

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**100± ACRES
MONTGOMERY COUNTY, AR
\$600,000**



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

THE MONTGOMERY 100

LOCATION:

- Ryan Road Oden, AR 71961
- Montgomery County
- 3± Miles SE of the Ouachita River
- 4± Miles SE of Pine Ridge
- 11± Miles SW of Oden
- 24± Miles E of Mena
- 49± Miles W of Lake Ouachita
- 59± Miles W of Hot Springs

COORDINATES:

- 34.55625, -93.90075

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home/Cabin Site
- Potential Livestock Operation
- Agricultural
- Investment

PROPERTY PROFILE

PROPERTY INFORMATION:

- 100± Total Acres
- Diverse Terrain
- Mountaintop
- Panoramic Views
- Mixed Timber
- Pastureland
- Wildlife
- Year-Round Spring
- Access to the Ouachita River
- Access to Several Year-Round Creeks
- Bordered by the Ouachita National Forest
- Electricity Available

TAX INFORMATION:

- TBD



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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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



WELCOME TO THE MONTGOMERY 100

INTRODUCING THE MONTGOMERY 100 LOCATED NEAR THE COMMUNITY OF PINE RIDGE IN WESTERN ARKANSAS. This Montgomery County tract is as diverse an offering within the confines of 100± acres as you will ever see. For starters, you will own an entire mountaintop all to yourself! The “Backbone” of the mountain runs east and west with an elevation of over 1,000± feet and offers a 360-degree view of the surrounding mountains. It's the perfect location for that dream home or cabin you have always dreamed of.

Once you come off the mountain, you are in the open pasture/hay ground, which the current owner has utilized for their cattle operation for generations. The tradition can be continued for livestock or for hay production as you see fit. A mountain-originating spring runs across the property and provides fresh water for your stock or the abundant wildlife population that calls this place home. A large lake is easily pictured in this location for the person looking to have their own water feature.



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MORE ABOUT THE MONTGOMERY 100

The acres lying to the south all butt up to 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. If other activities are your thing, such as riding ATVs, boating, or mountain biking, then you are in luck, as all of these things are a short distance away.

Electricity is easily accessible, and the entrance to this property is directly onto Ryan Road for unencumbered access to your acreage. Located in Pine Ridge is the world-renowned Lum & Abner Museum inside the Jot 'Em Down Store, where you can step back in time and relive when times were much slower! Additional acreage is available. **Disclaimer: The exact acreage will be determined by a survey.*

The Montgomery 100 is just waiting for someone to come use it to its max potential.. Contact Luke Alston TODAY to schedule a private showing and experience #TheSmallTownWay.



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Land **id.** **LINK**

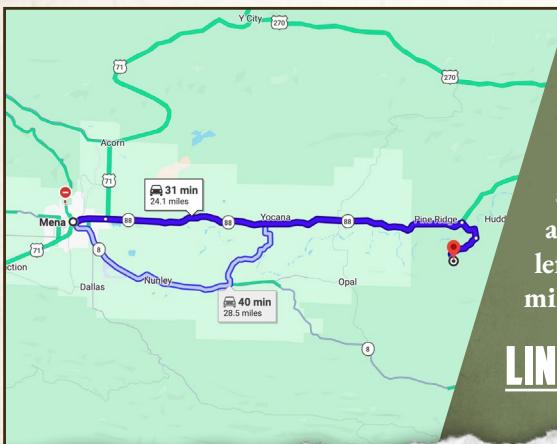
100 ACRES

ADDITIONAL AVAILABLE
ACREAGE

100 ACRES

RYAN RD

LOST CREEK



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 after 0.5 miles, the destination will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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