

80± ACRES
DREW COUNTY, AR
\$168,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (318) 974-8185 | WWW.SMALLTOWNPROPERTIES.COM

THE DREW 80

PROPERTY PROFILE

LOCATION:

- Ott Pace Road
Monticello, AR 71655
- Drew County
- 15± Miles SE of Monticello
- 28± Miles SW of McGehee
- 31± Miles SE of Warren
- 45± Miles SW of Dumas

COORDINATES:

- 33.54245, -91.67885

PROPERTY USE:

- Hunting
- Recreational
- Investment

PROPERTY INFORMATION:

- 80± Total Acres
- 20± Acres Slough
- Mature Pine Plantation
- Enrolled in Carbon Credit Program
- Deer, Duck, Turkey, & Small Game

TAX INFORMATION:

- Parcel: 001-04906-000
- 2025 Taxes: \$100



HEATH EUBANKS | SPONSORING BROKER
C: 318-608-7848 | heath@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

LANE SELF | LAND SPECIALIST
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2204 N 7th Street, Suite D - West Monroe, LA 71291 | O: 318-974-8185 | smalltownproperties.com | 5607 Highway 71 South - Cove, AR 71937

WELCOME TO THE DREW 80

WELCOME TO THE DREW 80, LOCATED ON OTT PACE ROAD ABOUT 15 MILES SOUTHEAST OF MONTICELLO, ARKANSAS. This 80± acre hunting tract in Drew County offers a good mix of mature pine timber and wetland habitat. The majority of the acreage consists of mature pine plantation, with approximately 20 acres slough running through the property. The slough adds good habitat diversity and provides an opportunity for duck hunting when conditions are right.

The mature pine timber provides a nice habitat for deer, turkey, and small game, while the slough offers another type of habitat and hunting opportunity. This is a good-sized tract for someone looking for a recreational hunting property with a mix of upland timber and wetland habitat.



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MORE ABOUT THE DREW 80

The Drew 80 was enrolled in a carbon credit program in 2026 with a 40-year term. The program will provide income to the landowner over the term of the agreement, but commercial timber harvest will not be allowed during that time. This is an important consideration for a buyer, but it also gives the new owner an opportunity to receive income from the carbon program while continuing to use the property for hunting and recreation. Buyers should review the carbon agreement and its terms and restrictions as part of their due diligence.

With mature pine timber, approximately 20 acres of slough, carbon program income, and opportunities for deer, turkey, small game, and duck hunting, the Drew 80 offers significant recreational potential.

Contact Heath Eubanks or Lane Self today to schedule a private showing and experience #TheSmallTownWay!



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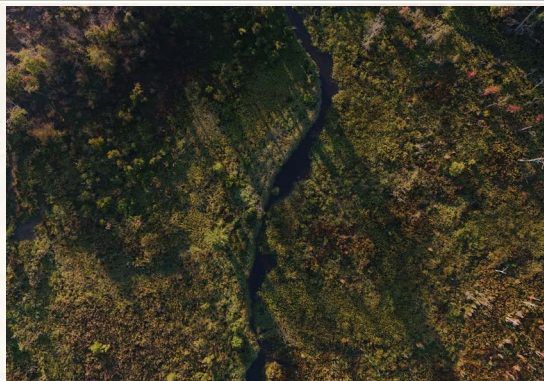
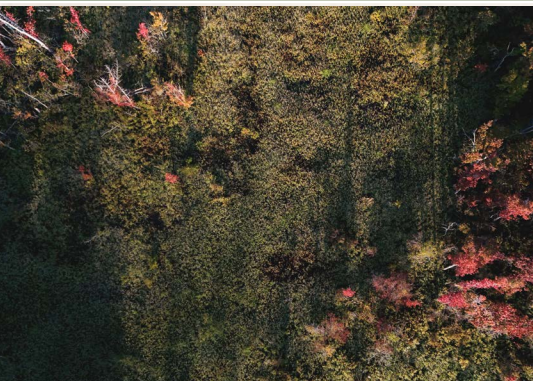


