

480± ACRES
HEMPSTEAD COUNTY, AR
\$1,885,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE HEMPSTEAD 480

PROPERTY PROFILE

LOCATION:

- Hempstead 272
McCaskill, AR 71847
- Hempstead County
- 3.6± Miles N of McCaskill
- 12.5± Miles E of Nashville
- 24± Miles NW of Prescott
- 24± Miles N of Hope
- 32± Miles NE of Millwood Lake
- 37± Miles S of Lake Greeson
- 119± Miles SW of Little Rock
- 230± Miles NE of Dallas, TX

COORDINATES:

- 33.95659, -93.62741

PROPERTY USE:

- Recreational
- Potential Hunting Club
- Timber Investment
- 1031 Tax Exchange

PROPERTY INFORMATION:

- 480± Acres
- 100% Timber Tract
- Frontage on Stony Creek
- Varying Terrain
- Mixed-Age Timber Structure
- Mature Hardwood and Pine Mix
- Majority of Mature Timber is Natural Growth
- Abundant Wildlife
- Electricity On Site
- Direct Access to County Road
- Gravel Pit for Road Maintenance

TAX INFORMATION:

- **Parcels:**
 - 001-06274-000: \$83
 - 001-06395-000: \$42
 - 001-06415-000: \$172
 - 001-06422-000: \$127
 - 001-06423-000: \$42



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LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

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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 HEMPSTEAD 480

WELCOME TO THE HEMPSTEAD 480, LOCATED ROUGHLY 3.5 MILES NORTH OF MCCASKILL, ARKANSAS. This 480± acre tract offers something for everyone!

The first thing you notice is the quantity and quality of the timber—from towering natural growth pine and 20+ year-old pine plantation to the variety of hardwood species that are growing as we speak. The dollar value of the stump on this Hempstead County property is substantial to the timber buyer looking for an immediate return on their investment. Additionally, the property is worth considering for a 1031 tax exchange to divert capital gains from other real estate divestitures.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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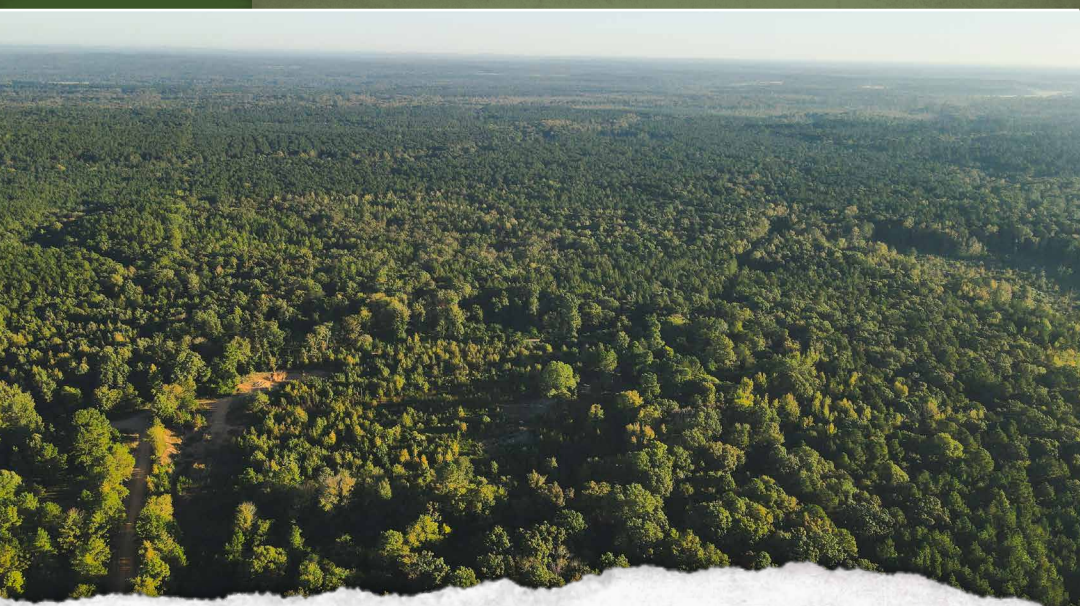
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MORE ABOUT THE HEMPSTEAD 480

The hunting and recreational value here is the hardest part to explain or put a number on because the opportunities and possibilities are endless. The timber age and variety, coupled with the terrain across the acreage, lend themselves to being much larger. You can manage the local herd or flock as you see fit. Electricity is already in place, and an old, established campsite near the front entrance for convenient access to the county-maintained road makes for a perfect place to build a cabin or put in RV sites.

