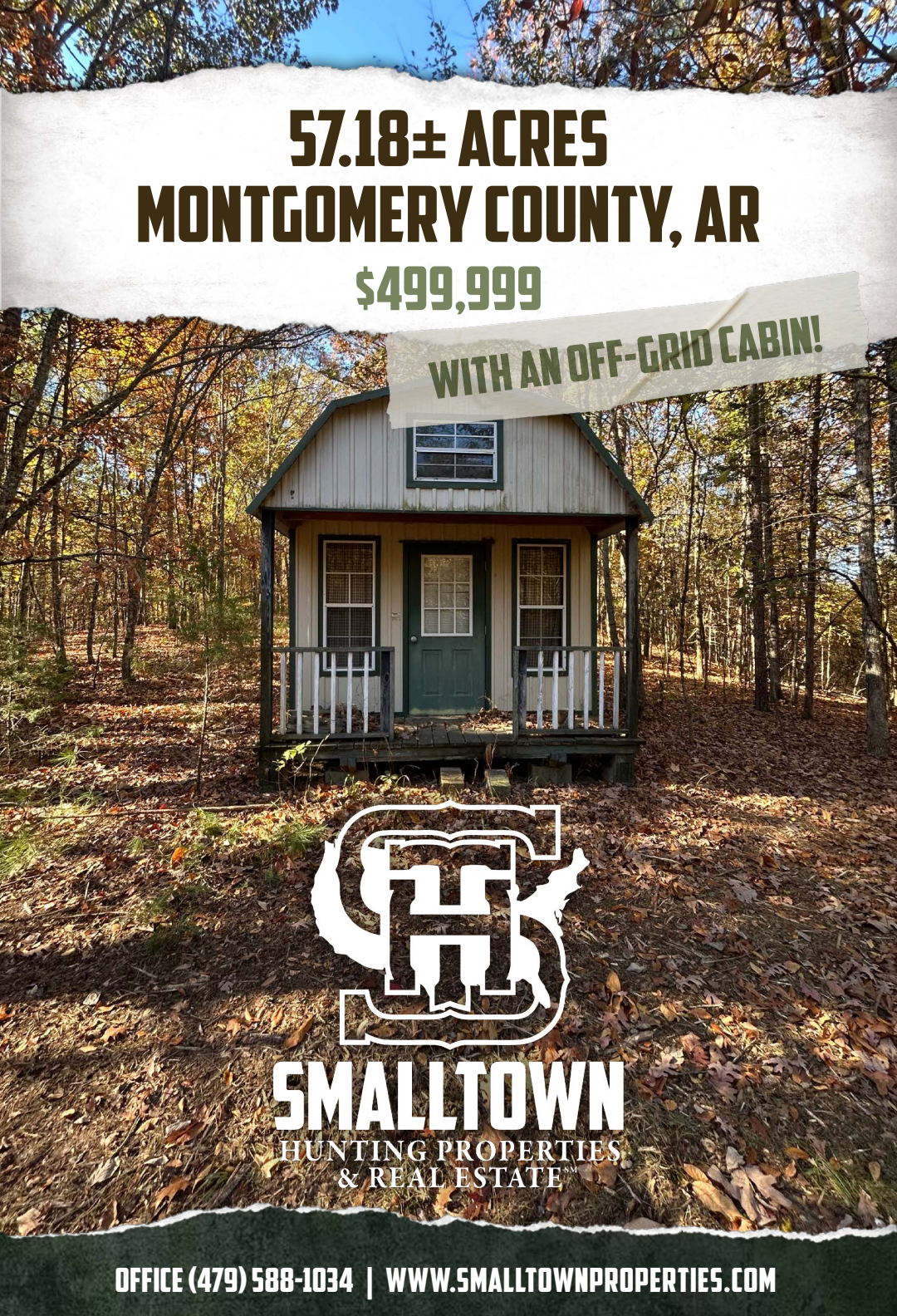
57.18± ACRES
MONTGOMERY COUNTY, AR

$499,999

WITH AN OFF-GRID CABIN!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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

THE MONTGOMERY 57.18

PROPERTY PROFILE

LOCATION:

- 652 Ryan Road
  Oden, AR 71961
- Borders the Ouachita National Forest on 3 Sides
- Montgomery County
- 8± Miles SE of Pine Ridge
- 14± Miles SW of Oden
- 25± Miles SW of the Dragover Rec Area on the Ouachita River
- 26± Miles W of Mount Ida
- 26± Miles E of Mena

COORDINATES:

- 34.551806, -93.851366

TAX INFORMATION:

- 001-04389-000, $23
- 001-04401-000, $29

PROPERTY USE:

- Potential Home/Cabin Site
- Hunting Camp
- Recreational
- Investment

PROPERTY INFORMATION:

- 57.18± Acres
- Mature Timber
- Diverse Mountain Terrain
- 2 Year-Round Springs
- 2 Ponds
- Water Well
- Off-Grid Cabin
- Power Available
- Abundant Wildlife
- 2 Old Mobile Homes

**No Value Assigned*



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C: 479-234-3288
O: 479-588-1034
nick@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 57.18

INTRODUCING THE MONTGOMERY 57.18 NEAR ODEN, ARKANSAS. If you've been looking for a place to set up deer camp in the Ouachitas, this 57.18± acre tract in Montgomery County deserves a look. The Ouachita National Forest borders the property on three sides, and the tract itself offers mature timber, diverse mountain terrain, two ponds, and two year-round springs on the mountainside. An off-grid cabin gives you a place to settle in for opening weekend or spend a few days getting to know the Montgomery 57.18.

