

Watson Creek Farm
7951 Calhoun 81
Hampton, AR 71744

\$470,000
157± Acres
Calhoun County



Watson Creek Farm
Hampton, AR / Calhoun County

SUMMARY

Address

7951 Calhoun 81

City, State Zip

Hampton, AR 71744

County

Calhoun County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.65712 / -92.374899

Taxes (Annually)

175

Acreage

157

Price

\$470,000

Property Website

<https://www.mossyoakproperties.com/property/watson-creek-farm-calhoun-arkansas/65128/>



PROPERTY DESCRIPTION

157 Acre Hunting Timber Investment Property in Calhoun County, Arkansas

Location: Watson Community Calhoun County, Arkansas

Acreage: 157 acres more or less

Overview: Discover the ultimate outdoor paradise with this stunning 157-acre hunting and timber investment property nestled in the heart of Calhoun County, Arkansas. This diverse tract features beautiful mature pine and oak timber, providing both a serene retreat, outstanding hunting opportunities, and an excellent investment opportunity.

Property Features:

- **Mature Timber:** Abundant mature pine, oak and other hardwood timber, mature natural pine plantation that offers a valuable timber investment, premium wildlife habitat and a beautiful landscape.
- **Creek Bottoms:** Two large creeks wind through the property, enhancing the natural landscape and attracting local wildlife.
- **Hunting Opportunities:** The property is set up for successful hunting, complete with established hunting stands, blinds, and strategically placed feeders.
- **Cabin & Utilities:** A cozy cabin offers a comfortable spot for relaxation after a day in the field, with utilities (electricity, public water, and fiber-optic internet) available on the county road for convenience.
- **ATV Trails:** Explore the property on well-established ATV trails that wind through the woods, providing easy access to all areas.
- **Low Property Taxes:** Enjoy the benefits of ownership with low property taxes, making this investment even more appealing.
- **Privacy:** Calhoun County is the least populated county in Arkansas.

Ideal For:

- Hunting enthusiasts looking for prime game territory
- Investors seeking timberland with growth potential
- Nature lovers wanting a private retreat in a picturesque setting
- Homesteaders wanting to return to nature

Don't miss out on this rare opportunity to own a piece of Arkansas paradise! Contact us today to schedule a showing and explore the vast possibilities this exceptional property has to offer.

For more information, call or text Michael at [870-818-5418](tel:870-818-5418) , email him at mclayton@mossyoakproperties.com or visit <https://www.mossyoakproperties.com/office/mossy-oak-properties-land-and-home/>.

