



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

154± ACRES
SEVIER COUNTY, AR
\$462,000



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

THE SEVIER 154

PROPERTY PROFILE

LOCATION:

- West 80 Thousand Gillham, AR 71841
- Access via Deeded Easement
- Sevier County
- 4± Miles SW of Gillham
- 5± Miles NE of the Bellah Mine Campground on De Queen Lake
- 10± Miles SW of Gillham Lake
- 11± Miles N of De Queen
- 40± Miles SW of Mena
- 42± Miles E of Hochatown, OK
- 57± Miles NE of New Boston, TX

TAX INFORMATION:

- Parcel 002-06262-000: \$42
- Parcel 002-06231-000: \$216

COORDINATES:

- 34.16655, -94.3677

PROPERTY INFORMATION:

- 154± Acres
- Wildlife Haven
- Hardwood Timber
- Plentiful Bedding Areas
- Wet Weather Creeks
- Internal Trail System

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Off-Grid Cabin/Home Site



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LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE SEVIER 154

INTRODUCING THE SEVIER 154, LOCATED NEAR GILLHAM IN SOUTHWEST ARKANSAS. The 154± acre property, offering absolute peace and quiet, is situated at the corner of a large-scale cattle operation and tens of thousands of acres of Weyerhaeuser timberland. To say you are in the middle of nowhere would describe this property most accurately.

This area of Sevier County is known for the quality and quantity of white-tailed deer with the possibility of killing a personal best every season. The Sevier 154 has a great amount of bedding area to hold the deer and a large stand of hardwood timber on the ridgetops and deep hollers to feed them. Several creeks run at the bottoms of the ridges that eventually run into the Rolling Fork River, which feeds into De Queen Lake, which is only 10± miles away, providing water for the local game.



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MORE ABOUT THE SEVIER 154

The combination of terrain, timber structure, cutover area for bedding, and the seclusion of this tract are rivaled by few properties in the area. And the kicker is the deeded easement enabling unencumbered access throughout the timberland, which is extremely valuable for the next owner. You get the total hunter's package with the Sevier 154!

