

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**13 INDIVIDUAL TRACTS
150± TOTAL ACRES
MONTGOMERY COUNTY, AR
ACREAGE & PRICES VARY**

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

THE MONTGOMERY 150

PROPERTY PROFILE

LOCATION:

- Southside Road
Oden, AR 71961
- Montgomery County
- $1.3\pm$ Miles S of the Ouachita River
- $3\pm$ Miles SE of Pine Ridge
- $8\pm$ Miles SW of Oden
- $18\pm$ Miles W of Mt Ida
- $22\pm$ Miles E of Mena
- $26\pm$ Miles W of Lake Ouachita
- $57\pm$ Miles W of Hot Springs

COORDINATES:

- 34.56895, -93.87625

PROPERTY USE:

- Potential Residential
- Potential Second Home/Rental
- Homestead
- Hunting/Fishing/Recreation

TAX INFORMATION:

- Parcel 001-04275-000
(00104275000): \$122.96
- Parcel 001-04273-000
(00104273000): \$83.22
- Parcel 001-04272-000
(00104272000): \$15.93

PROPERTY INFORMATION:

- $150\pm$ Total Acres
- 13 Tracts
- Paved County Road Frontage
- Electricity Available
- National Forest Boundaries
on 11 of 13 Tracts
- Mountain Views
- Pond/Creeks
- No HOA/POA

ACREAGE & PRICING:

- Tract 1: \$10k/Acre - $16.37\pm$ Acres
- Tract 2: \$15k/Acre - $9.86\pm$ Acres
- Tract 3: \$10k/Acre - $16.06\pm$ Acres
- Tract 4: \$12k/Acre - $12.93\pm$ Acres
- Tract 5: \$15k/Acre - $12.90\pm$ Acres
- Tract 6: \$10k/Acre - $13.93\pm$ Acres
- Tract 7: \$15k/Acre - $15.84\pm$ Acres
- Tract 8: \$8k/Acre - $21.02\pm$ Acres
- Tract 9: \$15k/Acre - $9.57\pm$ Acres
- Tract 10: \$8k/Acre - $7.50\pm$ Acres
- Tract 11: \$15k/Acre - $8.22\pm$ Acres
- Tract 12: \$15k/Acre - $5.79\pm$ Acres
- Tract 13: \$15k/Acre - $5.46\pm$ Acres



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LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

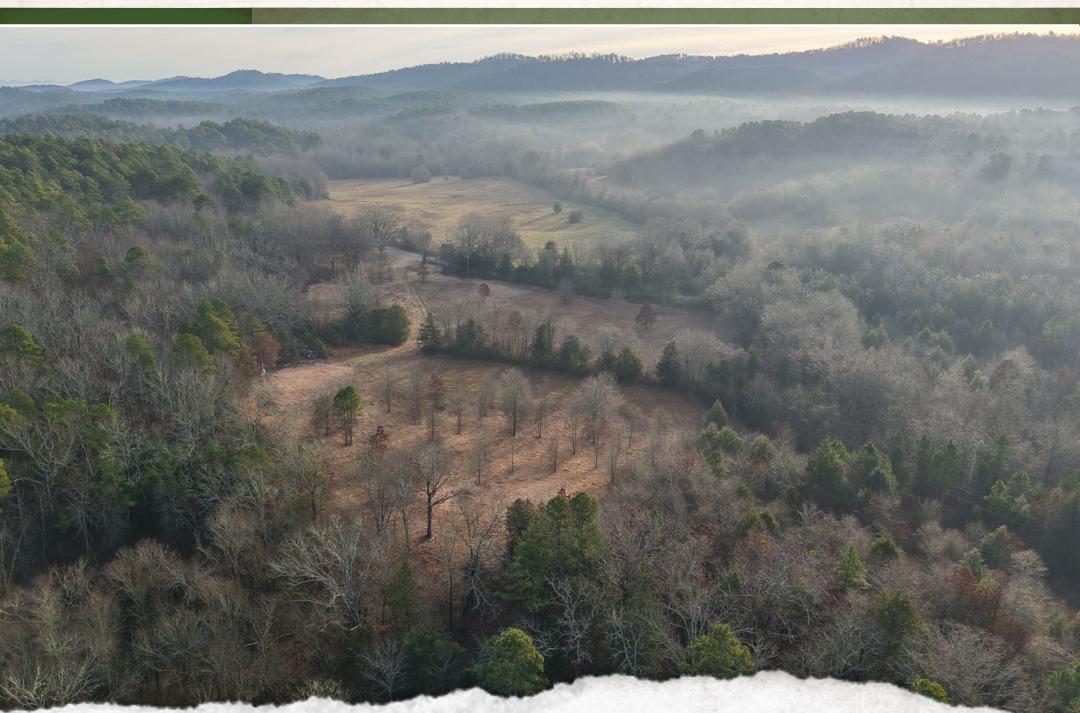
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 150