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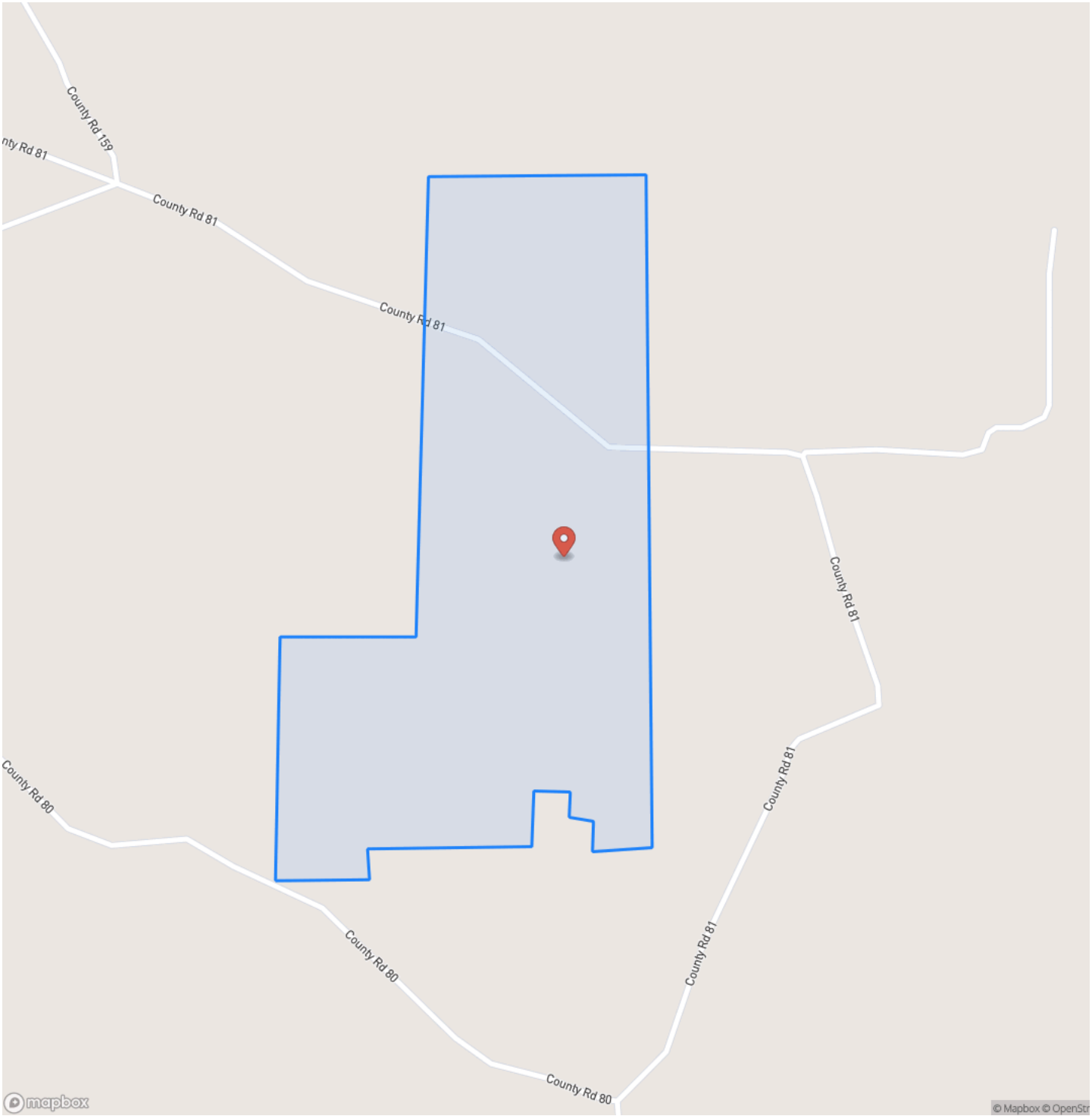
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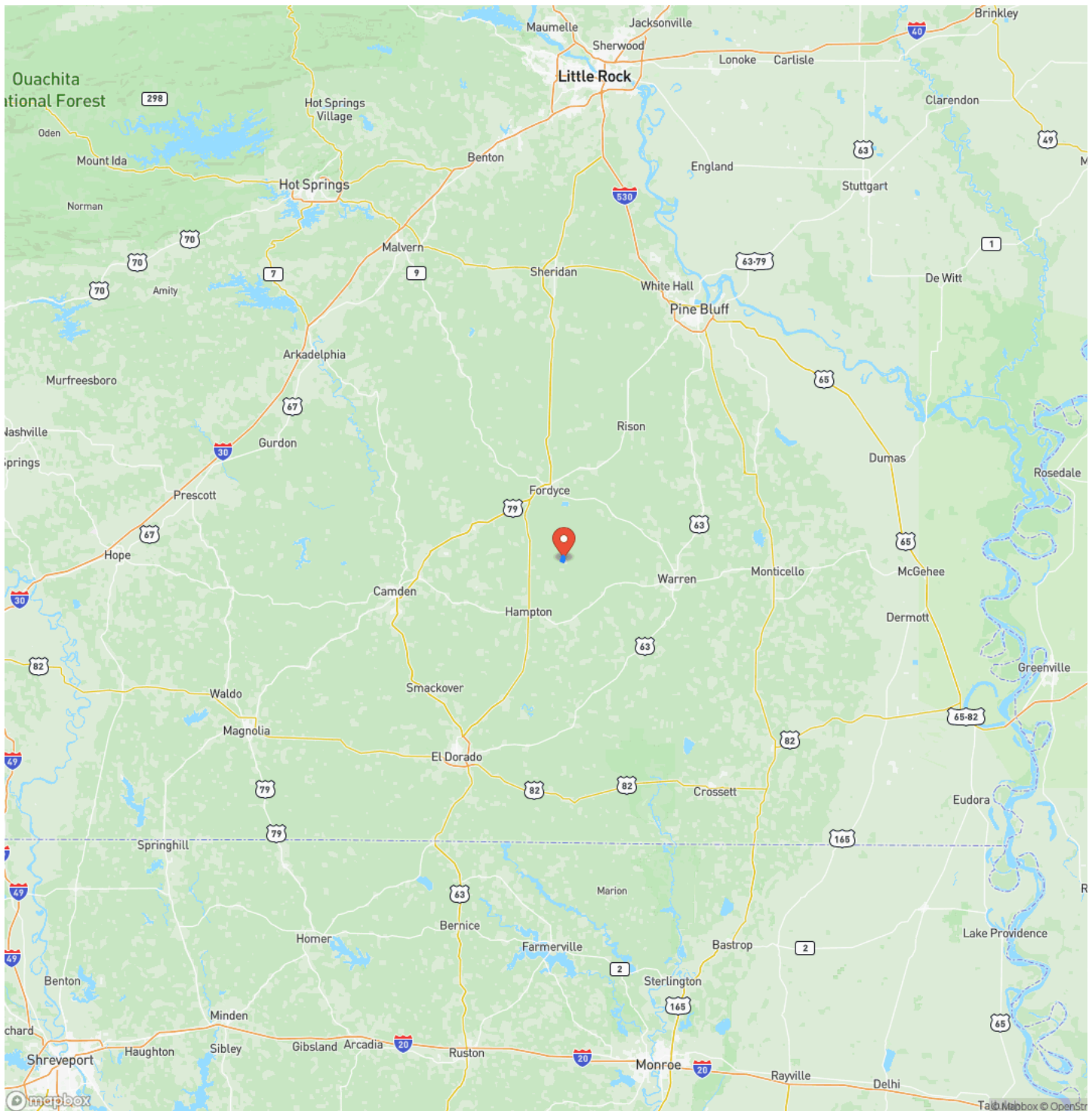
