

61± ACRES
PIKE COUNTY, AR
\$167,500



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE PIKE 61

PROPERTY PROFILE

LOCATION:

- County Road 618
Newhope, AR 71959
- Within the Lake Greeson WMA
- Pike County
- 5± Miles SW of Lake Greeson
- 12± Miles SE Newhope
- 74± Miles NE of Texarkana
- 123± Miles SW of Little Rock

COORDINATES:

- 34.176552, -93.782694

PROPERTY USE:

- Hunting
- Investment
- Recreational

PROPERTY INFORMATION:

- 61± Rural Acres
- Regenerating Timber
- Hardwood Creek Bottom
- Streamside Management Zone
- Additional Acreage Available

TAX INFORMATION:

- TBD



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NICK PATE

LAND SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PIKE 61

WELCOME TO THE PIKE 61. Located within the Lake Greeson Wildlife Management Area in Pike County, Arkansas, this 61± acre tract offers an excellent opportunity for the hunter, outdoorsman, or recreational land buyer. Surrounded by an area well known for its abundant wildlife and outdoor recreation, this property has the right combination of cover, hardwood timber, water, and natural travel corridors to make it a strong hunting tract.

The timber was harvested within the last year, allowing sunlight to reach the forest floor and encouraging the growth of native grasses, briars, browse, and other early-successional vegetation. As the property continues to regenerate, this new growth should provide excellent bedding cover and a dependable food source for whitetail deer and other wildlife. The harvested areas also give a new owner the opportunity to establish an internal trail system, shooting lanes, hunting locations, and strategically placed food plots.



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MORE ABOUT THE PIKE 61

One of the property's best features is the large Streamside Management Zone (SMZ) that travels through the center of the tract. This preserved timber creates a natural travel corridor through the recently harvested acreage and leads directly into an attractive hardwood creek bottom. Deer and other wildlife will naturally use this timbered corridor when traveling between bedding areas, feeding areas, and the creek bottom.

The layout of the SMZ and hardwood creek bottom creates several natural pinch points and funnels, offering excellent locations for deer stands and hunting setups. The mature hardwoods along the creek also provide valuable mast-producing timber, additional cover, and a reliable travel route for wildlife moving across the property.



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MORE ABOUT THE PIKE 61

With thick regenerating cover, a central timbered corridor, a hardwood creek bottom, and multiple natural hunting funnels, the Pike 61 has all the ingredients needed to develop into a quality recreational and hunting tract. Whether you are looking for a private hunting property, a weekend getaway, or a piece of Arkansas land to improve and enjoy for years to come, this Pike County tract deserves a closer look. Additional acreage is also available.

**Contact Nick Pate today to schedule a private showing
and experience #TheSmallTownWay.**

Disclaimer: The agent is related to the seller.



