



**AMERICAN
LEGACY
LAND CO**

FOR SALE

PRIME HUNTING LAND

Hot Spring County, AR

100 +/- Acres

OFFERED AT:

\$499,500

ABOUT THIS PROPERTY:

This 100-acre property just outside Malvern is the perfect mix of convenience and privacy, and it's been enhanced with wildlife management practices for whitetail deer. Only minutes from both Hot Springs and Benton, this land is easy to access while still feeling like you're out in the country. Trails run throughout the property, strategically set up to create clear paths for all wind directions and hunting access. These trails also help funnel deer movement along established travel corridors.



More About this Property:

The property features solid stands of mature hardwoods, with a few pines mixed in, providing natural cover and feeding areas. There's a pond tucked away on the property, offering a quiet spot for wildlife to drink, making it a natural draw for game. It's fenced on one side, giving it potential for livestock, but the real gem here is the setup for recreational hunting and wildlife management potential. Only 20 minutes from Hot Springs and 25 minutes to Benton you can be in the stand before daylight and back to the office before anyone misses you.

The land has been carefully managed with whitetail deer in mind. Edge habitat has been created along the property's borders and trail systems, helping to encourage deer movement while providing cover. Multiple feeders have been placed in strategic locations throughout the property to further enhance the appeal to deer. The varied topography also allows for ideal stand locations, with high points that overlook food plots and browse areas.

This property offers excellent opportunities for hunting, hiking, or even setting up a farm to run your own livestock or rent it out to friends. With the right balance of cover, food, and access points, it's set up perfectly for whitetail hunting enthusiasts. Whether you're looking to build a home, start a farm, or manage it as a hunting retreat, this land is ready to go and has all the key features you'd want for wildlife management.

Driving Directions: From the intersection of Main St and Page Ave (stop light), head Northeast on US-270 BUS E/US-67 N/E Page Ave. toward Ash St. for 2.7 miles. Turn left onto US-270 W for .7 miles, then right onto Providence loop for 250 feet. Gated access will be on the left.