The last thing that offers a significant benefit to the property is the gravel pit that has been opened up for road maintenance without the added expense of buying it from an outside source.

If you are looking for an Arkansas property that “has it ALL,” the Hempstead 480 is worth a tour. Call Luke Alston today to learn more and schedule a personal tour!



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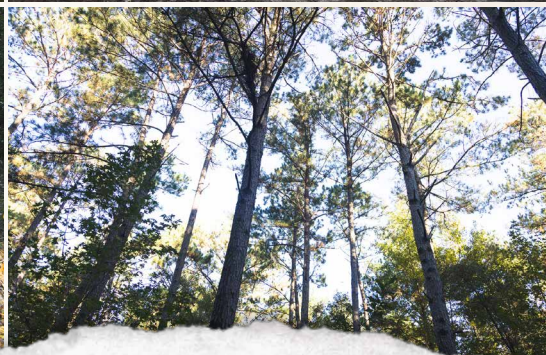
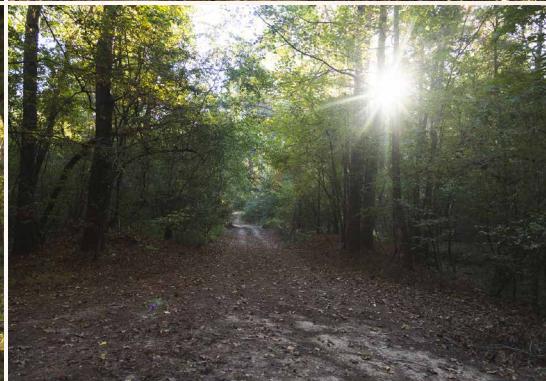
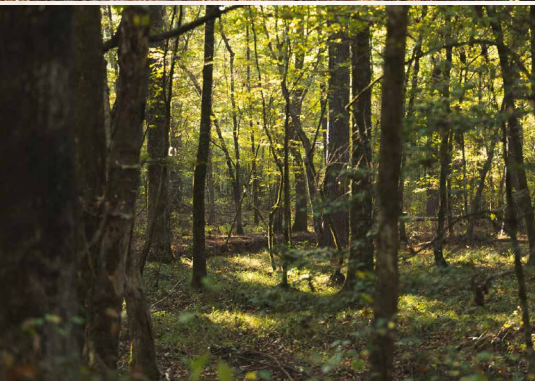
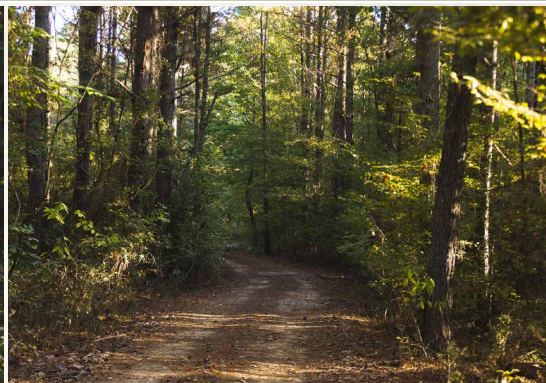
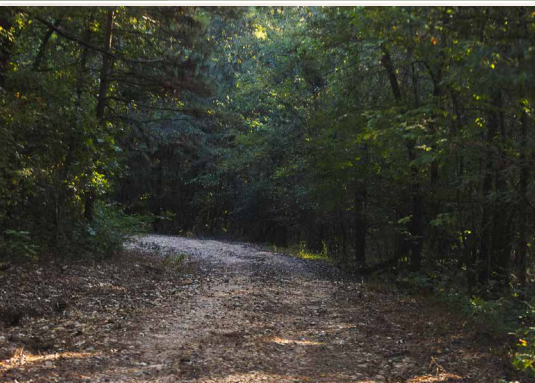
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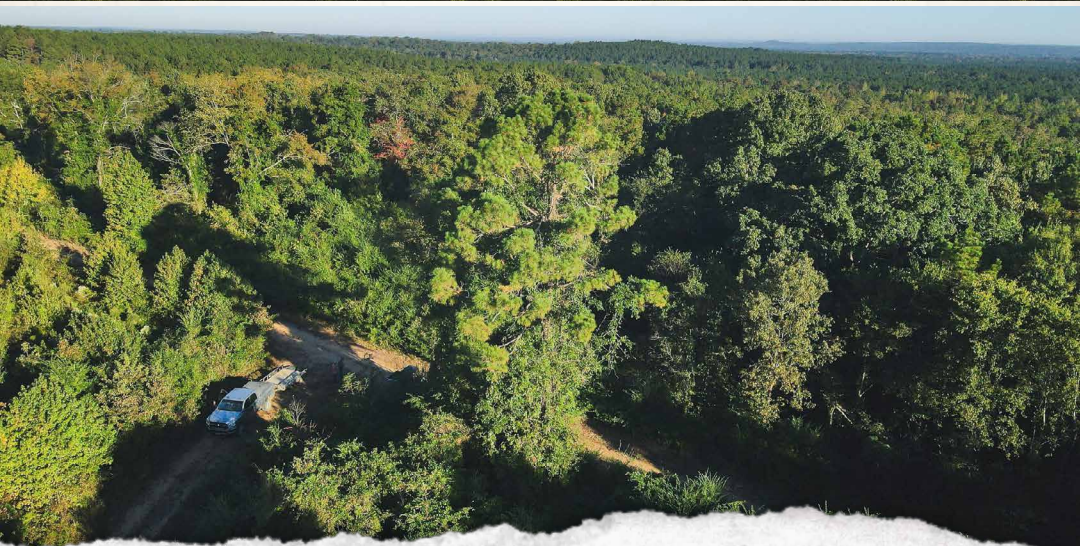
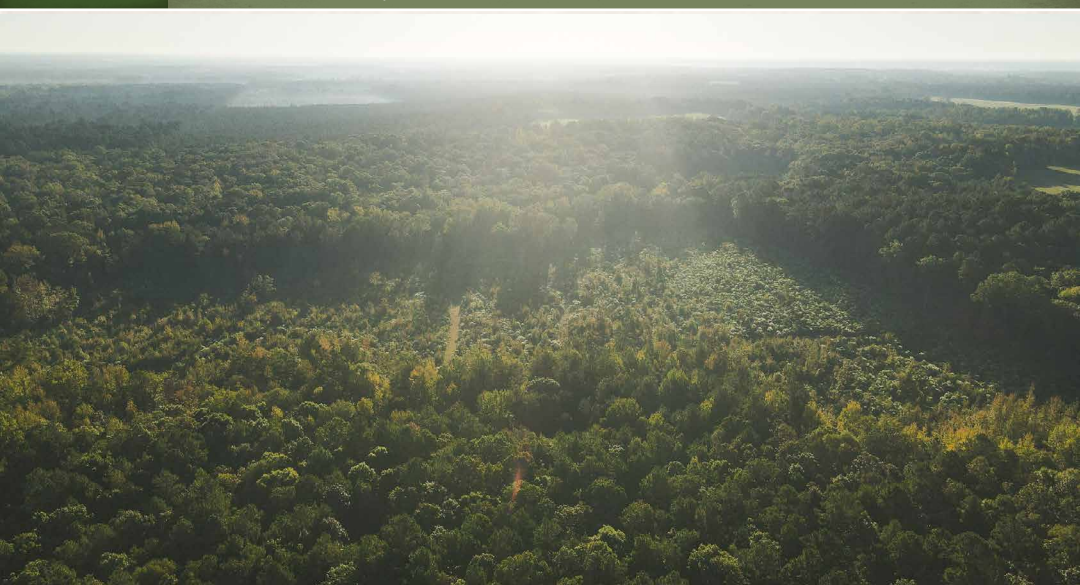
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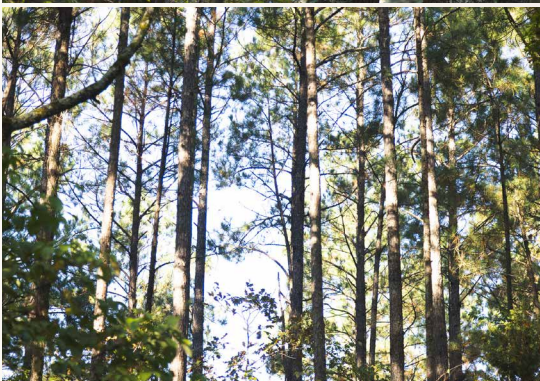