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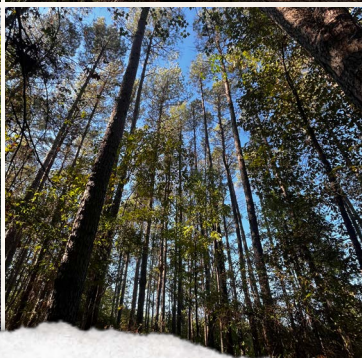
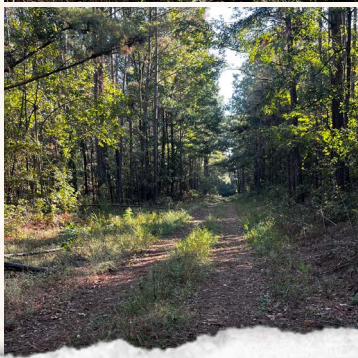
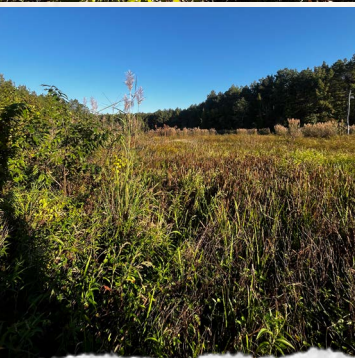
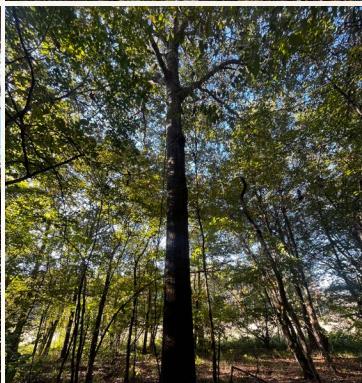
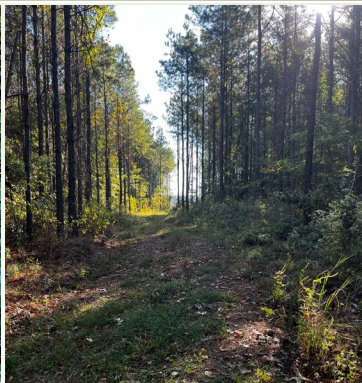
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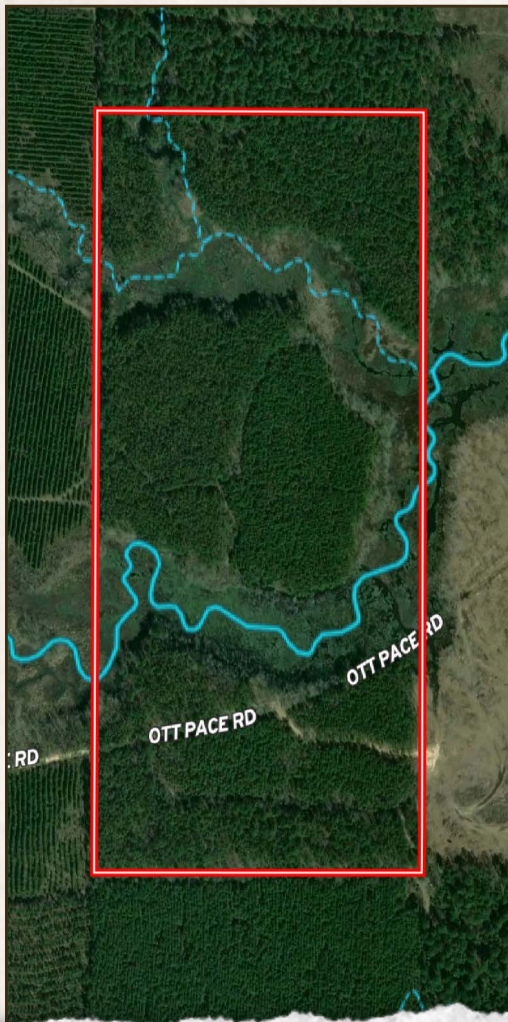
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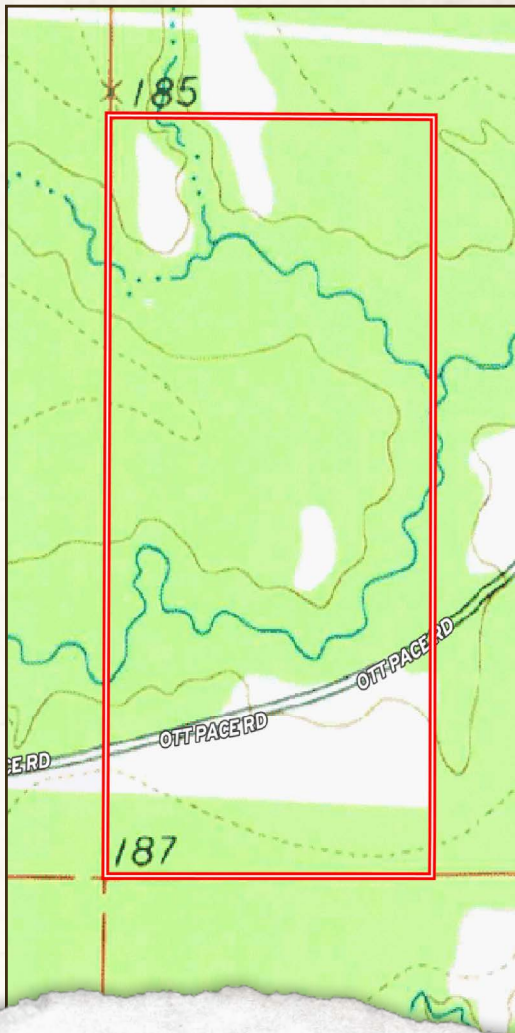
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DREW COUNTY, ARKANSAS

