

**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**17± ACRES**  
**MONTGOMERY COUNTY, AR**  
**\$102,000**



OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE MONTGOMERY 17

## PROPERTY PROFILE

### LOCATION:

- Jaymeson Road  
Oden, AR 71961
- Montgomery County
- Across from the Ouachita National Forest
- $3\pm$  Miles SE of the Ouachita River
- $4\pm$  Miles SE of Pine Ridge
- $11\pm$  Miles SW of Oden
- $24\pm$  Miles E of Mena
- $49\pm$  Miles W of Lake Ouachita
- $59\pm$  Miles W of Hot Springs

### COORDINATES:

- 34.5564, -93.89645

### TAX INFORMATION:

- TBD

### PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home/Cabin Site
- Investment

### PROPERTY INFORMATION:

- $17\pm$  Acres
- Dual County Road Frontage
- Mountain Views
- Pastureland
- Year-Round Spring
- Access to the Ouachita River
- Access to Several Year-Round Creeks
- Electricity Available
- Additional Acreage Available



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**LUKE ALSTON, ALC**

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MONTGOMERY 17

**WELCOME TO THE MONTGOMERY 17, LOCATED NEAR THE COMMUNITY OF PINE RIDGE IN MONTGOMERY COUNTY, ARKANSAS!** This  $17\pm$  acre tract offers a variety of features with an affordable price point for the person looking to live the rural Arkansas lifestyle without breaking the bank. The land is predominantly pasture with scattered mature trees and a heavily wooded area where a year-round spring meanders the width of the property.

The Montgomery 17 has electricity established on the perimeter of the property for easy access for the next owner, and two sides of the tract have county road frontage for unencumbered entry and exit. Across Ryan Road is the Ouachita National Forest for all of your outdoor activities such as hunting, hiking, and exploring. The Ouachita River is a short distance away for unlimited fishing, swimming, and floating opportunities.



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# MORE ABOUT THE MONTGOMERY 17

Located in Pine Ridge is the world renowned Lum & Adner Museum inside the Jot 'Em Down Store where you can step back in time. If you get hungry or need supplies, you can stop in at Big T's General Store in Oden, AR, just a few minutes east, and find a dab of everything! The Montgomery 17 is ready for someone to take it to the next level, whether that be building your dream home, raising livestock, or using it as a recreational hub. Additional acreage is available.

*\*Disclaimer: The exact acreage will be determined by a survey.*

**Contact Luke Alston today to schedule a private showing and experience #TheSmallTownWay.**



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PROPERTY LINES ARE APPROXIMATE



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## 3D MAP



## TOPOGRAPHY MAP



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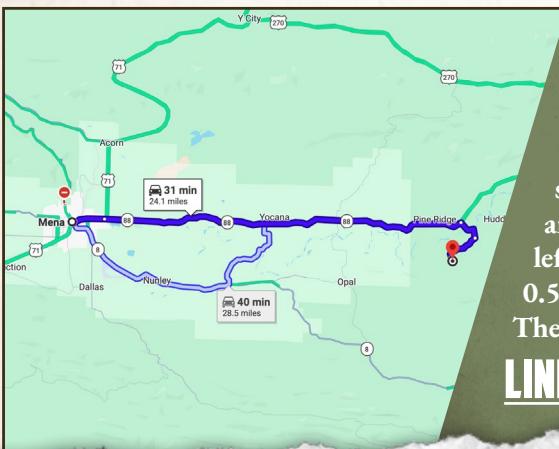
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**Directions From Mena, AR:** Travel on Highway 88 East for 19 miles. Turn right onto Little Hope Road and continue for 1.3 miles. Take a slight right turn onto Southside Road and proceed for 1.5 miles. Take a slight left turn onto Ryan Road and then after 0.5 miles, turn right onto Jaymeson Road. The destination will be on the right.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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