Legal Description: 18-04-16 Hot Spring County, AR

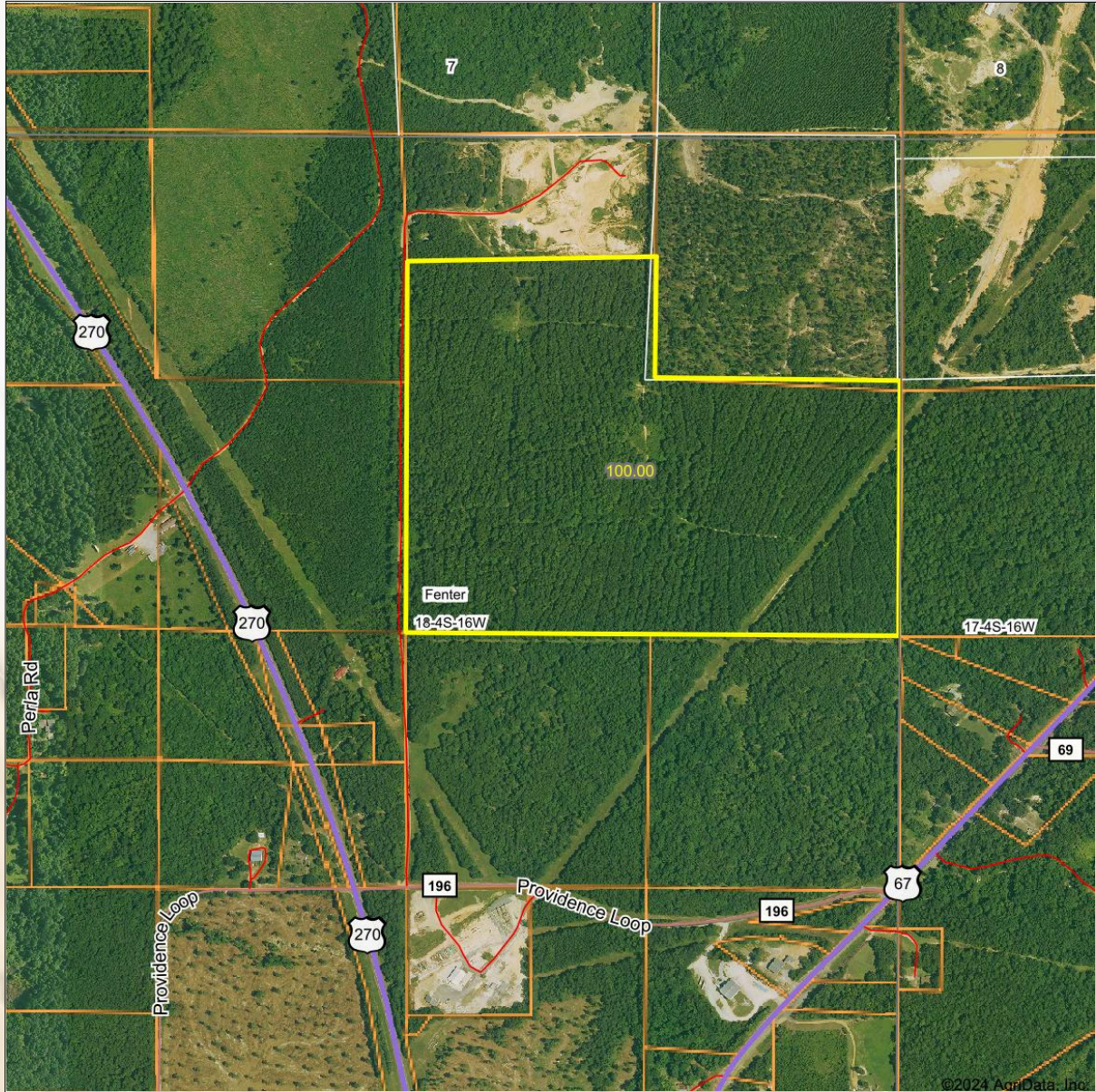
Taxes for all 3 Tracts: \$20

Income Potential: Mature mixed hardwood and pine

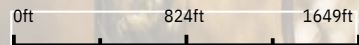
FEATURES:

- 100 +/- Acres
- Prime hunting
- Potential build site
- Secluded recreational site
- Wildlife management potential
- County road access

