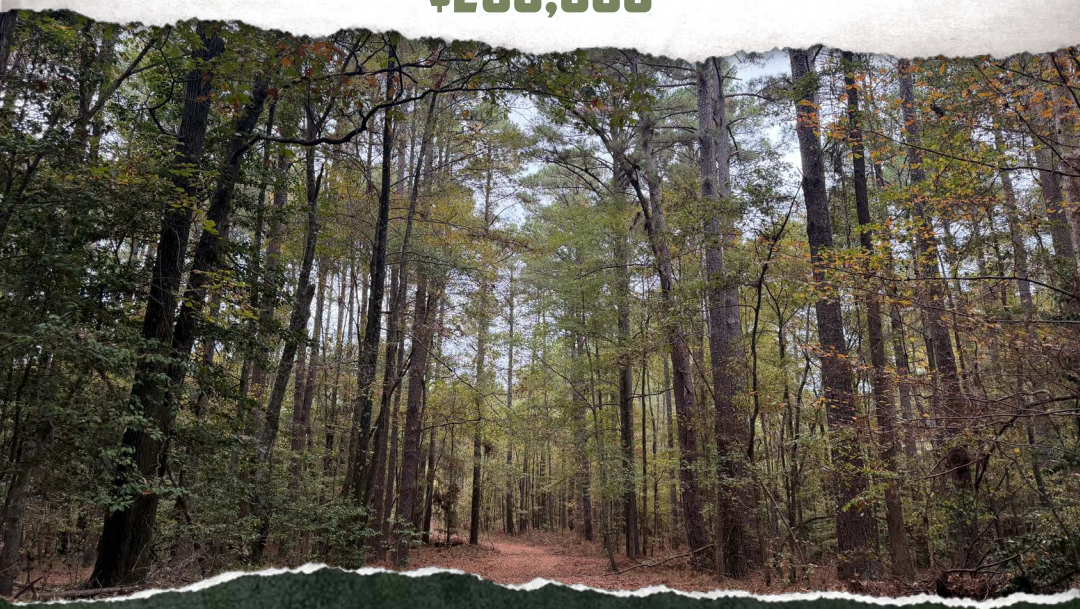


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

60± ACRES
NEVADA COUNTY, AR

$200,000



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

THE NEVADA 60

PROPERTY PROFILE

LOCATION:

- Nevada 158 Road
  Rosston, AR 71858
- Nevada County
- 22± Miles W of Camden
- 29± Miles N of Magnolia
- 31± Miles SE of Hope
- 66± Miles E of Texarkana
- 98± Miles NE of Shreveport, LA
- 126± Miles SW of Little Rock

COORDINATES:

- 33.5429419, -93.1758280

TAX INFORMATION:

- 2025 Taxes: $71
- Parcel ID: 001-01643-000

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment

PROPERTY INFORMATION:

- 60± Acres
- Mature Mixed Timber
- Gravel Road Frontage
- Over 600 Yards of Powerline
- 4 Oil Pumpjacks (Mineral Rights Do Not Convey)
- Wildlife Habitat





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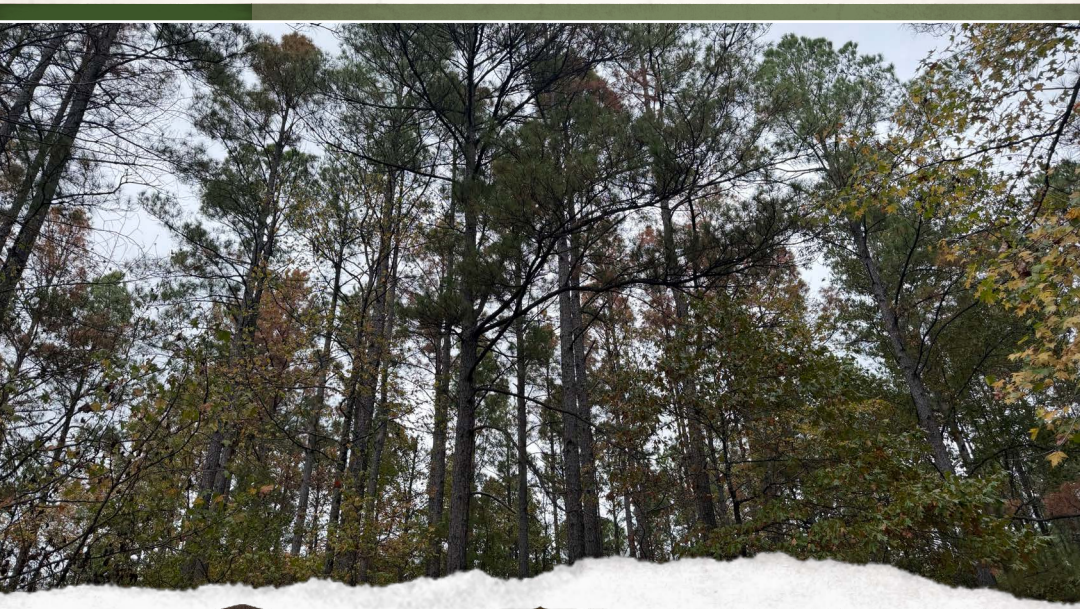
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WELCOME TO THE NEVADA 60

