



Shabby Tree Tract

167.68 +/- Acres (\$1,775/acre) | Dallas County, AR | \$297,630



ADDRESS

0 Nova Jean Road
Fordyce, AR 71742

LOCATION

Property is located in two tracts approximately 7 miles north of Fordyce. Property has frontage on the west side of Hwy 167. Main access is through a locked gate off Nova Jean Road.

PROPERTY SUMMARY

This 168+/- acre property is located in Dallas County, Arkansas lying on the south side of Moro Creek approximately 7 miles north of Fordyce. The property is in two tracts consisting that are ½ mile apart. The property consists of hardwoods ranging from mature to areas that were harvested within the last 8 years and approximately 22 acres of 15-year-old pine plantation. There are areas of hardwoods along Moro Creek that are subject to flooding when the creek overflows. The property has frontage on Hwy 167 and is best accessed by Nova Jean Road. Interior access is best utilized by Atv. The tract has varying habitats for wildlife with hardwood bottomland and upper higher ground where the pine is planted. There are lots of deer signs on the property and the habitat is above average for the area. This tract would be a great property for a hunting club that has some long-term timber investment potential.

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