HOT SPRING COUNTY, ARKANSAS



Boundary Center: 34° 22' 54.38, -92° 45' 46.19



18-4S-16W
Hot Spring County
Arkansas



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

10/8/2024

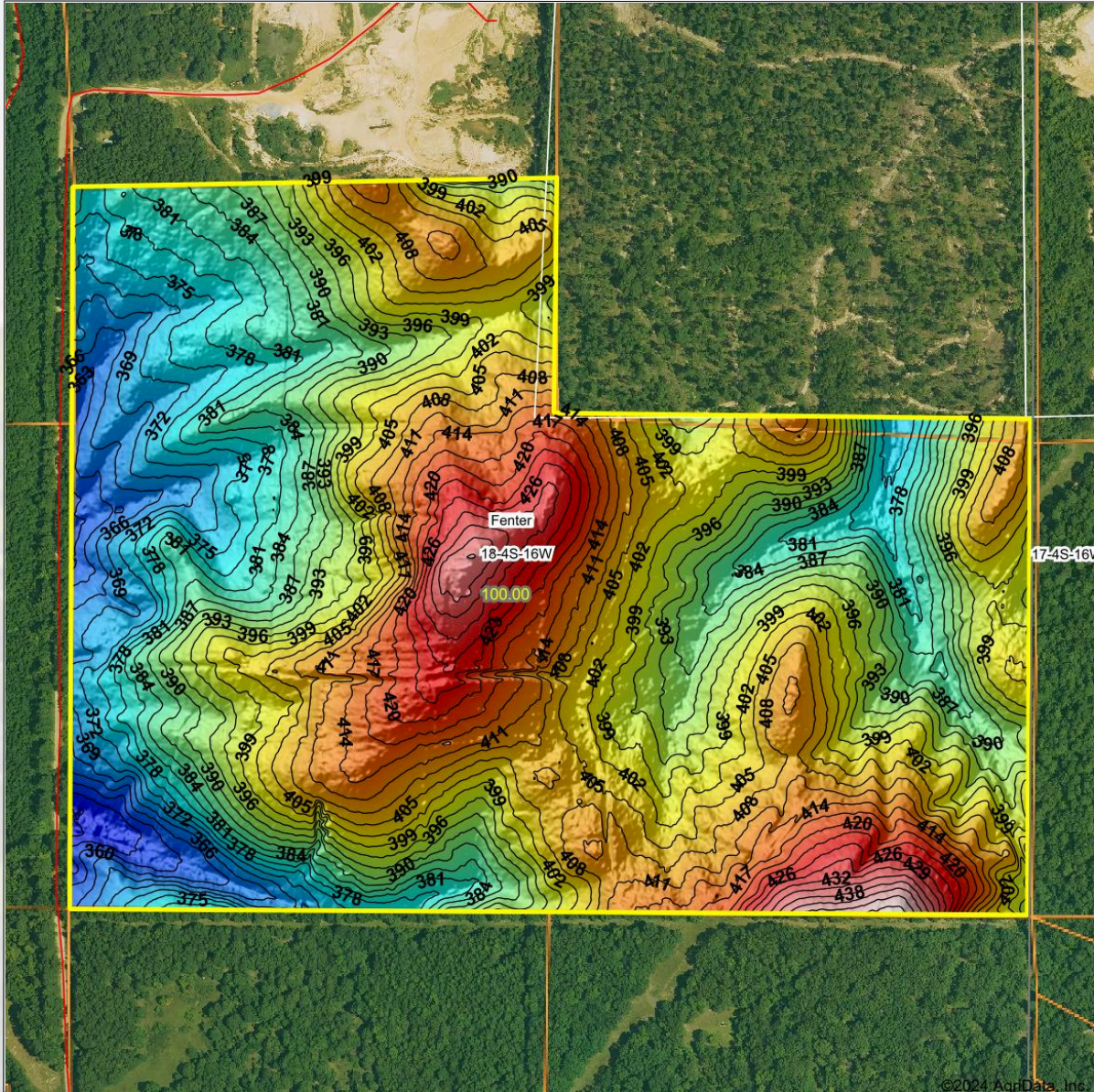


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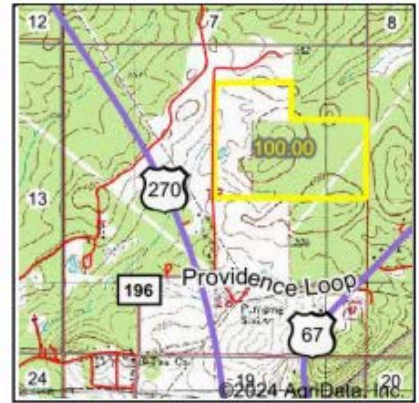
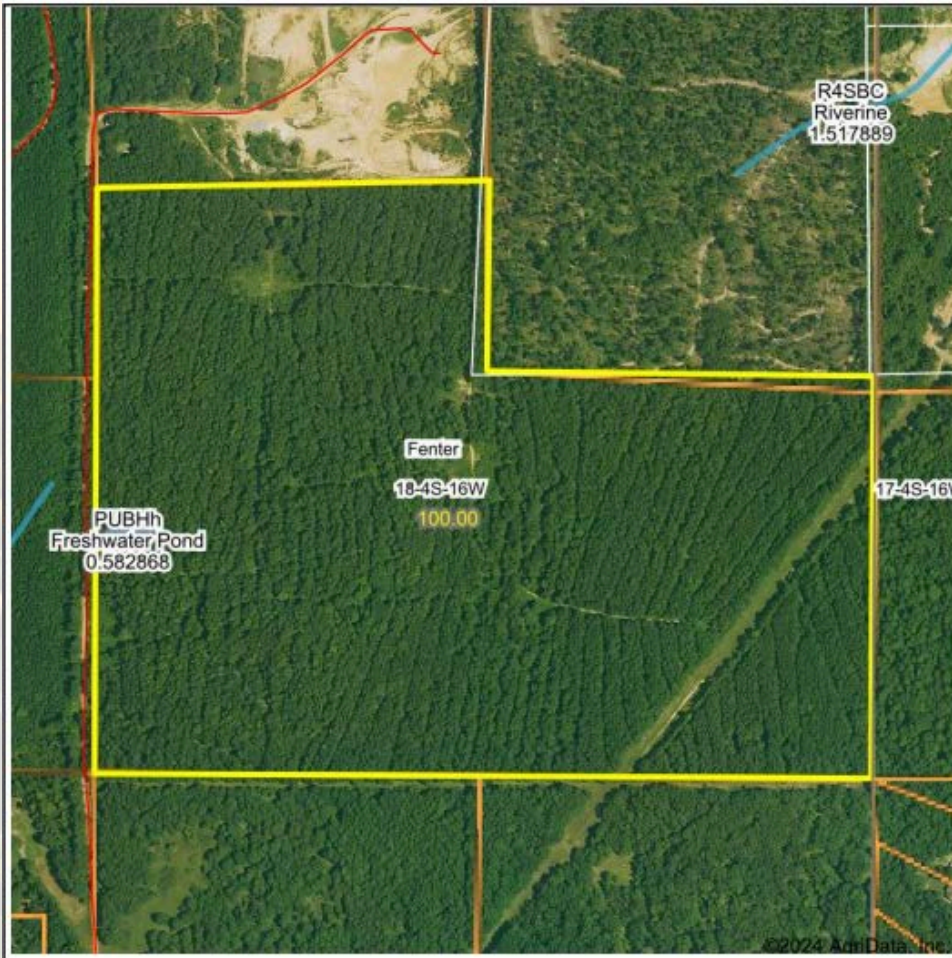


