



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

159± ACRES
HOWARD COUNTY, AR
\$560,000



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

THE HOWARD 159

PROPERTY PROFILE

LOCATION:

- Brushy Creek Road
Newhope, AR 71959
- Howard County
- 6± Miles SE of
Ouachita National Forest
- 9± Miles NW of Lake Greeson
- 16± Miles NE of Dierks Lake
- 28± Miles E of Wickes
- 28± Miles W of Glenwood

COORDINATES:

- 34.27067, -93.95262

PROPERTY USE:

- Recreational
- Hunting
- Home Site
- Timberland
- Investment

PROPERTY INFORMATION:

- 159± Acres
- Hardwoods and Pine Timber
- Brushy Creek Frontage
- Multiple Wet Weather Creeks
- Abundant Wildlife
- Several Entry Points
- Weyerhaeuser Timber
Company on 3 Sides
- High Potential for Improved
Pastureland
- Electricity and Rural
Water Available

TAX INFORMATION:

- Parcel: 001-00319-000
\$54.56
- Parcel: 001-00330-0000
\$206.14



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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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 HOWARD 159

WELCOME TO THE HOWARD 159. THIS TRACT IS LOCATED IN THE NORTHEAST CORNER OF HOWARD COUNTY IN SOUTHWEST ARKANSAS NEAR THE ATHENS COMMUNITY. The property is the definition of multi-use, as it offers many opportunities in its current state as well as what it can be transformed into. The hunting potential, especially for whitetail deer, is exceptional on this tract as it is flanked by large acreage owned by Weyerhaeuser Timber Company with varying age structure of pine timber to create abundant bedding and feeding areas for the local wildlife. The subject property has a varying age structure of its own but, in contrast, has some impressive stands of mature mast-producing hardwoods to support the local herd/flock. Brushy Creek runs across the northwest corner of the property for year-round enjoyment as well as several wet weather creeks and springs scattered across the acreage. With 100 feet of elevation change across the acreage, this land is anything but status quo. The owner has put in fire lanes, and the property is scheduled to have a prescribed burn done in the spring of 2025.



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MORE ABOUT THE HOWARD 159

The second use for this property would be ideal for the homeowner that craves peace and quiet to escape to the 159, where you can build the home of your dreams to enjoy for years to come with very little outside interference. Another of the multiple uses for this tract that is easily overlooked is clearing the timber from the land to be put into improved pasture or a large-scale livestock confinement operation as represented on the neighboring property. And finally, this 159 acres could be divided into several smaller acreage tracts for investment. Electricity and rural water are accessible to help service any utility needs. Aside from the opportunities this acreage offers, a key feature is that it is located minutes from the Ouachita National Forest, Little Missouri River, Lake Greeson, the Cossatot River, and Dierks Lake. If your dream is to have outdoor recreation at your fingertips, then give the Howard 159 a look!

Call Luke Alston today to schedule a private showing.



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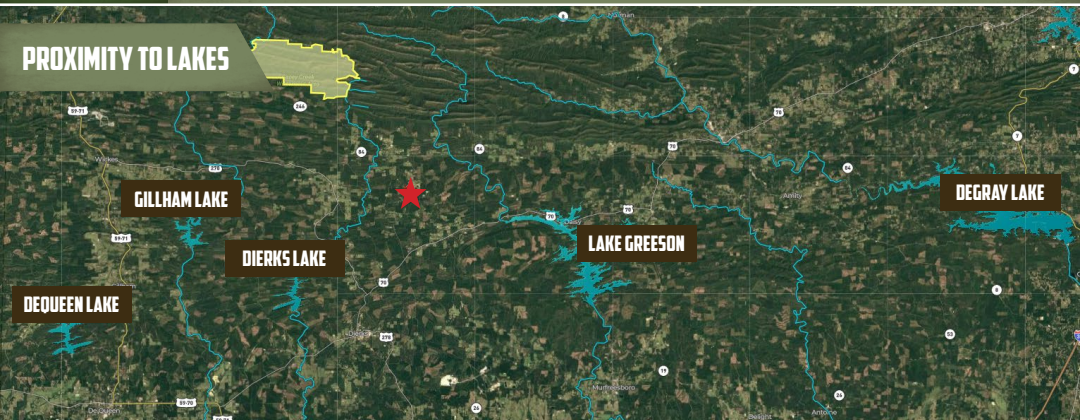
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PROXIMITY TO LAKES