WELCOME TO THE MONTGOMERY 150, LOCATED NEAR THE PINE RIDGE COMMUNITY IN MONTGOMERY COUNTY, AR. The 150± acre property consists of 13 individual tracts ranging from 5+ acres to 21+ acres. 11 of the 13 tracts have at least one boundary shared with the Ouachita National Forest. Tract #3 and #5 have two sides of forest frontage for easy access to millions of acres of public land for hunting and exploring right out your back door.

Each tract has at least one potential building site for views of the surrounding mountain range. Electricity is either in place or readily available to each tract. Multiple points of entry to each section of the subdivision will be provided for easy access to Southside Road, a paved county-maintained road.



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MORE ABOUT THE MONTGOMERY 150

The Montgomery 150 offers a variety of terrain for the person looking for a piece of land that is "far from ordinary." Enjoy lower lying areas for growing gardens, pasture for livestock, multiple ponds and wet weather creeks to high ridgetops for building homes/cabins to take in the views, which are in every direction you look.

This truly is an outdoor dream come true with the National Forest being feet away, access to the Ouachita River being a little over a mile away, and very light restrictions on each tract. NO HOA/POA!!

**Take advantage of this rare opportunity and
check out the Montgomery 150. Call Luke Alston
today to experience #TheSmallTownWay!**