The lay of the land gives you several ways to hunt it. Follow the changes in elevation through the mature timber to scout for rubs and scrapes, then check the routes leading toward the ponds and springs for tracks and trails. With several water sources and a mix of slopes and higher ground, there's room to scout multiple stand locations.





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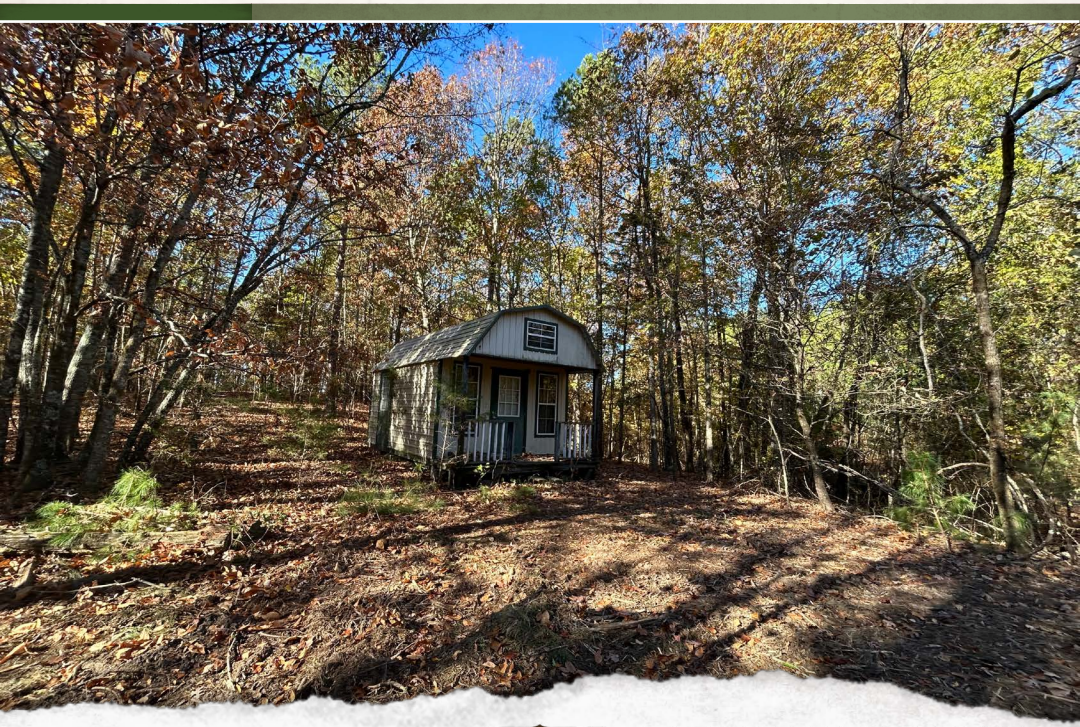
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MORE ABOUT THE MONTGOMERY 57.18

The surrounding Ouachita Mountains are home to whitetail deer, wild turkey, squirrels, black bear, and other wildlife. You can spend a fall morning in the deer woods, scout for turkey in the spring, or take a walk through the timber and see what's moving around the water.

The cabin makes a practical base for hunting season and weekends in the woods. A water well is on the property, and power is available for future improvements. Two older mobile homes are also on the land; however, no value has been assigned.

Call Nick Pate today to schedule a private showing and experience #TheSmallTownWay!





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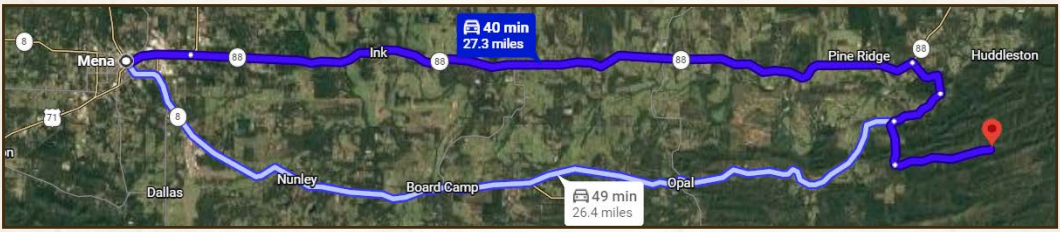
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land id. LINK



Directions From Mena, AR: Travel east on AR-88 for 19 miles. Turn right onto Little Hope Road, cross the Ouachita River, and continue 1.3 miles. Turn right onto Southside Road and proceed 1.5 miles, and then turn left onto Ryan Road. Travel on Ryan Road for about 4 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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