

59.15± ACRES
PIKE COUNTY, AR
\$179,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE PIKE 59.15

PROPERTY PROFILE

LOCATION:

- County Road 618
Newhope, AR 71959
- Within the Lake Greeson WMA
- Pike County
- 5± Miles SW of Lake Greeson
- 12± Miles SE Newhope
- 74± Miles NE of Texarkana
- 123± Miles SW of Little Rock

COORDINATES:

- 34.176552, -93.782694

PROPERTY USE:

- Hunting
- Investment
- Recreational

PROPERTY INFORMATION:

- 59.15± Rural Acres
- Timberland
- Creek Bottom
- Hardwood Corridors
- Additional Acreage Available

TAX INFORMATION:

- TBD



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PIKE 59.15

INTRODUCING THE PIKE 59.15! If you've been looking for a manageable-size hunting tract in the Lake Greeson area, this 59.15± acre property in Pike County, Arkansas, is one worth taking a look at. The timber on the property was harvested within the last year, leaving behind the kind of habitat that can become excellent bedding and browse as the natural regeneration starts coming back. Anyone who has hunted Arkansas cutover knows how productive this type of ground can be once it starts thickening up and providing the security cover deer prefer.

One of the strongest features of this property is the terrain. The tract offers good high ground with a gradual fall across the property, along with defined ridges that work their way down toward the hardwood creek bottom. These elevation changes give the property character while creating natural travel routes, funnels, and potential stand locations.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE PIKE 59.15

Adding to the habitat diversity are two hardwood TMZ corridors running generally north and south through the property. These hardwood areas provide natural cover and travel routes through the recently harvested timber. As the cutover continues to regenerate and thicken, these hardwood corridors should become even more important for wildlife movement across the tract.

In the southwest corner of the property, the ridges fall into a hardwood creek bottom that is known for wildlife travel. This bottom provides a natural funnel for deer and other wildlife moving between the surrounding cover, hardwood corridors, and higher ground. When you combine the creek bottom with the hardwood TMZs, ridges, elevation changes, and young cutover, you have several different habitat types working together on just under 60 acres.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE PIKE 59.15

From a hunting standpoint, the Pike 59.15 has a lot to work with. You have high ground, gradual elevation changes, ridges, hardwood travel corridors, a creek bottom, and thickening cover. With some strategic food plots, shooting lanes, stand locations, and continued habitat management, a new owner could really put their own touch on this property.

Another big advantage is the property's location within the Lake Greeson Wildlife Management Area, putting you in a part of Pike County well known for hunting and outdoor recreation. At 59.15± acres, this property offers enough ground to hunt and manage while still being a manageable-size recreational tract. Additional adjoining property is also available, giving buyers the opportunity to increase their acreage and put together a larger hunting or recreational holding.

Whether you're looking for your own hunting property, a weekend getaway, or a piece of Arkansas ground to improve and enjoy for years to come, the Pike 59.15 is a solid choice.

**Contact Nick Pate today to schedule a private showing
and experience #TheSmallTownWay.**

Disclaimer: The agent is related to the seller.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

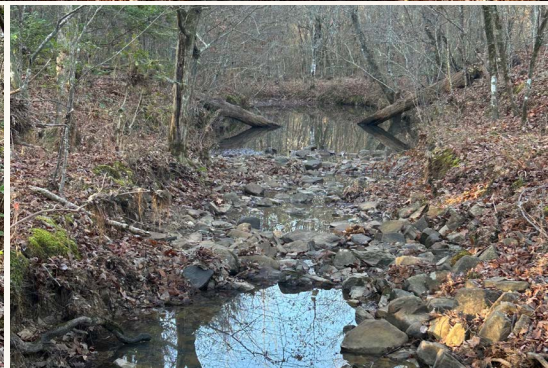
O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

59.15± ACRES

PIKE COUNTY, ARKANSAS

Lines are Approximate



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

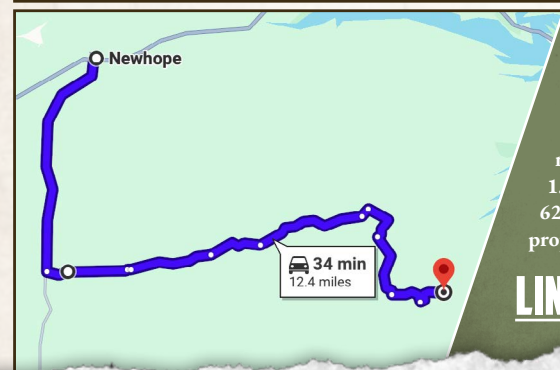
Information is believed to be accurate but not guaranteed.

59.15± ACRES

PIKE COUNTY, ARKANSAS



land id. LINK



Directions From Newhope, AR: Travel south on Highway 369 for 3.8 miles. Turn left onto 24000 Road and proceed for 2.7 miles. Continue onto Mc Indurf Road for 0.9 miles and then onto County Road 55 for 1.8 more miles. Turn left onto Coldwater Road. Turn right onto W25050 and travel for 0.7 miles. Turn left onto County Road 632, proceed for 1.1 miles, and then turn left again onto County Road 620. Take one more left onto County Road 618, and the property will be on the left in 0.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

NICK PATE

LAND SPECIALIST

C: 479-234-3288

O: 479-588-1034

nick@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.