WATER MAP



TOPOGRAPHY MAP



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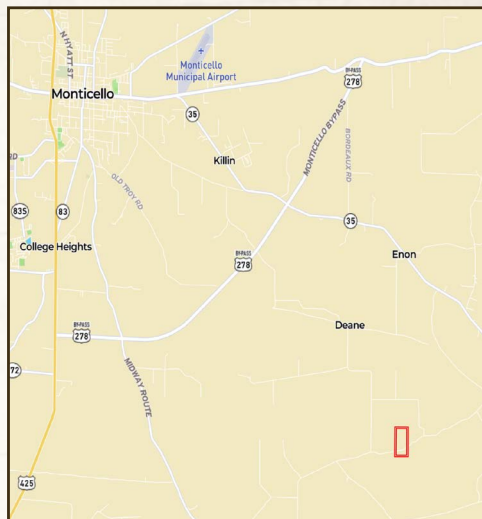


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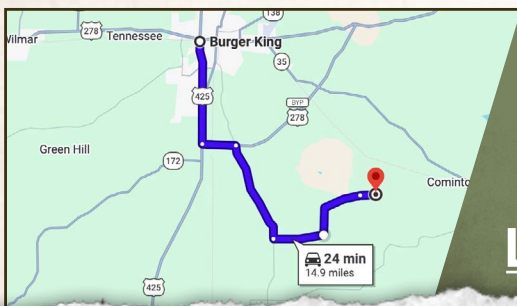
DREW COUNTY, ARKANSAS

land id. LINK



Directions From the Intersection of Hwy 278 and Hwy 425 in Monticello, AR: Travel south on Hwy 425 for 4.1 miles. Turn left onto US-278 BYP and continue for 1.4 miles. Turn right onto Midway Route and proceed 4.2 miles. Turn left onto Paradise Road and travel for 2 miles. Turn left again onto Caraway Gravel Lane and continue for 2.6 miles. Continue onto Ott Pace Road for 0.5 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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