

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

moplandandhome.com



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.

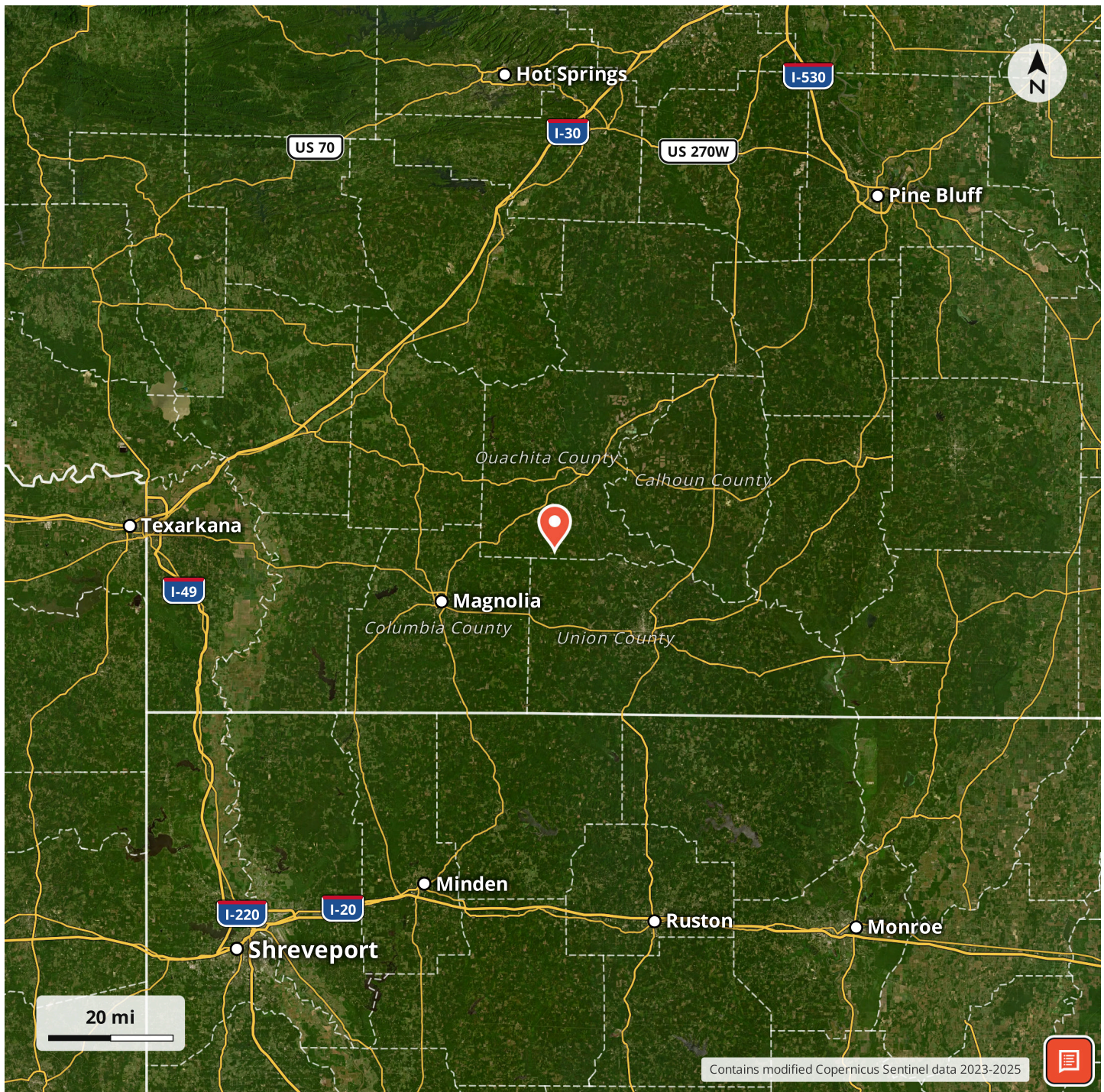
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