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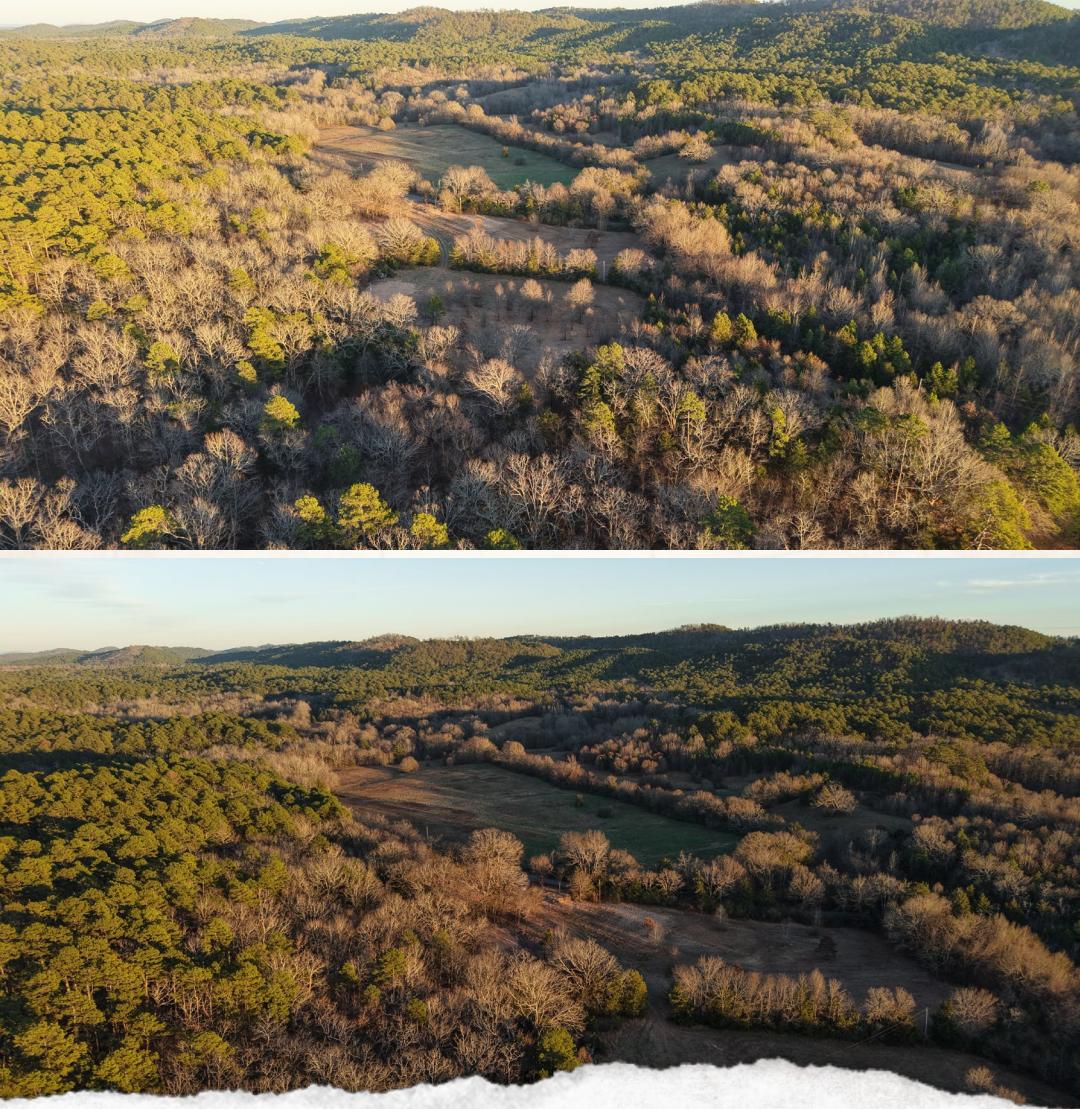
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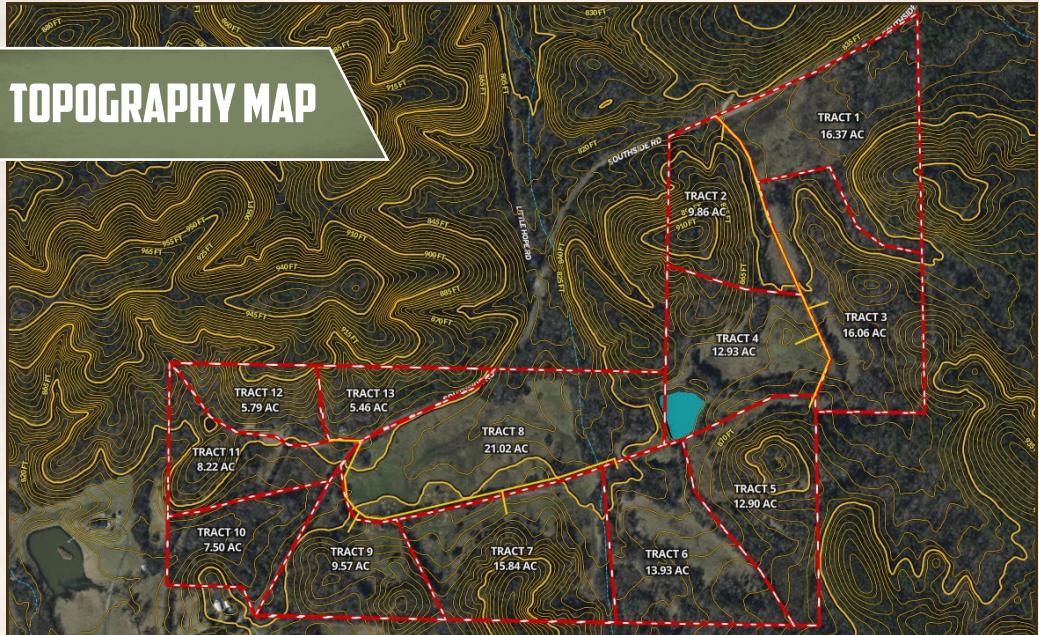
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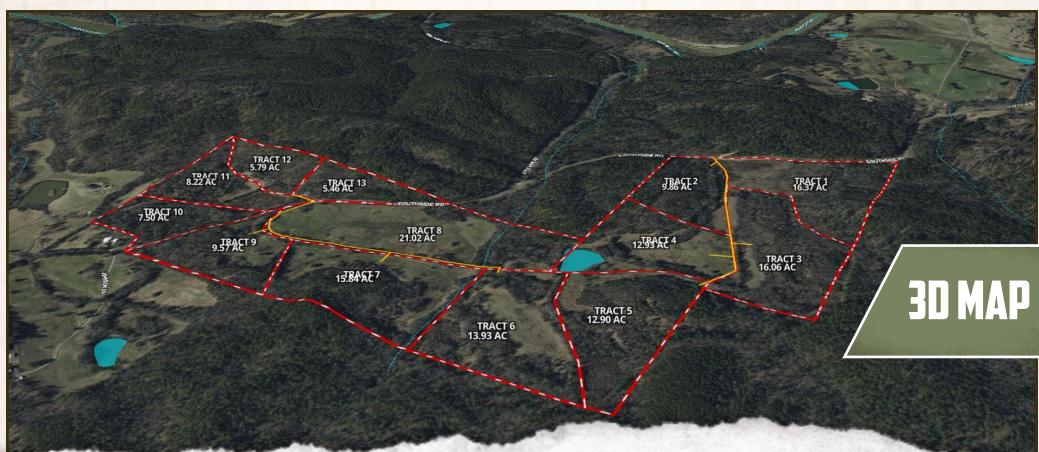
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TOPOGRAPHY MAP



