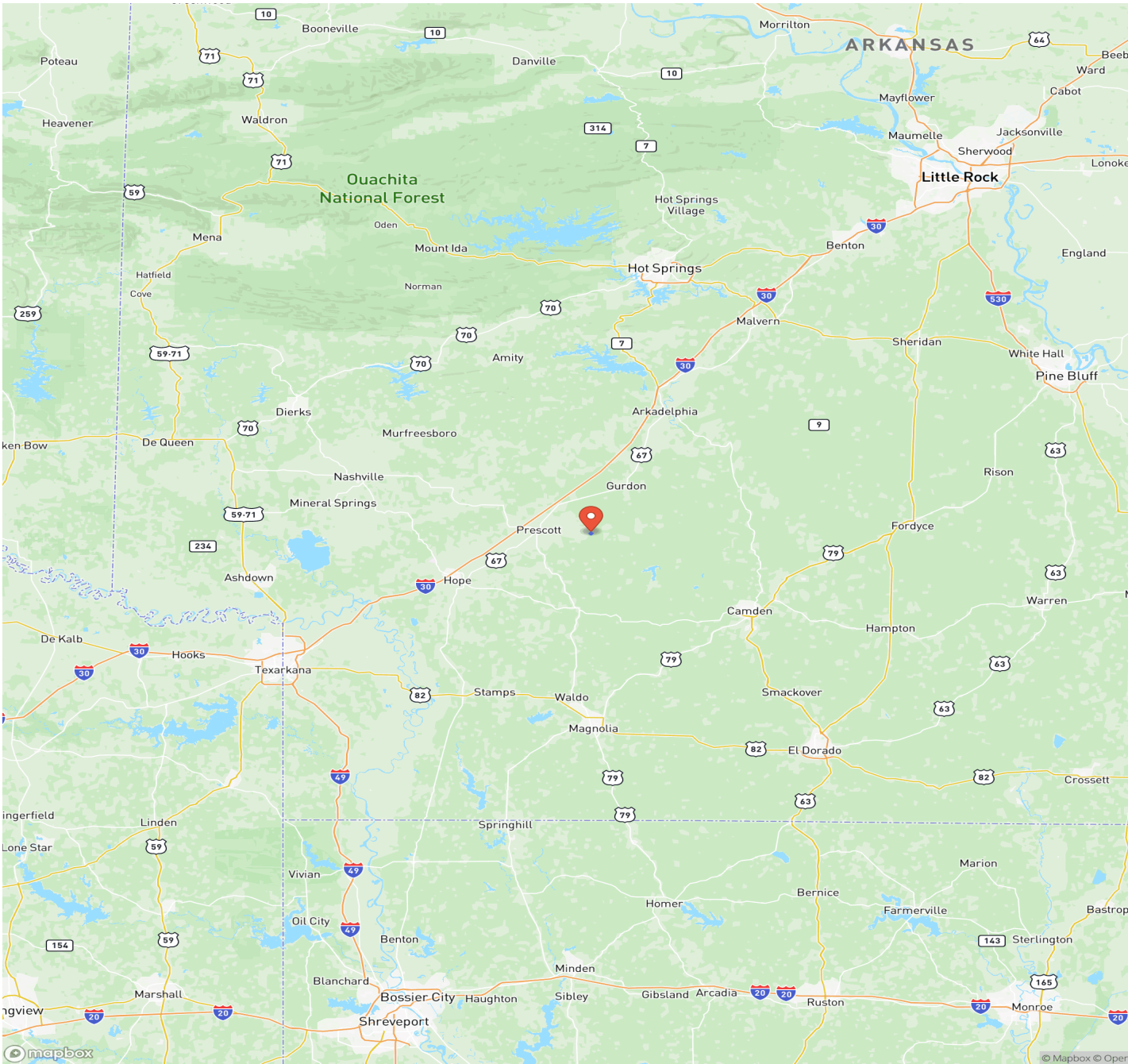




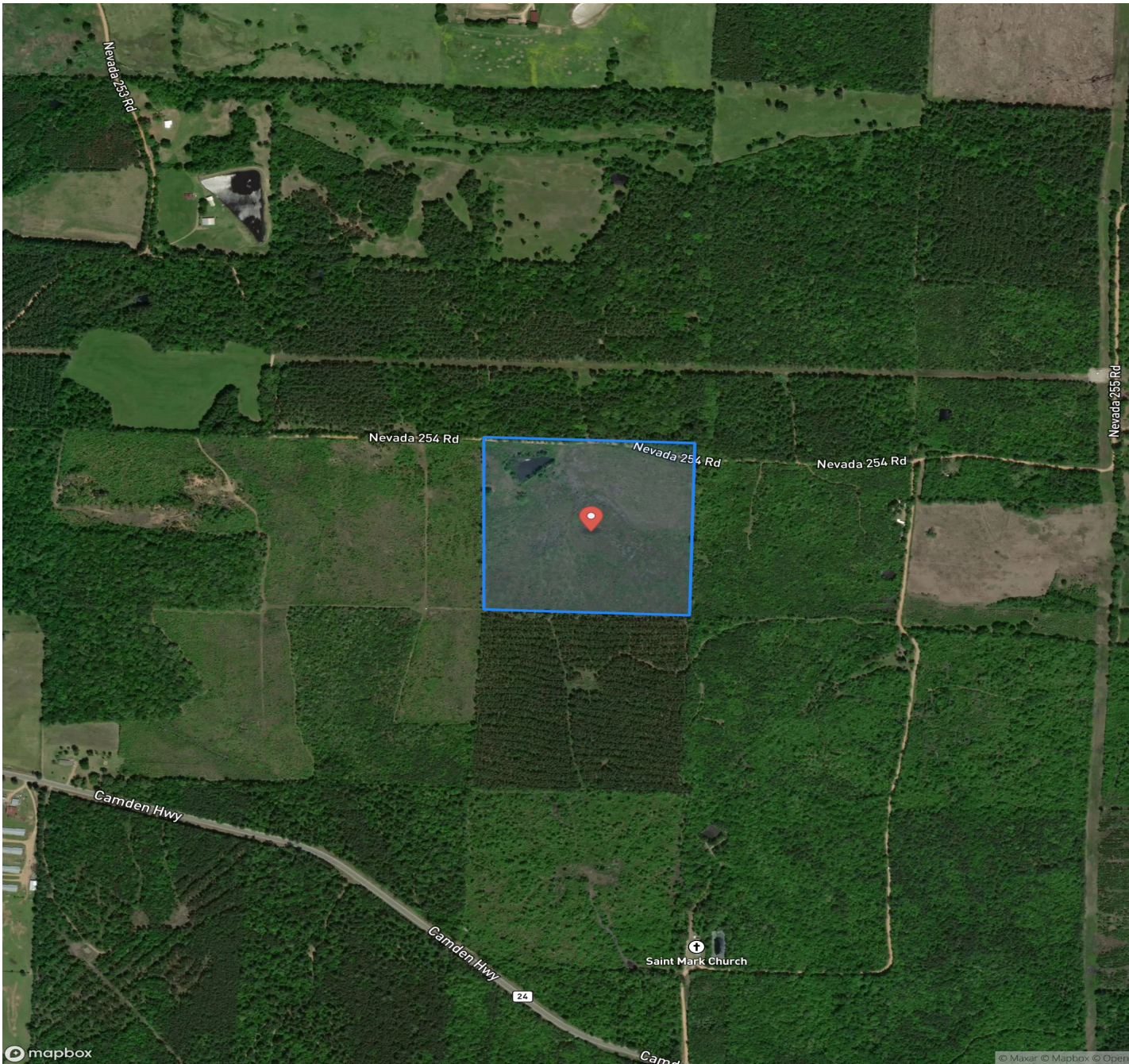
# Locator Map



## Locator Map



# Satellite Map



Woody 40  
Prescott, AR / Nevada County

LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

Mobile

(870) 818-5418

Office

(870) 807-6731

Email

mclayton@mossyoakproperties.com

Address

819 Lakewood Road

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 extend across the width of the page. There are no margins, text, or other markings on the paper.



## **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.



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