WELCOME TO THE NEVADA 60 NEAR ROSSTON, ARKANSAS! There are tracts of land that you can step onto and immediately think, "What else do I need?" That's exactly what came to mind when I first stepped onto the Nevada 60. This 60± acre tract in Nevada County consists of nearly 30 acres of mature pine and hardwood timber. It offers excellent deer and turkey hunting opportunities that any outdoor enthusiast would enjoy. From hardwood bottoms to a powerline that provides excellent visibility and access, the Nevada 60 offers outstanding recreational appeal.

An oil drilling operation operated by Nevada Oil is located on the property; however, the mineral rights do not convey with the sale. What these oil pumpjacks do offer is an established internal road system. Access to this property is simple: take Nevada 158 off Highway 76 and drive right through the middle of the land! The Nevada 60 offers many opportunities; let's take a ride today!

Call Lane Self today to schedule a private showing and experience #TheSmallTownWay!

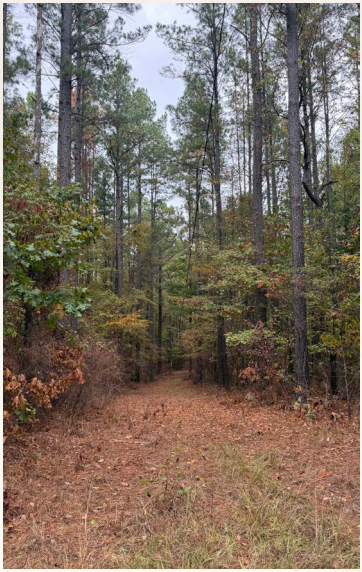




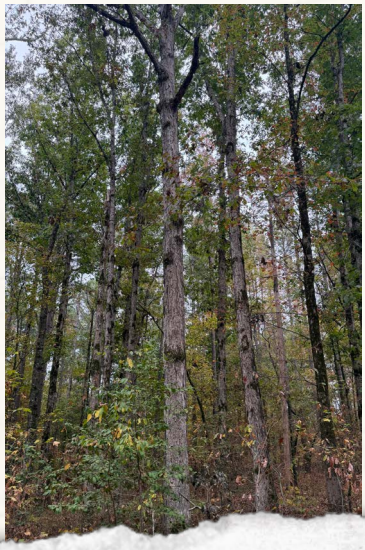
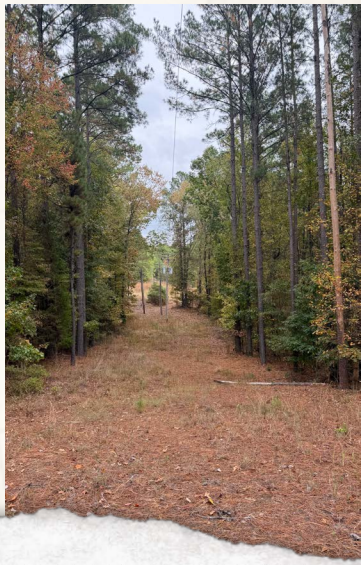
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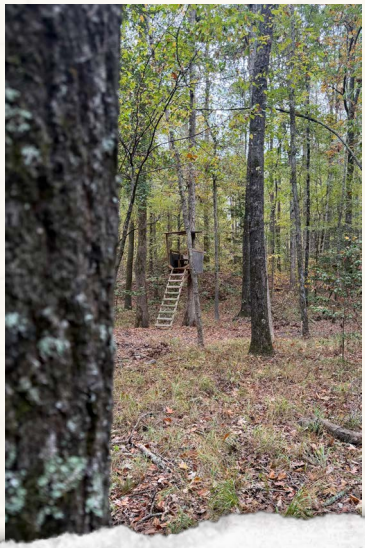
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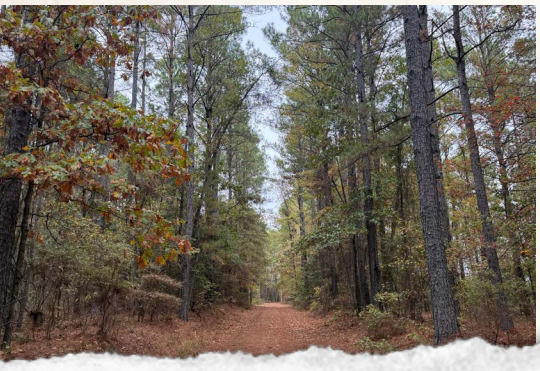
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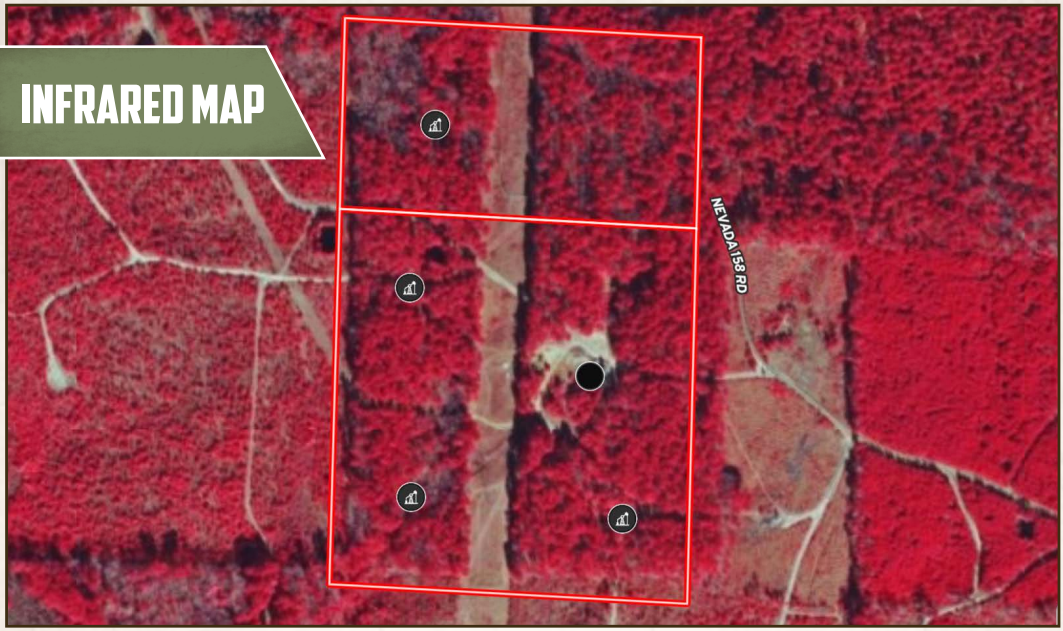



