SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

116.72± ACRES
SCOTT COUNTY, AR

$550,000



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

THE SCOTT 116.72

PROPERTY PROFILE

LOCATION:

- Walnut Road
  Waldron, AR 72958
- Scott County
- Borders the Ouachita National Forest
- 1.4± Miles NE of Bates
- 4.5± Miles E of the OK State Line
- 13± Miles N of Hinkle Lake
- 14± Miles E of Heavener (OK)
- 16± Miles W of Waldron
- 52± Miles S of Fort Smith
- Near Multiple Recreational Areas

COORDINATES:

- 34.91261, -94.37133

TAX INFORMATION:

- TBD

PROPERTY USE:

- Pasture for Livestock Grazing
- Hay Production
- Potential Home Site
- Hunting & Fishing Opportunities

PROPERTY INFORMATION:

- 116.72± Acres
- Pasture/Hay Fields
- Mixed Timber
- 4 Ponds
- Hay Barn & Livestock Corral (With Water and Electricity)
- Mountain Views





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JUSTIN MALLETT
LAND SPECIALIST
ARKANSAS REGISTERED FORESTER #1468
C: 479-469-6341
O: 479-588-1034
jmallett@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SCOTT 116.72

THE SCOTT 116.72 IS PRODUCTIVE LAND WAITING FOR THE NEXT OWNER TO BRING LIVESTOCK, BUILD THEIR DREAM HOME, OR EXPLORE THE GREAT HUNTING OPPORTUNITIES. With a good mixture of open fields, timber, water, and terrain, this 116.72± acre property has something for everyone. Located in Western Scott County, Arkansas, just over four miles east of the Oklahoma border, you will find this to be as picturesque as any property on the market. The first thing you see when you arrive is the view to the north of Poteau Mountain. Bordered by the Ouachita National Forest, you will have access to more than your private land. Four ponds are strategically located to water your livestock or to provide essential water, shelter, and food sources for the local wildlife herd. The property owner states regular sightings of deer, turkey, and bear throughout the years.





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MORE ABOUT THE SCOTT 116.72

One standout feature of this property is a barn and corral centrally located for storing equipment and hay and working your animals. The barn is equipped with both a water well and electricity for your convenience.

Contact Justin Mallett today to learn more and schedule a personal tour!





