



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

115± ACRES
HOWARD COUNTY, AR
\$345,000

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THE HOWARD 115

PROPERTY PROFILE

LOCATION:

- Brushy Creek Road
Newhope, AR 71959
- Near the Athens Community
- Howard County
- 6± Miles SE of the Ouachita
National Forest
- 9± Miles NW of Lake Greeson
- 16± Miles NE of Dierks Lake
- 28± Miles E of Wickes
- 28± Miles W of Glenwood

PROPERTY USE:

- Hunting
- Potential Cabin/Home Site
- Investment

COORDINATES:

- 34.26571, -93.94831

PROPERTY INFORMATION:

- 115± Acres
- Mix of Hardwood
& Pine Timber
- Electricity Available
- Frontage on Brushy Creek
- Abundant Wildlife
- Weyerhaeuser Timber
Company on 3 Sides
- Additional Acreage Available

TAX INFORMATION:

- Parcel 001-00330-0000: \$206.14



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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5607 Highway 71 South - Cove, AR 71937

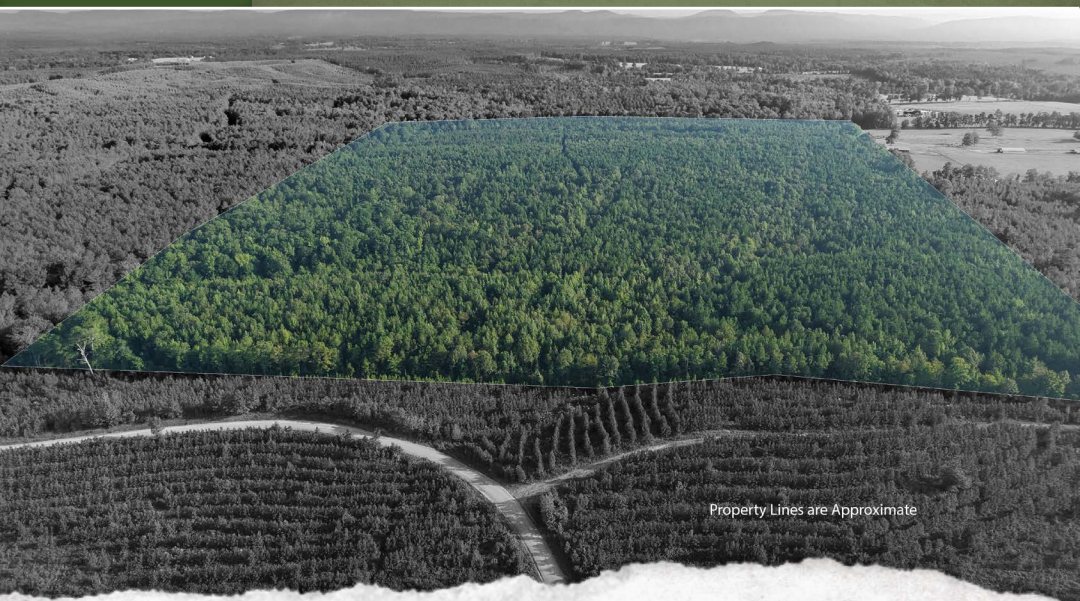
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE HOWARD 115

WELCOME TO THE HOWARD 115, A VERSATILE LAND TRACT IN SOUTHWEST ARKANSAS. This 115± acre property is near the Athens Community in Howard County and is the definition of multi-use, as it offers many opportunities in its current state, as well as what it can be transformed into.

The hunting potential, especially for whitetail deer, is exceptional here, being flanked by large acreage owned by Weyerhaeuser Timber Company with varying age structures of pine timber to create abundant bedding and feeding areas for the local wildlife. The subject property has a varying age structure of its own but, in contrast, has some impressive stands of mature mast-producing hardwoods to support the local herd/flock. Brushy Creek runs across the northwest corner of the property, providing year-round enjoyment, and there are several springs scattered about that could be utilized in constructing a pond. The owner put in fire lanes, and the property is scheduled to have a prescribed burn along with some shooting lanes that run north to south for extended shooting opportunities.



Property Lines are Approximate



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MORE ABOUT THE HOWARD 115

Another option for this property is a homesite. It would be ideal for the homeowner that craves peace and quiet to escape to the Howard 115, where you can build the home of your dreams to enjoy for years to come with very little outside interference. Electricity is located along the north boundary to service any utility needs.

An additional use, which is easily overlooked, is clearing the timber from the land and converting it into improved pasture or a large-scale livestock confinement operation as represented on the neighboring property. Finally, this place has investment potential, as there is some marketable timber for future harvest.

A highlight of this hidden gem is its proximity to the Ouachita National Forest, the Little Missouri River, Lake Greeson, the Cossatot River, and Dierks Lake. Within 20 minutes from the property, you can be at any of these favorite spots. If your dream is to have outdoor recreation at your fingertips, then give the Howard 115 a look!