**Call Luke Alston today to schedule a private showing
and experience #TheSmallTownWay!**



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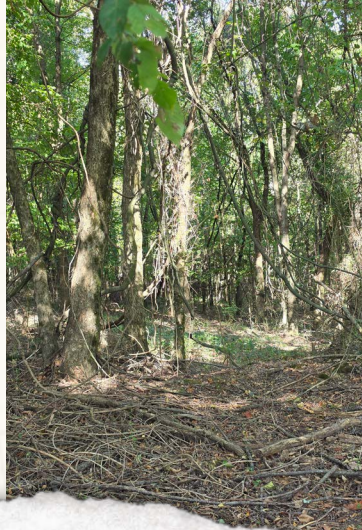
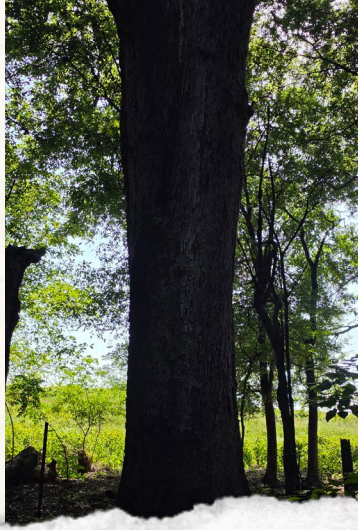
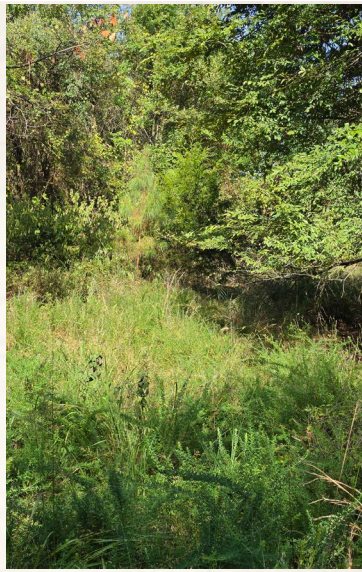
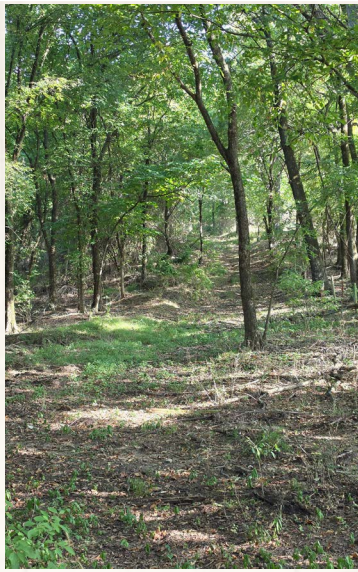
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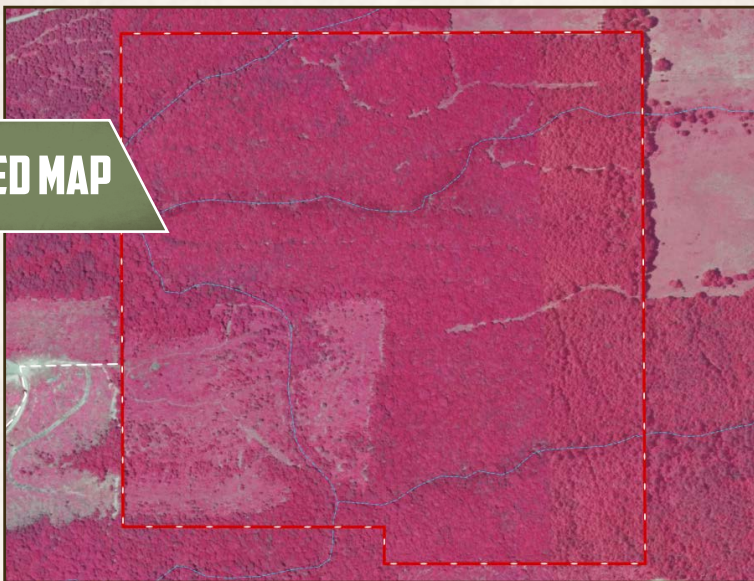
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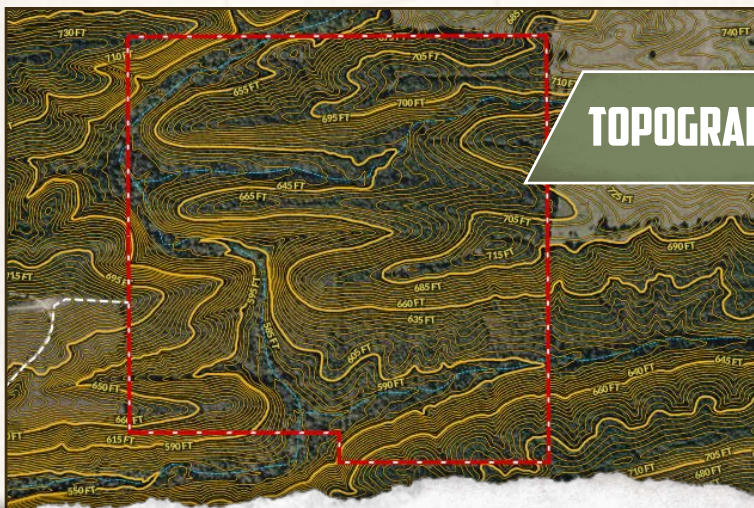
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INFRARED MAP



TOPOGRAPHY MAP



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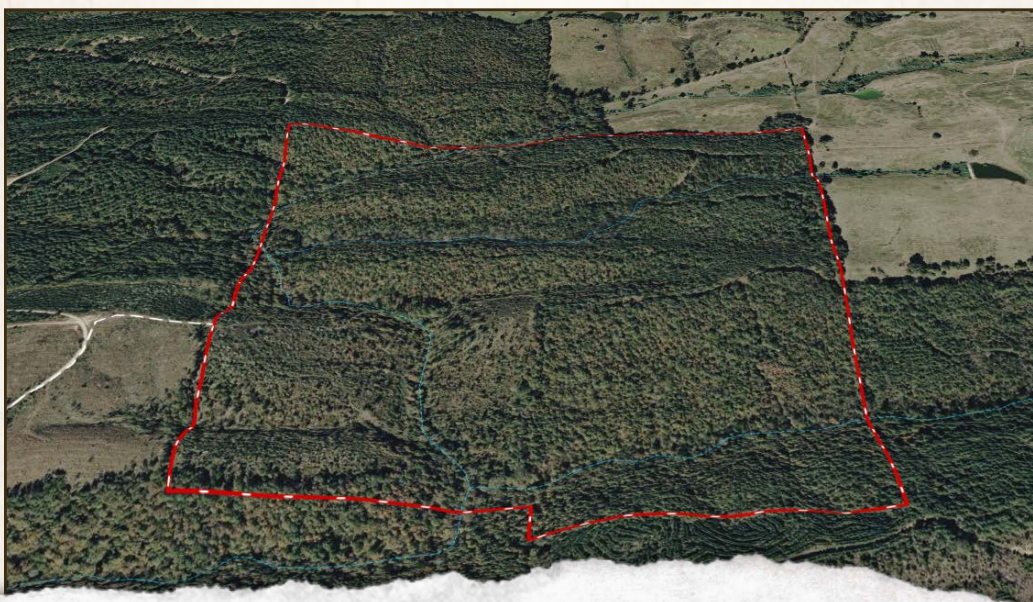
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3D MAPS



