



Thornton 165 Recreational & Timberland Tract

165 +/- Acres | Calhoun County, AR | \$305,250



ADDRESS

16503 County Rd 67
Thornton, AR 71766

LOCATION

Follow Hwy 79 2.5 miles west of Thornton to County Road 67. Turn right onto County Road 67 and follow for 1 mile. Property is on both sides of the County Road. Proper can also be accessed by County Road 409 on the eastern boundary.

PROPERTY SUMMARY

This 165+/- acre property in Calhoun County is just west of Thornton on County Road 67. The property is all mixed timberland of hardwoods and pine with some merchantable timber. Some of the property was harvested less than 10 years ago and there is natural regrowth. The property has excellent access off County Road 67 with electricity and rural water available on the road. There is legal access on the east side of County Road 409 but there are no utilities. The property has three ponds and a creek for plenty of water for wildlife and a couple of fishing holes. There are plenty of deer sign all over the property and it has not been heavily hunted. There are some ATV trails on the property for interior access. This is a great recreational tract with deer hunting and fishing in the ponds and also offers a long-term timberland investment. With locations for a camp with available utilities, and easy access off Highway 79, this a tremendous opportunity for the recreational buyer.

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