

**80± ACRES**  
**UNION COUNTY, AR**  
**\$60,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE UNION 80

## PROPERTY PROFILE

### LOCATION:

- Union County, AR
- Junction City
- South of Eldorado
- East of Iron Mountain Road
- South of Pleasant Grove Community
- 2± Miles N of the LA/AR State Line

### COORDINATES:

- 33.04169, -92.56594

### PROPERTY INFORMATION:

- 80± Acres
- No Legal Access
- Borders Bayou DeLoutre
- Timber Rights Reserved
- Mineral Rights are Negotiable
- Located in a Flood Zone

### PROPERTY USE:

- Hunting
- Recreation

### TAX INFORMATION:

2023 - \$81.49

- Parcel: 00000-15540-0000



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**HEATH EUBANKS**

LAND SPECIALIST

C: 318-608-7848

O: 318-974-8185

[heath@smalltownproperties.com](mailto:heath@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE UNION 80

**CONSIDER THIS AFFORDABLE 80± ACRE TRACT IN UNION COUNTY, ARKANSAS JUST A FEW MILES SOUTH OF ELDORADO.** The property consists mostly of low-lying cypress and some bottomland hardwoods along the banks of Bayou DeLoutre. There are several islands across this tract that will hold deer. Upon initial evaluation, multiple scrapes and hooked trees were noted along the creeks. This tract will offer deer, duck, and small game hunting. A target rich environment will make this tract usable year-round, and more than likely, a gobbler or two will be in the area.

The price may jump off the page but take in to consideration this tract does not offer legal access. Additionally, the timber rights are reserved but could likely be bought. Even with these circumstances in mind, this would make a fine place to hunt. This property is landlocked.

**For additional information, call Heath Eubanks today.**



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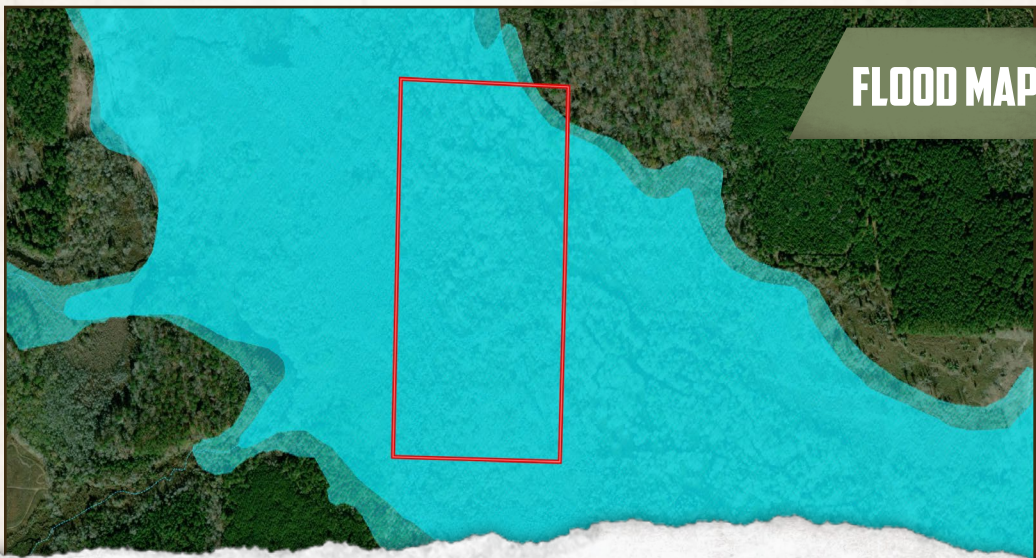
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land id. LINK



FLOOD MAP



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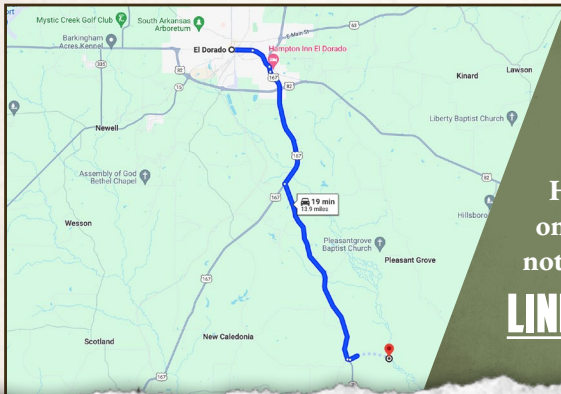
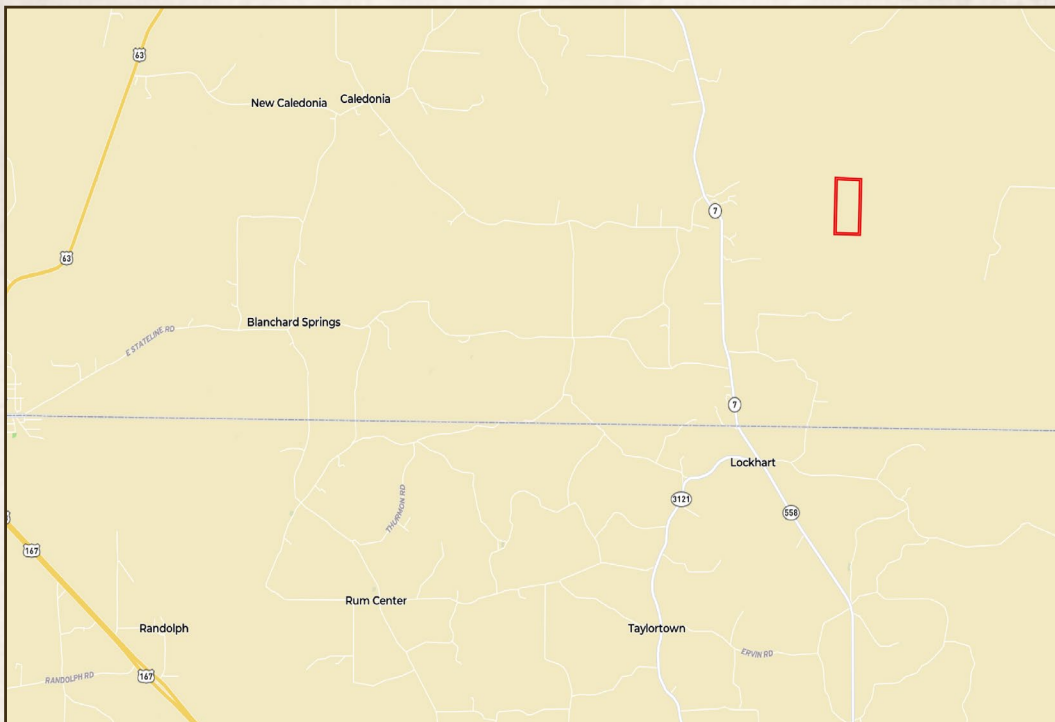
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**Directions From Junction City, AR:**  
Travel north on US-167 for 3.6 miles.  
Turn right onto Caledonia Road and  
travel for 6 miles. Travel south on  
HWY 7 for 2 miles and then turn left  
onto Ford Acres Road. The property does  
not have road frontage.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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