<p>Low Elevation High</p>	<p>Source: USGS 1 meter dem Interval(ft): 3 Min: 352.8 Max: 448.9 Range: 96.1 Average: 396.4 Standard Deviation: 17.09 ft</p>	<p>0ft 424ft 849ft</p>
<p>Maps Provided By:</p> <p>© AgriData, Inc. 2023 www.AgridataInc.com Field borders provided by Farm Service Agency as of 5/21/2008.</p>	<p>10/8/2024</p>	<p>18-4S-16W Hot Spring County Arkansas</p> <p>Boundary Center: 34° 22' 54.38, -92° 45' 46.19</p>





Wetlands Map



State: **Arkansas**
 Location: **18-4S-16W**
 County: **Hot Spring**
 Township: **Fenter**
 Date: **10/8/2024**

Maps Provided By:

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0ft 661ft 1322ft

Classification Code	Type	Acres
PUBHh	Freshwater Pond	0.58
Total Acres		0.58

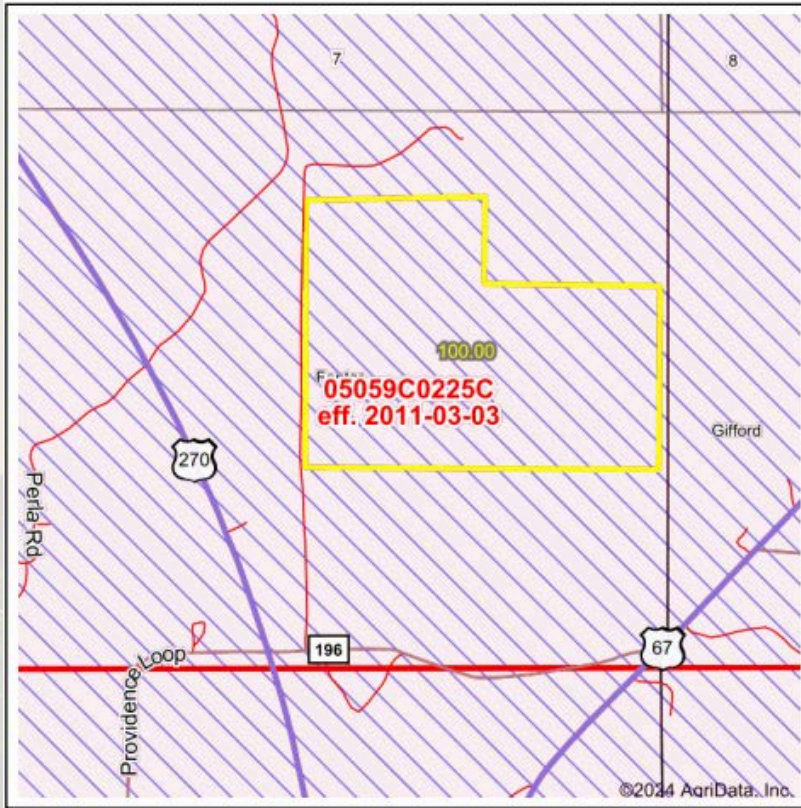
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