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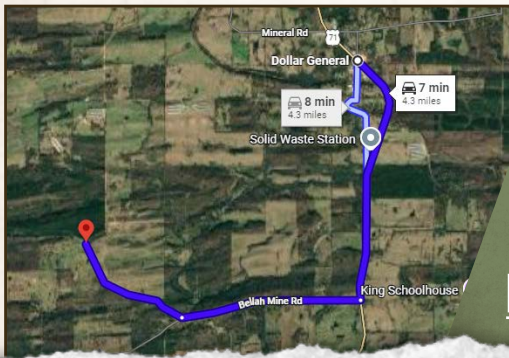
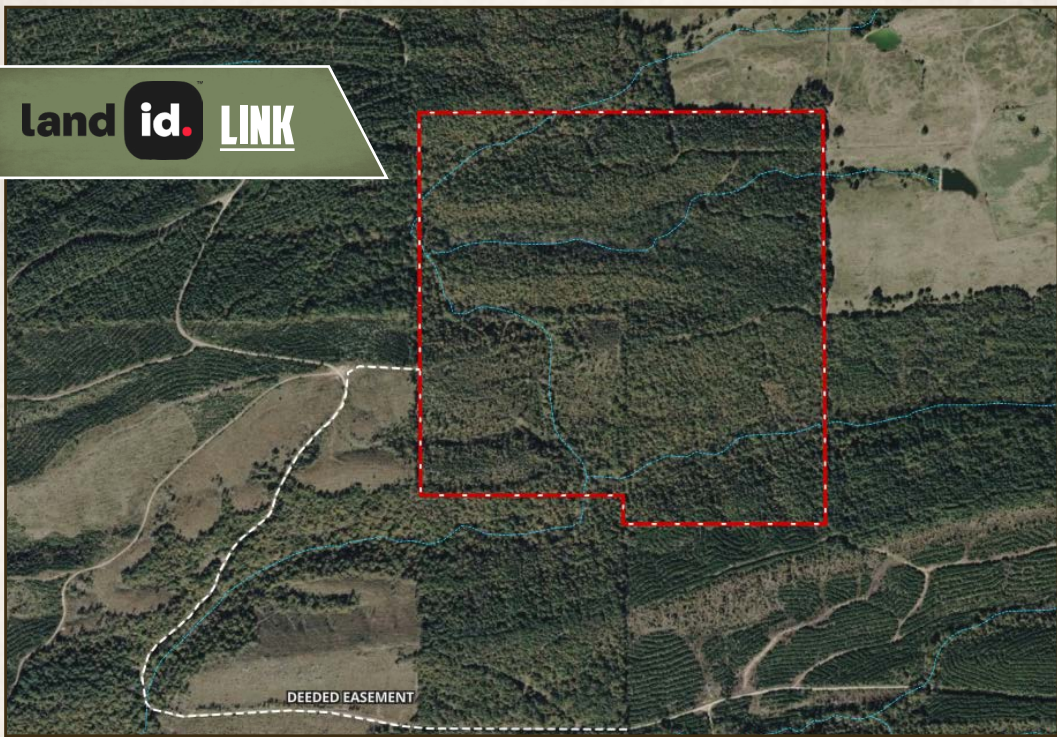
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land id. **LINK**



Directions From Gillham, AR:
Travel south on Highway 71 for 1.9 miles. Turn right onto Bellah Mine Road and continue for 1.4 miles. Turn right onto West 80 Thousand and proceed for 2.3 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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