

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 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.

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact, either by agent or buyer, with MOPLH and must accompany the buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which specifically defines selling brokerage anticipated commission and source. A copy of the Buyer's Agency Agreement must be presented to the listing brokerage upon request. A Co-brokerage agreement between listing and selling brokerage clearly stating the requested commission split must be submitted to the listing brokerage prior to any offer being presented. Otherwise, any listing brokerage commission participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its

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

---







## **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.

---

**Mossy Oak Properties Land and Home**  
819 Lakewood Road  
Camden, AR 71701  
(870) 807-6731  
<https://moplandandhome.realstackweb.com/>

---