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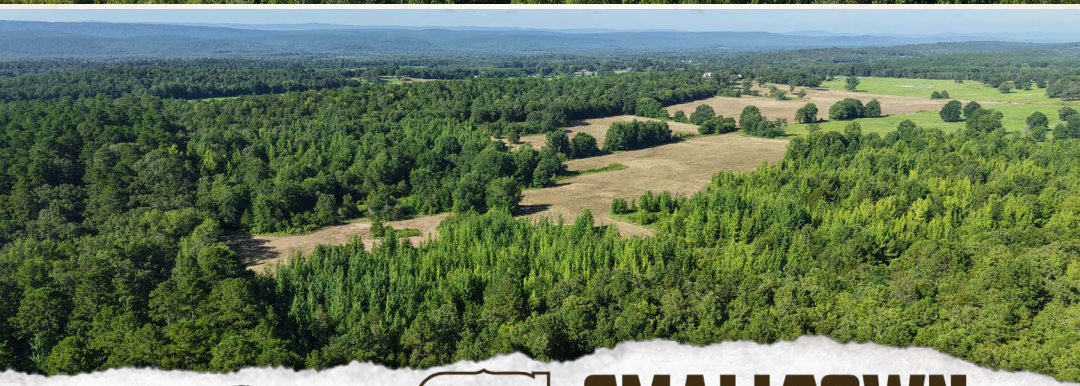
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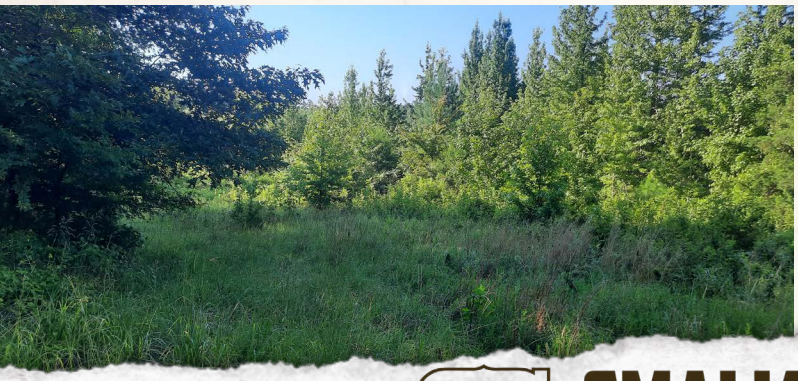
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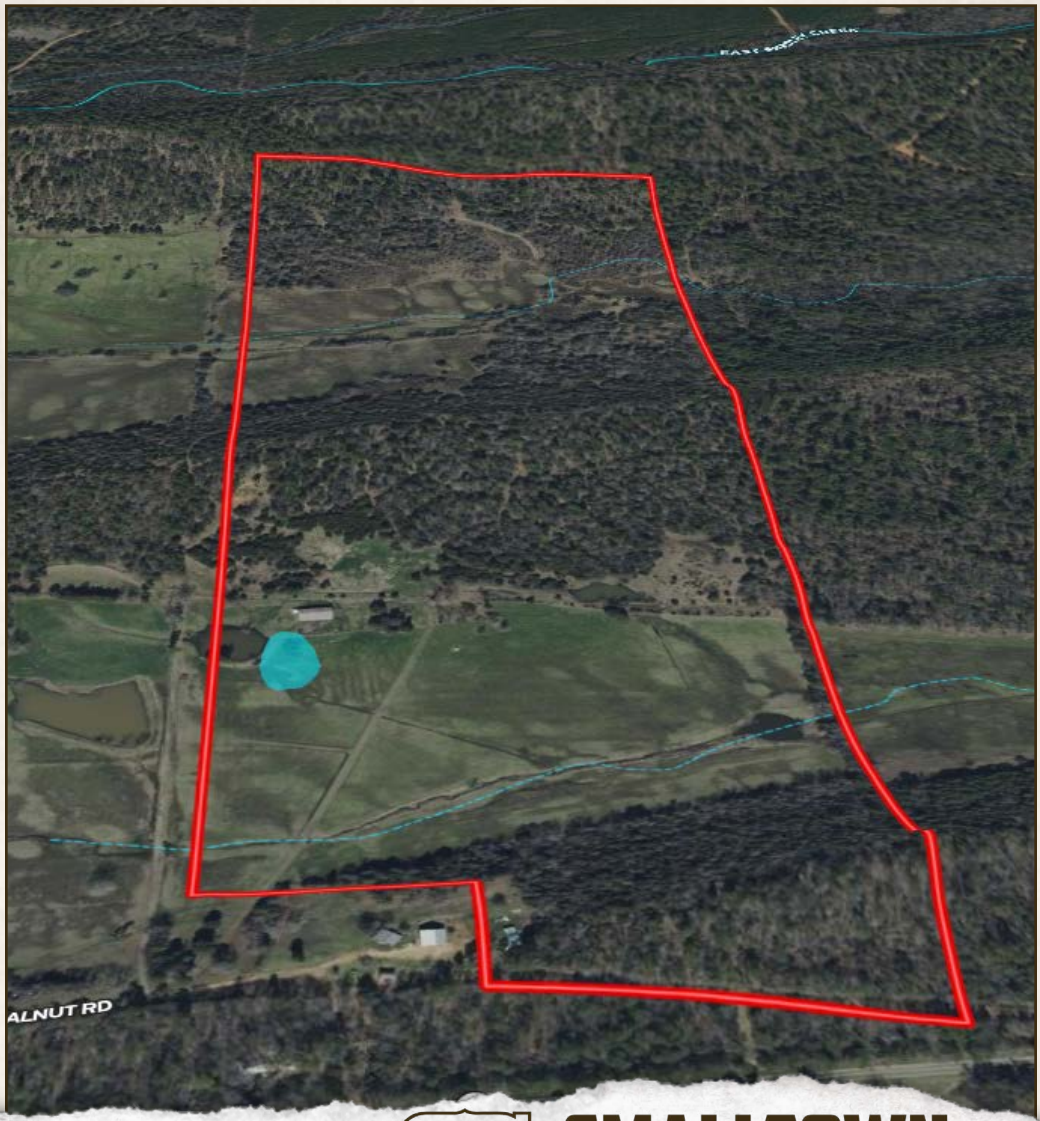


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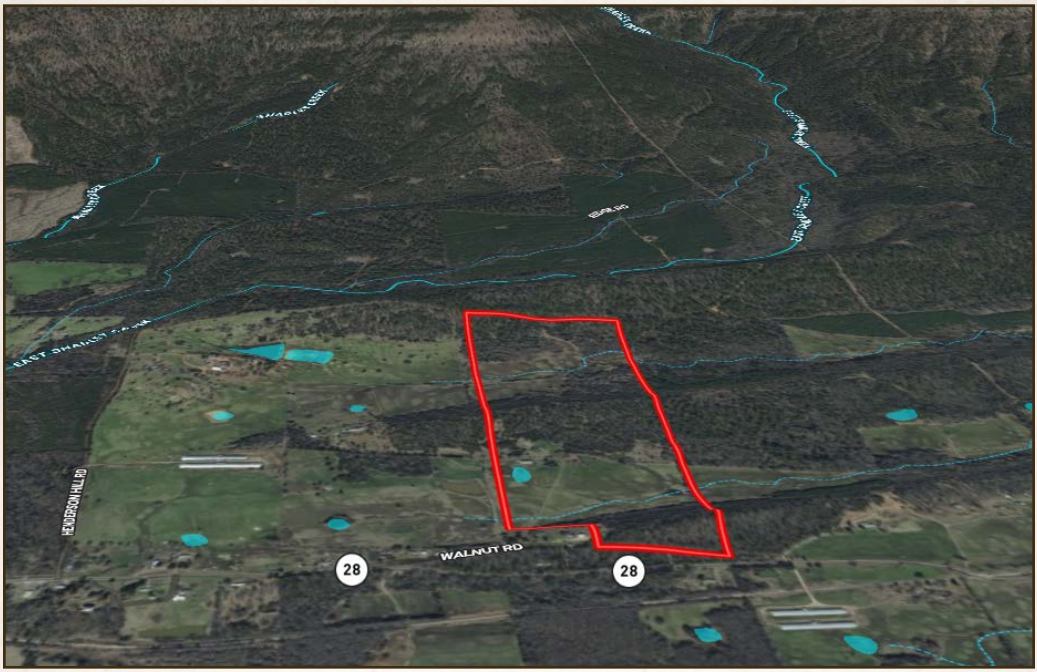