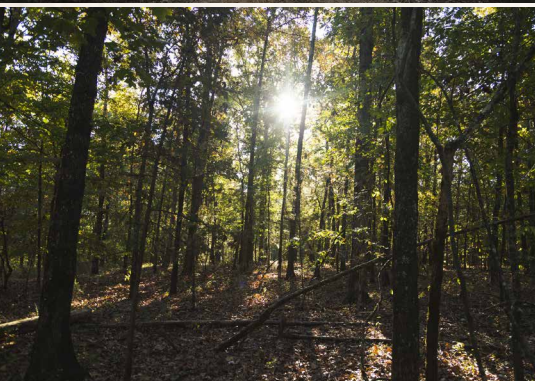
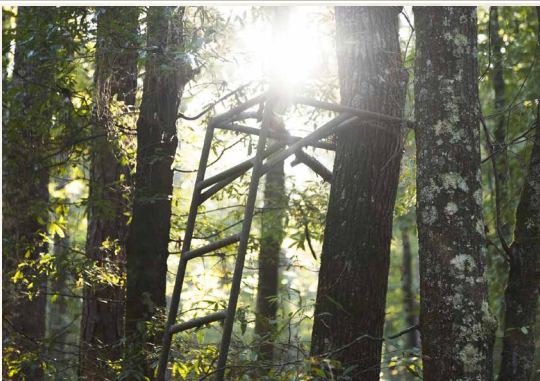
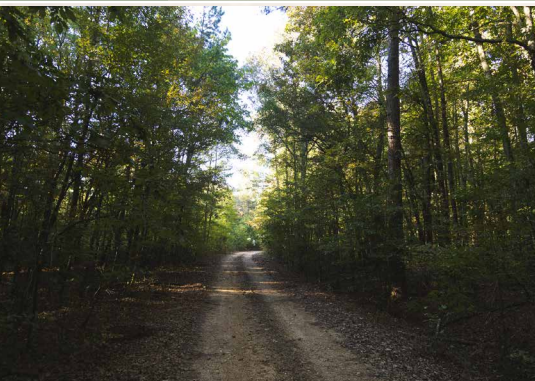
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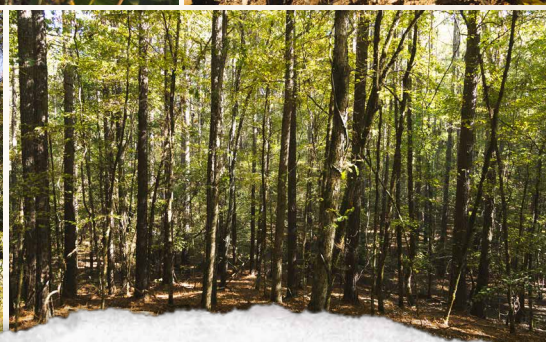
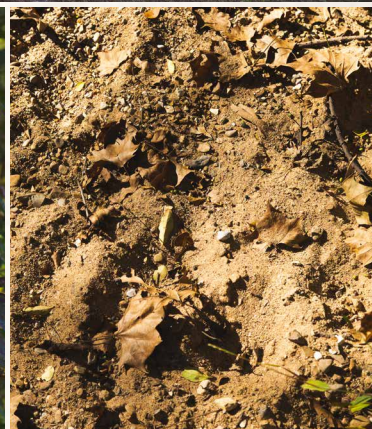
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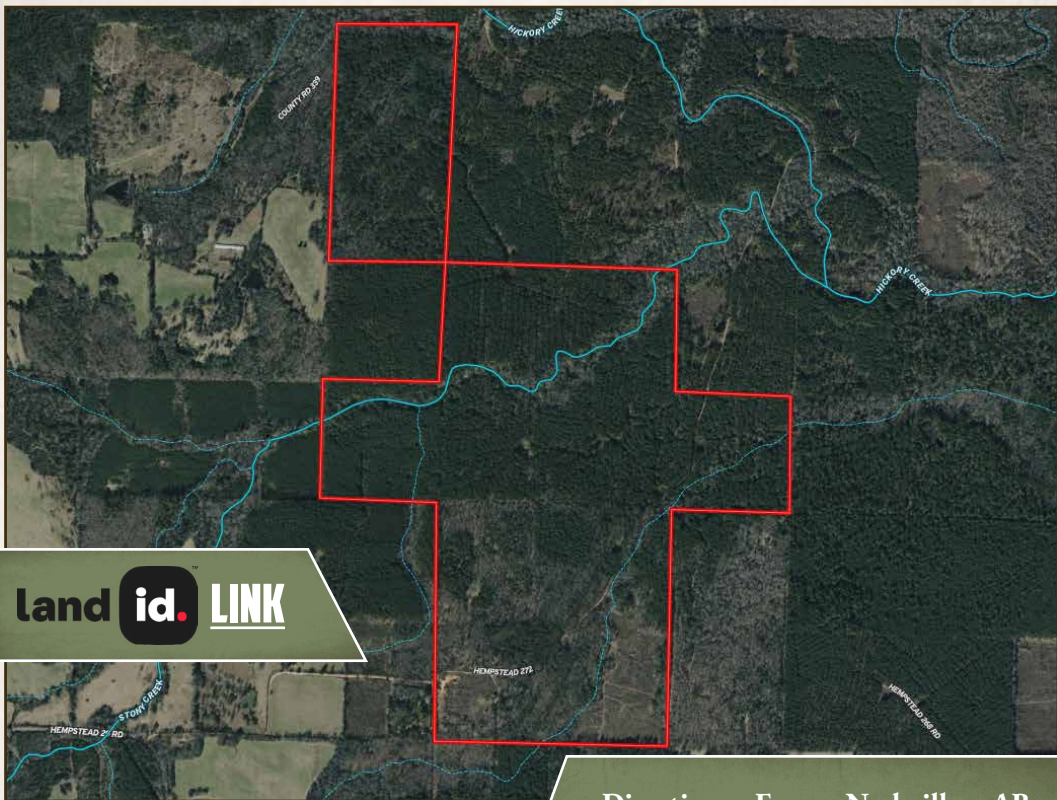
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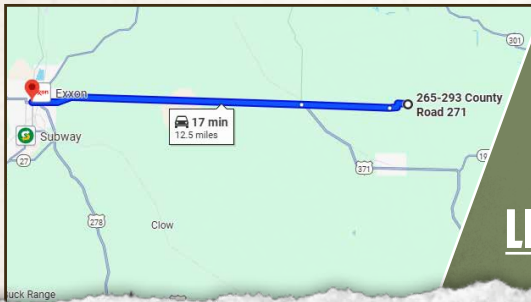
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land id. LINK



Directions From Nashville, AR:
Travel 9 miles east on Hwy 371. Turn left on Hempstead 29 and continue 3 miles. Turn left on Hempstead 272 and proceed 0.7 miles to the locked gate where 272 and 271 meet.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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