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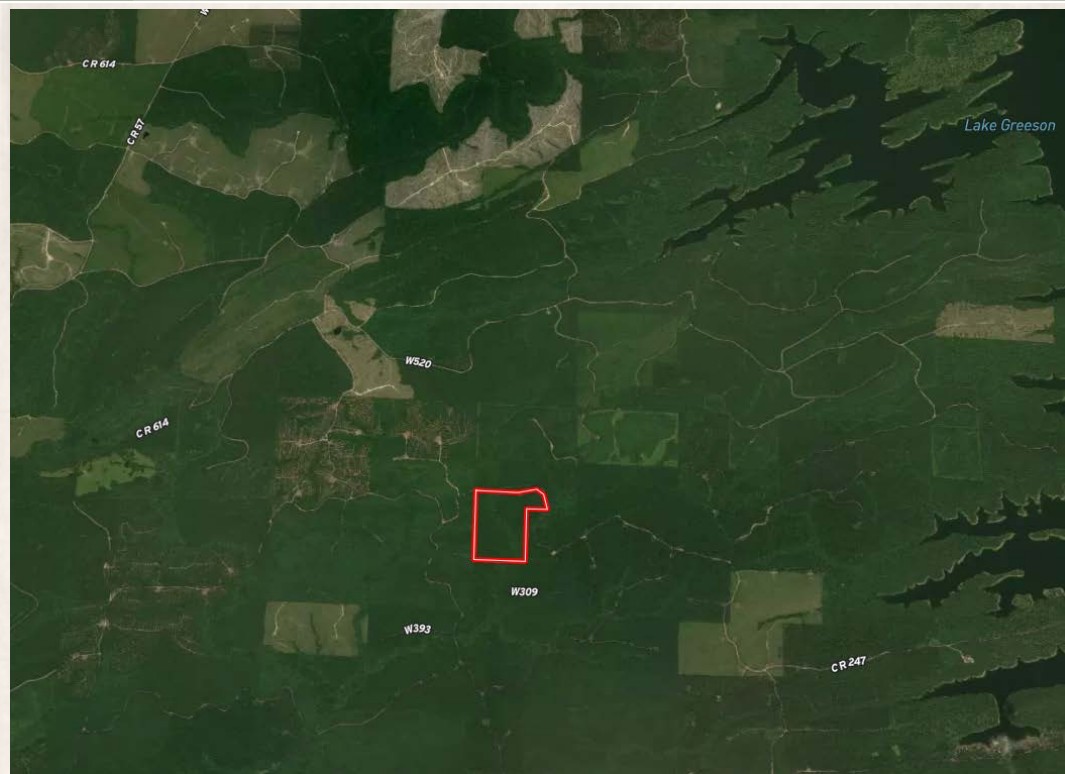
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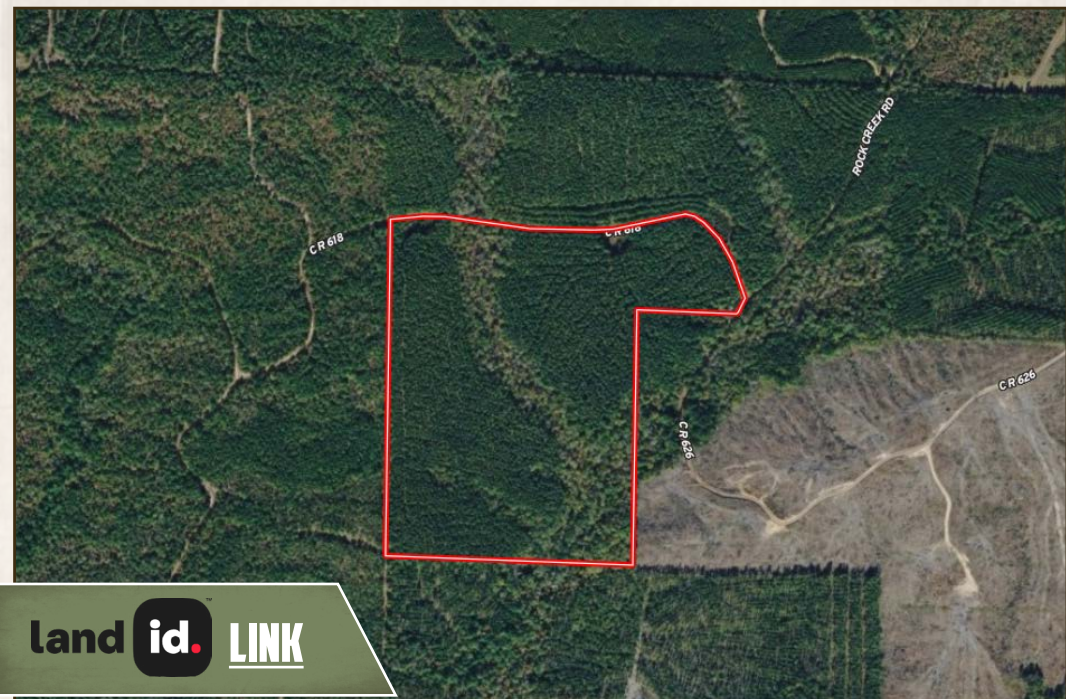
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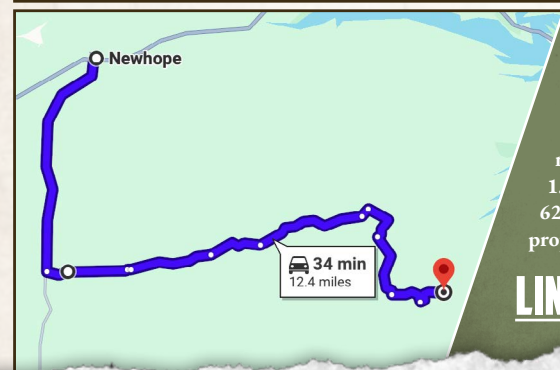
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land id. LINK



Directions From Newhope, AR: Travel south on Highway 369 for 3.8 miles. Turn left onto 24000 Road and proceed for 2.7 miles. Continue onto Mc Indurf Road for 0.9 miles and then onto County Road 55 for 1.8 more miles. Turn left onto Coldwater Road. Turn right onto W25050 and travel for 0.7 miles. Turn left onto County Road 632, proceed for 1.1 miles, and then turn left again onto County Road 620. Take one more left onto County Road 618, and the property will be on the left in 0.5 miles.

LINK TO GOOGLE MAP DIRECTIONS



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