

NEW



Thompson Creek Hardwood and Hunting

80 +/- Acres | Ashley County, AR | \$180,000



National Land Realty
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Raymond, MS 39154
NationalLand.com



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PROPERTY SUMMARY

Welcome to a timberland paradise where nature's treasures unfold in every acre. This extraordinary tract combines the best of timber investment potential, diverse landscapes, and premier hunting opportunities.

Mature hardwoods and robust pine timber stand as sentinels throughout, presenting a valuable and flourishing timber resource that not only adds aesthetic charm but also promises a wise and enduring investment.

Adding to the allure is a watershed, unveiling opportunities for wood duck hunting. Imagine the thrill of watching wood ducks navigate the waters against a backdrop of natural beauty—a unique and rewarding experience for outdoor enthusiasts. Along with the lake there are multiple meandering creeks providing year-round access to water for wildlife.

Whether you are enticed by the promise of timber returns, the excitement of deer hunting, or the unique appeal of wood duck hunting, this property invites you to make it your own.



ACREAGE BREAKDOWN

+/- 35 acres of Hardwoods

+/- 30 acres of Mature Pine and
Hardwood Mix

+/- 15 acre Watershed Lake

ADDRESS

XX Ashley County Road 450
Crossett, AR 71635

LOCATION

From Crossett head north on
Hancock Road

Near Whitlow veer left onto
Ashley County Road 304

Turn right and head north onto
Ashley County Road 409

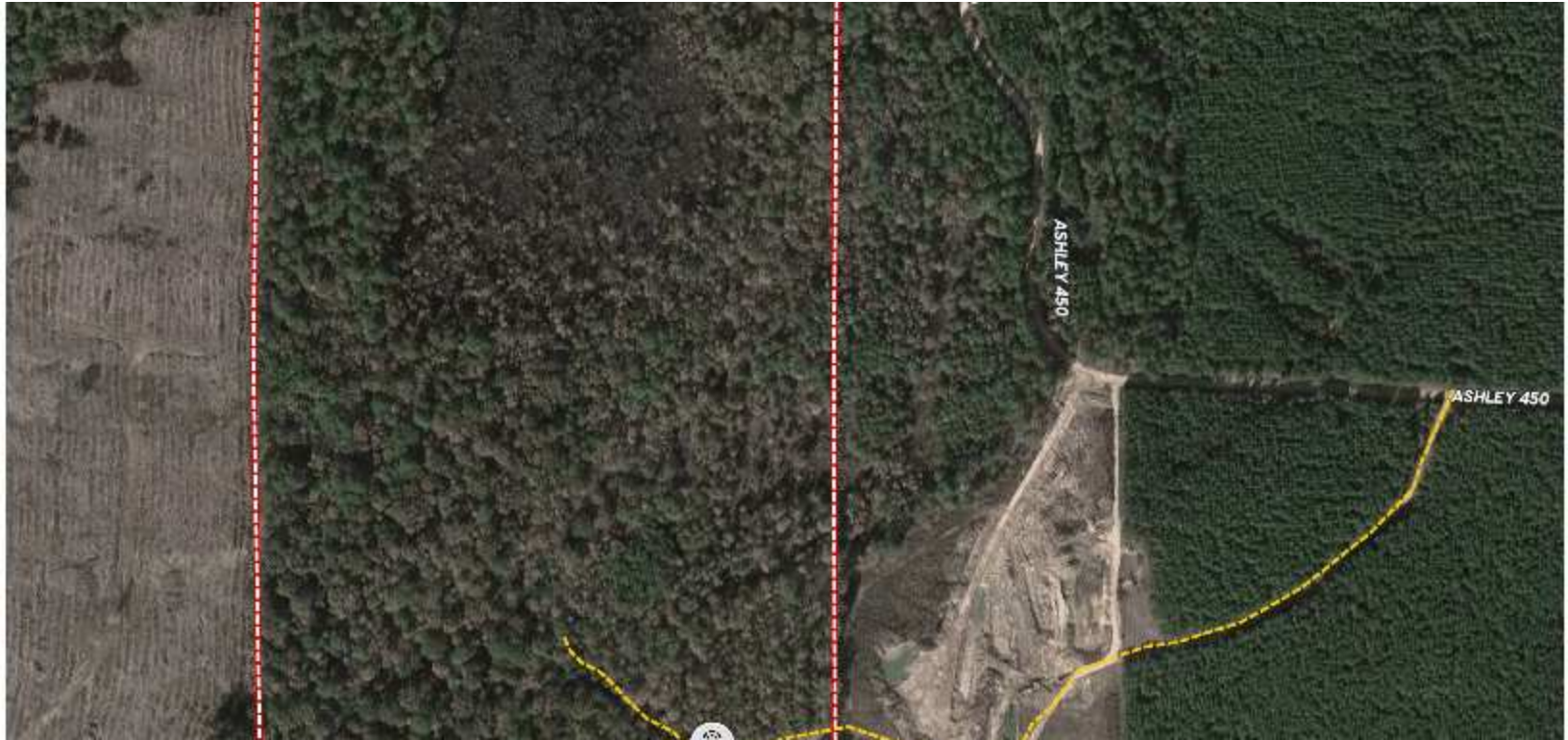
Turn left onto Ashley County
Road 450

TAXES

\$132/year (2022)

PROPERTY HIGHLIGHTS

- Mature Hardwood Timber
- Merchantable Pine Timber
- Excellent Deer Hunting
- Wood Duck Hunting In The +/- 15 acre Watershed Lake
- Multiple Creeks
- Timber Investment and Hunting



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning
AGRICULTURAL LAND

Listing ID#
2778323





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