**Contact Luke Alston today to learn more
and schedule a personal showing.**



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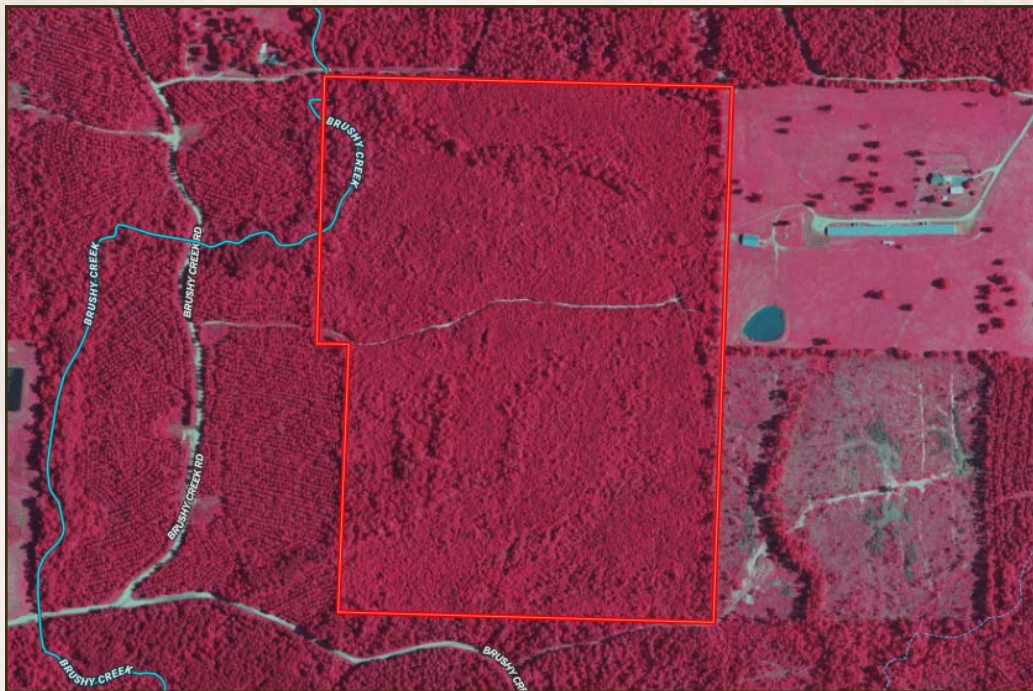
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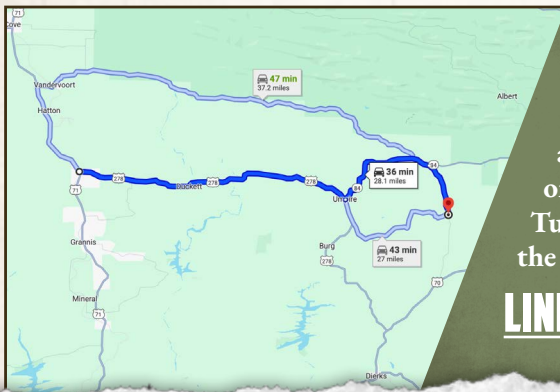
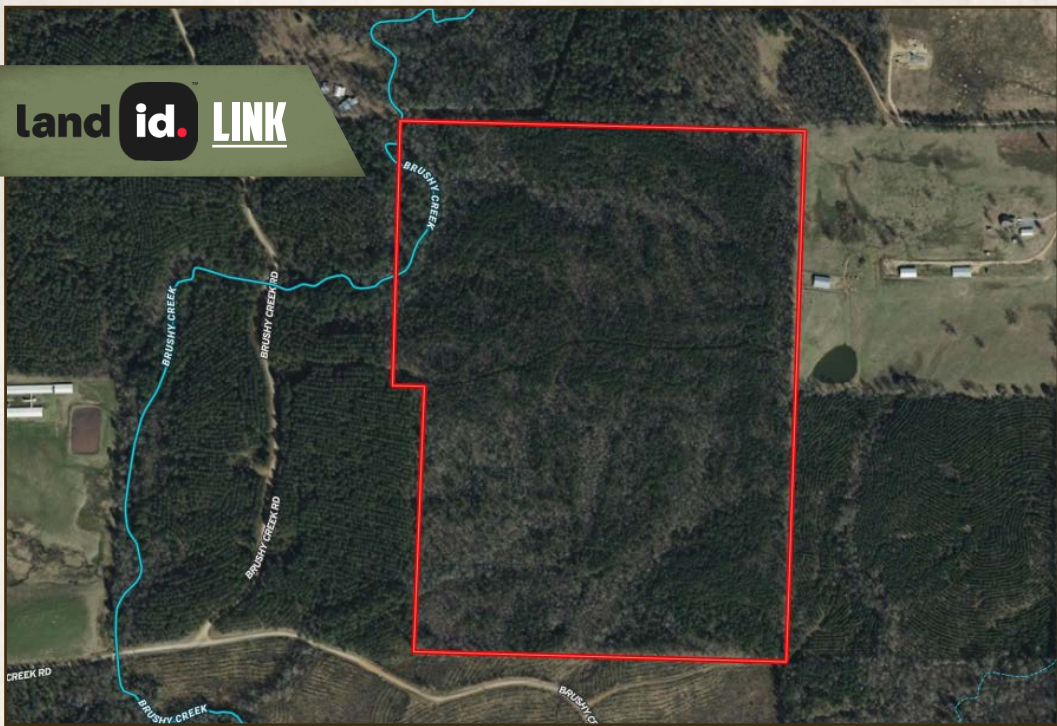
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land id. LINK



Directions From Wickes, AR:
Travel 17.6 miles east on Hwy 278
to Umpire. Turn left on Hwy 84
and continue 7.1 miles. Turn right
on Tollett Road and proceed 3.4 miles.
Turn right on Brushy Creek Road and
the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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