



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

RIVERFRONT CABIN ON 3.15± ACRES
SEVIER COUNTY, AR
\$350,000

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

THE SEVIER 3.15

PROPERTY PROFILE

LOCATION:

- 138 Honey Island Road
De Queen, AR 71832
- Sevier County
- 8± Miles SW of Dierks Lake
- 9.5± Miles NE De Queen
- 13± Miles S of Gillham Lake
- 15± Miles E of De Queen Lake
- 33± Miles N of Millwood Lake
- 54± Miles N of Texarkana

COORDINATES:

- 34.10365, -94.2071

TAX INFORMATION:

- Parcel: 002-02007-001
- \$715.11

PROPERTY USE:

- Residential
- Recreational
- Fishing & Floating
- Potential Rental
- Investment

PROPERTY INFORMATION:

- 3.15± Acres
- 1,768± SqFt Two-Story Cabin
- Overlooks the River
- 3 Bedrooms/2 Baths
- Porches on Both Levels
- 275'± Frontage on
the Cossatot River
- Floating Dock
- Multiple Outbuildings



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SEVIER 3.15

WELCOME TO THE SEVIER 3.15, LOCATED AT 138 HONEY ISLAND ROAD APPROXIMATELY 9.5 MILES NORTHEAST OF DE QUEEN, IN SOUTHWEST ARKANSAS. This 3.15± acre gem sits right on the banks of the popular Cossatot River, known for its clear, clean water and “floatability.” Few properties can top this one, with 275 feet of frontage and a private floating dock where you can cast a line or hitch your canoe or kayak for your next water adventure.

The Sevier County property features a 1,768± square foot, two-story cabin with three bedrooms and two bathrooms. Several updates include carpet, windows, tongue-and-groove ceilings, and fresh paint on the exterior siding. The cabin is heated and cooled by an electric central unit with a wood stove on the first floor for those extra cold days. The kitchen is modern but still has the rustic feel of days gone by. Porches on both floors face the river, making it convenient to enjoy the close proximity to the water. A breezeway with extra storage space is attached on the opposite end of the cabin for your outdoor cooking location or shaded hangout spot.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORE ABOUT THE SEVIER 3.15

Once you leave the confines of the cabin, you walk onto a well-established grass yard with several fruit trees to provide food and beauty to the landscape. Multiple outbuildings are ready to store all your recreation tools and toys for a day on the water.

Above all else, the true highlight of the property is the river access, as previously mentioned. Take advantage of this “rare” opportunity to be on the river known as the “Skull Crusher”!

Contact Luke Alston or Drey Ozanich to learn more and make 138 Honey Island Road your new address!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



LUKE ALSTON, AIC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



LUKE ALSTON, AIC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



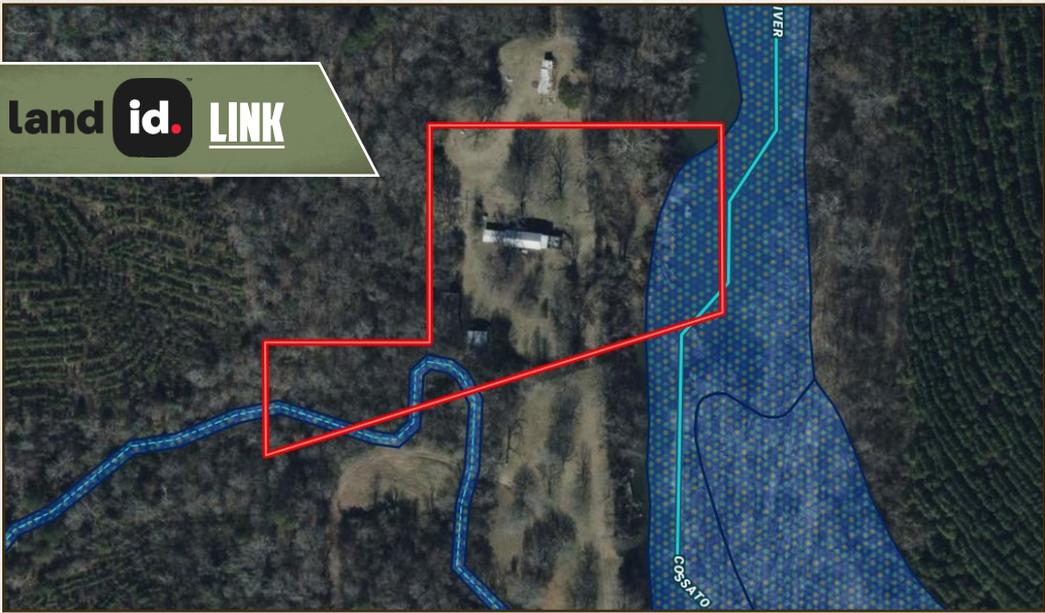
LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

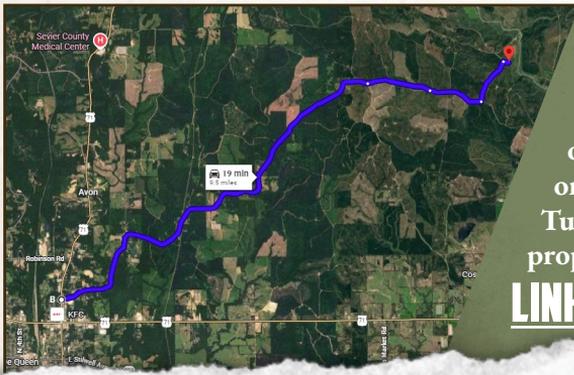
Information is believed to be accurate but not guaranteed.

land id. LINK



LUKE ALSTON, ALC | EXECUTIVE BROKER
C: 479-234-1376 | lukealston@smalltownproperties.com

DREY OZANICH | LAND SPECIALIST
C: 479-216-3096 | drey@smalltownproperties.com



Directions From the Intersection of N Lakeside Drive and E Crosstrails Road in De Queen, AR: Travel 9 miles on East Crosstrails Road. Turn left onto Sumner Road and travel 0.7 miles. Turn right on Honey Island Road and the property will be at the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



LUKE ALSTON, ALC | EXECUTIVE BROKER
 C: 479-234-1376 | lukealston@smalltownproperties.com



SMALLTOWN
 HUNTING PROPERTIES
 & REAL ESTATESM



DREY OZANICH | LAND SPECIALIST
 C: 479-216-3096 | drey@smalltownproperties.com