3D MAP



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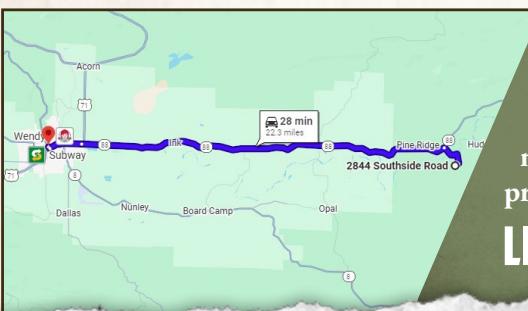
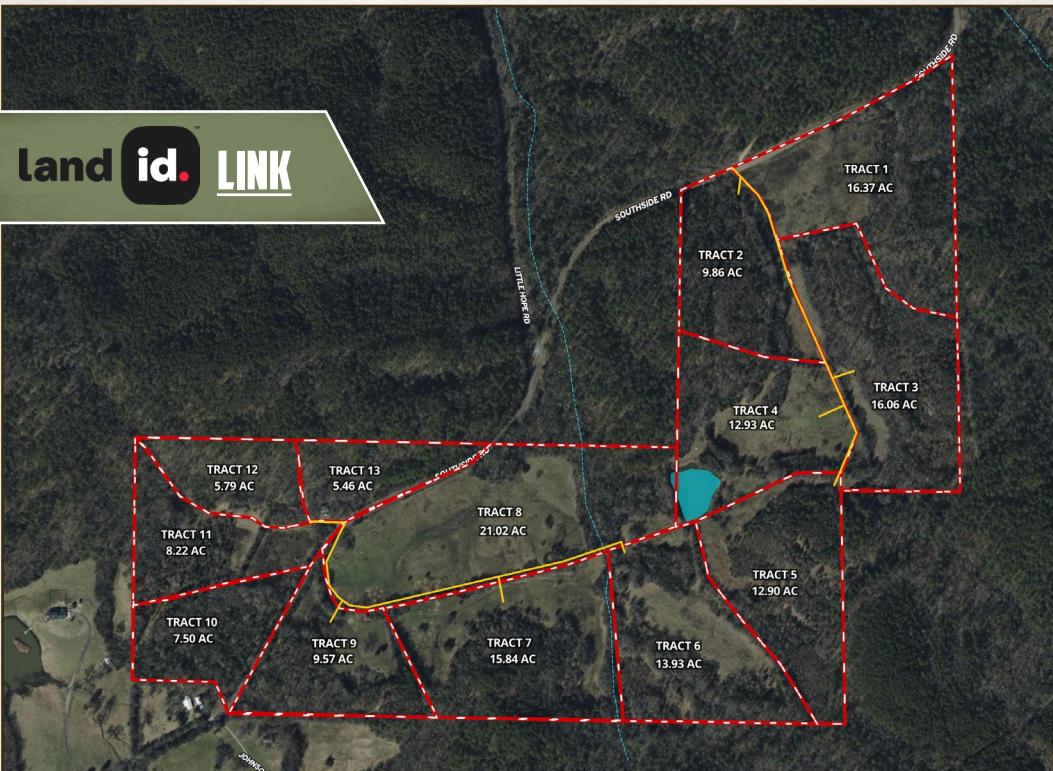
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land id.™ **LINK**



Directions From Mena, AR: Travel 19 miles east on Hwy 88 to Pine Ridge. Turn right on Little Hope Road and then merge right onto Southside Road. The property will be on both sides of the road.

LINK TO GOOGLE MAP DIRECTIONS



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