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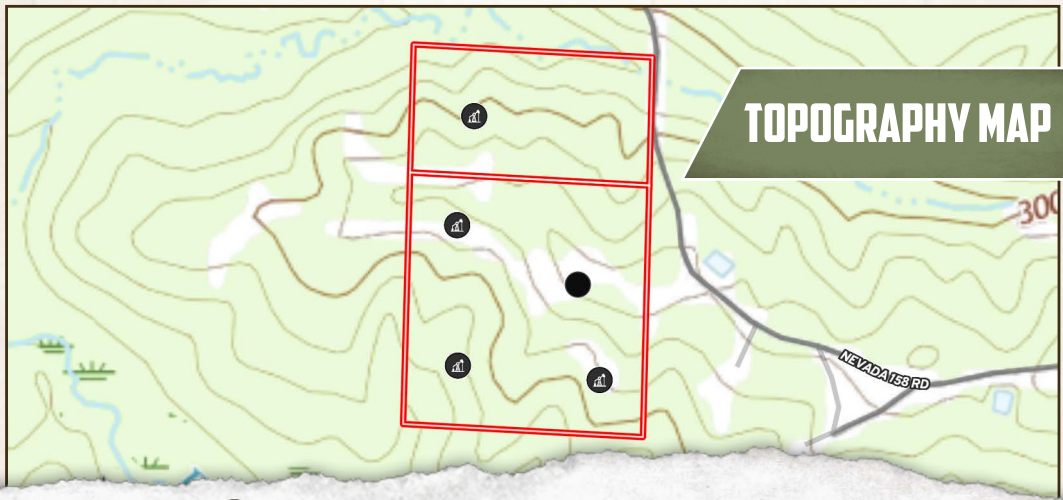
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INFRARED MAP



TOPOGRAPHY MAP





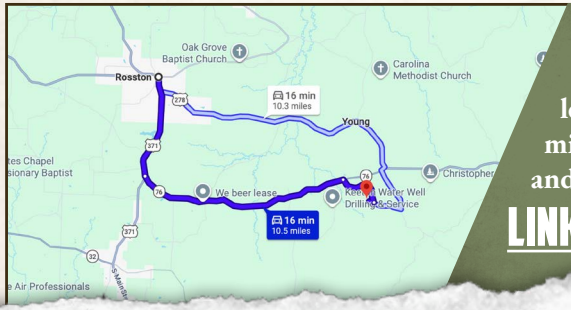
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land id. LINK





Directions From Rosston, AR: Travel south on Hwy 371 for 2.9 miles. Turn left onto AR-76 E and continue for 6 miles. Turn right onto Nevada 158 Road and proceed 1.4 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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