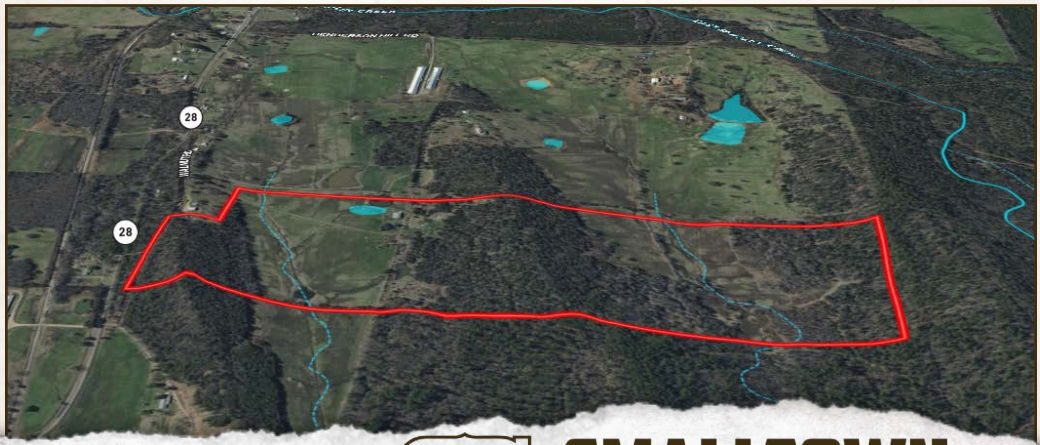


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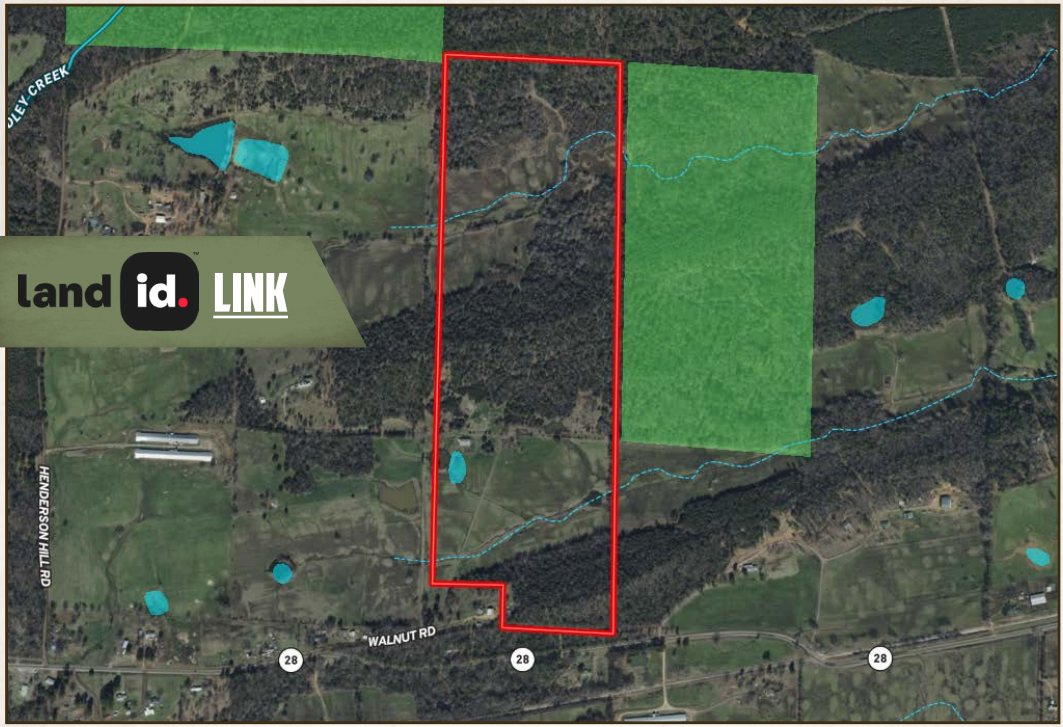


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Directions From Waldron, AR: Travel 3.2 miles north on Hwy 71. Turn left on Hwy 28 West and proceed 15.8 miles. Turn right on Walnut Road and then make a sharp right turn to enter the long gravel driveway to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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