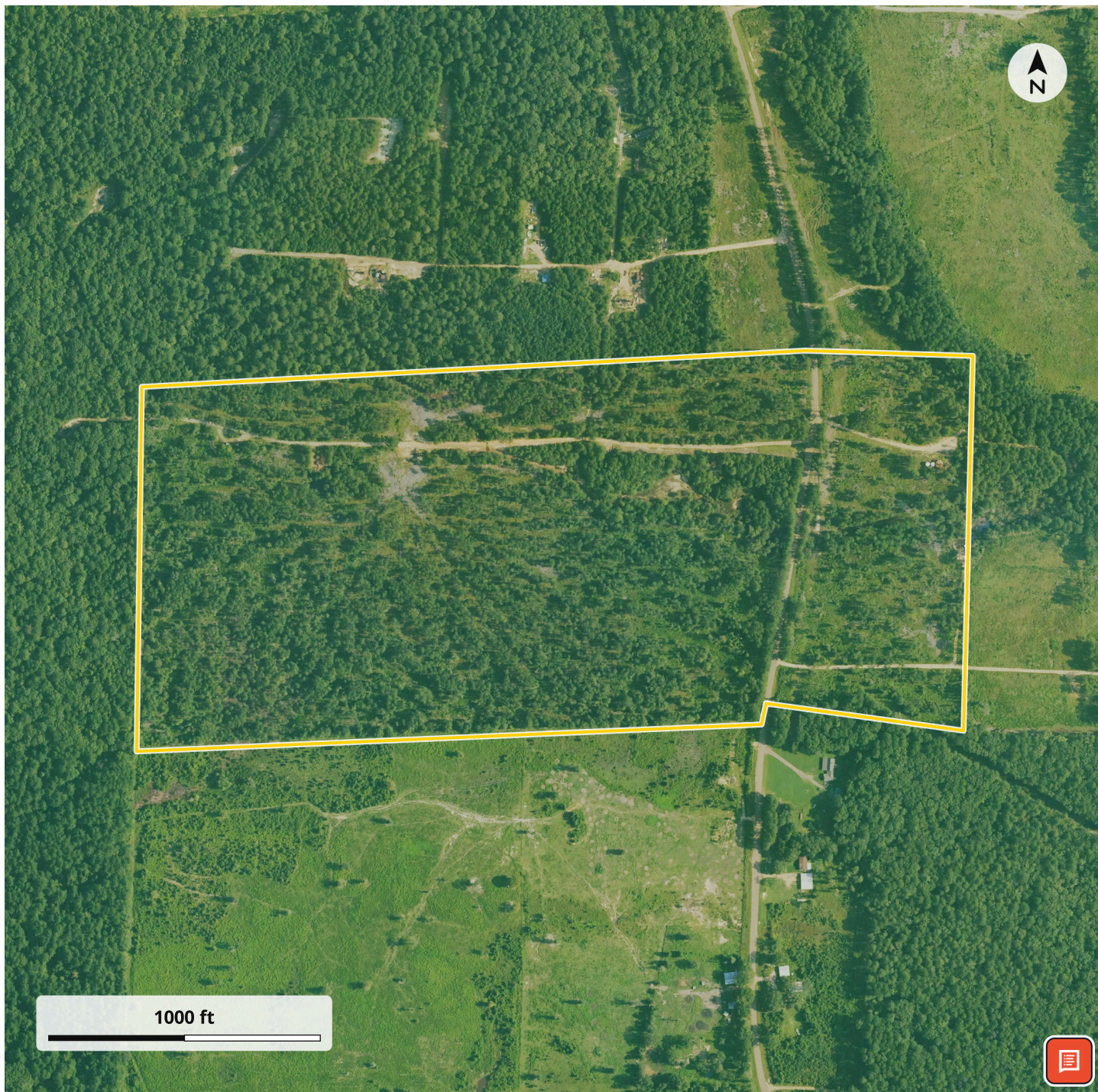
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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NOTES

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