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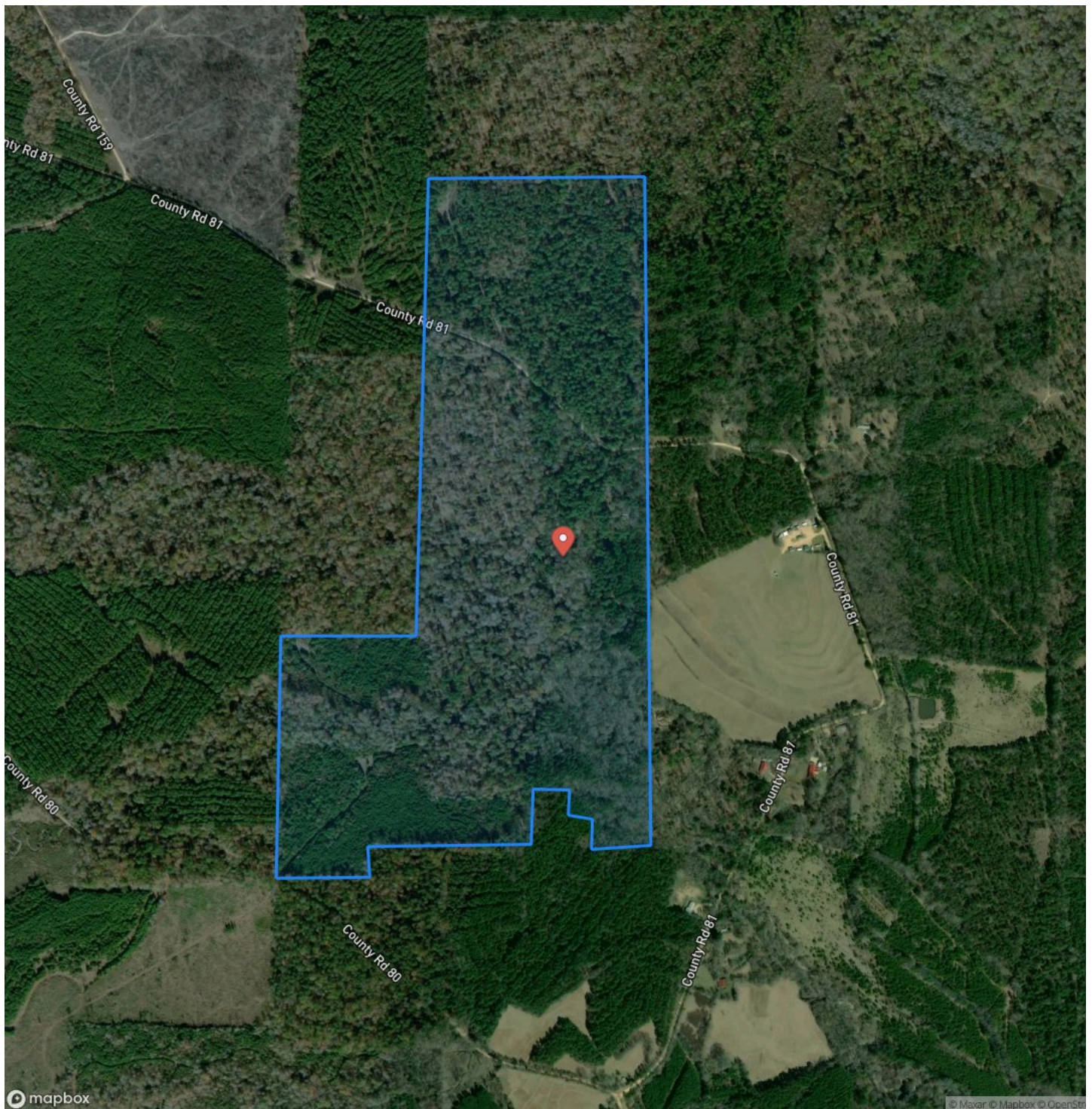
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

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