**FARM • RANCH • RECREATION
 HUNTING • DEVELOPMENT**



FEMA Report



Map Center: 34° 22' 49.16, -92° 45' 52.67
 State: AR Acres: 100
 County: Hot Spring Date: 10/8/2024
 Location: 18-4S-16W
 Township: Fenter

Maps Provided By: **surety**
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Name	Number	County	NFIP Participation	Acres	Percent
HOT SPRING COUNTY	050437	Hot Spring	Regular	100	100%
Total				100	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	100	100%	
Total			100	100%	
Panel	Effective Date	Acres	Percent		
05059C0225C	3/3/2011	100	100%		
Total		100	100%		





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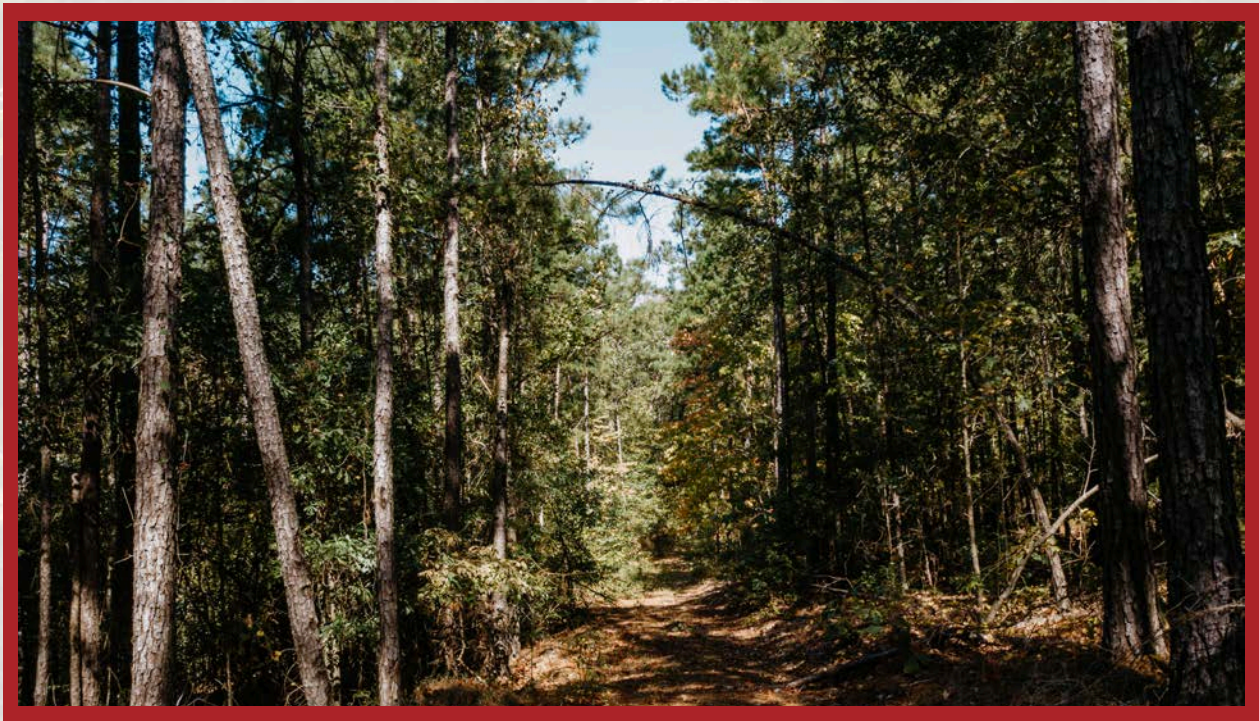
**COMMITTED • DETERMINED
TRUSTED**



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HELPING YOU BUY
AND SELL LAND



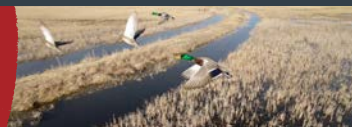
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About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

JEFF WATSON, PRINCIPAL BROKER



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