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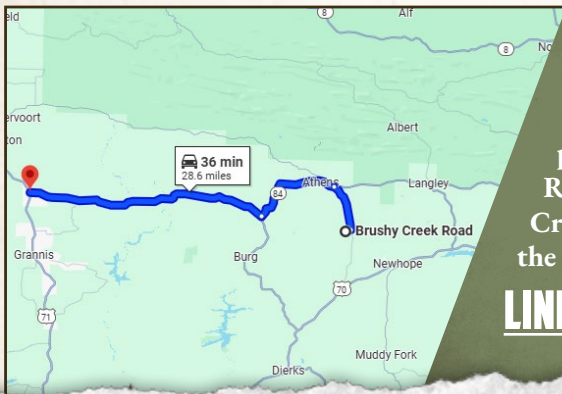
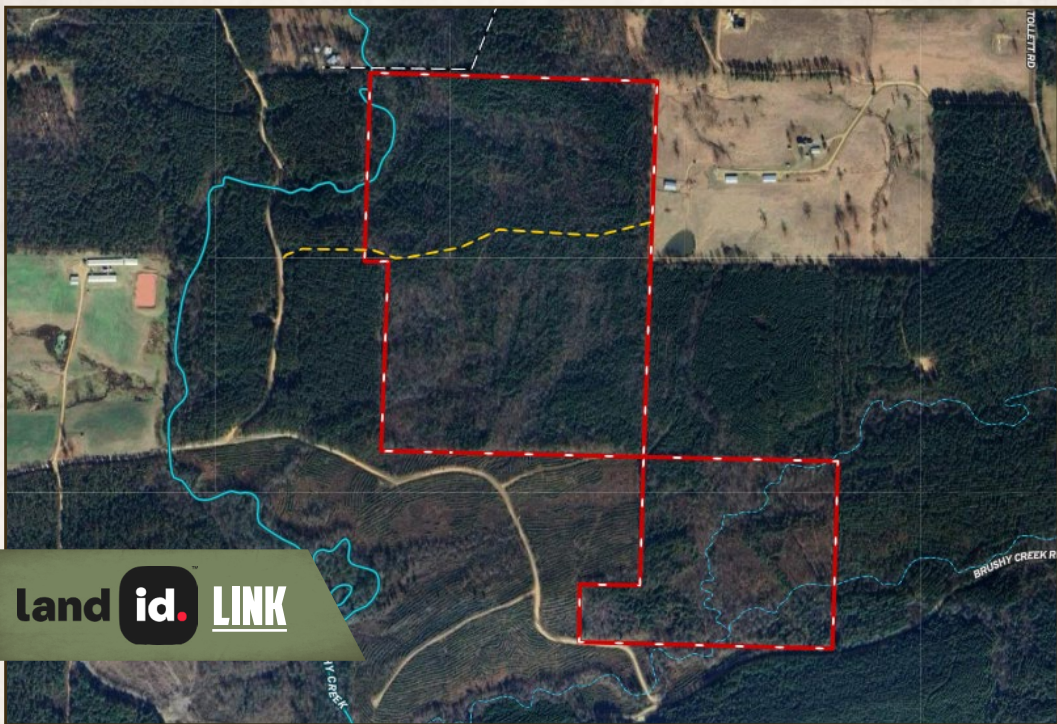
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Directions From Wickes, AR: Travel 17.6 miles east on Hwy 278 towards Umpire. Turn left on Hwy 84E and proceed 7.1 miles. Turn right on Tollett Road and continue 3.4 miles to Brushy Creek Road on the right. Turn right and the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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