



FOR SALE

RECREATIONAL

Columbia County, AR

20 +/- Acres

OFFERED AT:

\$24,000

ABOUT THIS PROPERTY:

This is a perfect starter tract for hunting, habitat work, and investment.

If you've been looking for a small recreational tract at the right price, this 20 +/- acre piece just south of Taylor, Arkansas is a strong fit. It's got easy access right off a private county road. This is a solid piece of property with great potential for someone who wants to put in the work and make this their own. The property was recently clear cut, so it's wide open and ready for a fresh start.



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More About this Property:

The natural regeneration already taking root means your investment is growing in more ways than one. Early successional growth like this is great for deer and small game, and with just a little work, you could shape this into a great hunting tract. For someone wanting to get their foot in the door of recreational land ownership, this is an affordable and promising place to start. Priced at just \$24,000, you won't find many like it.

Legal Description:

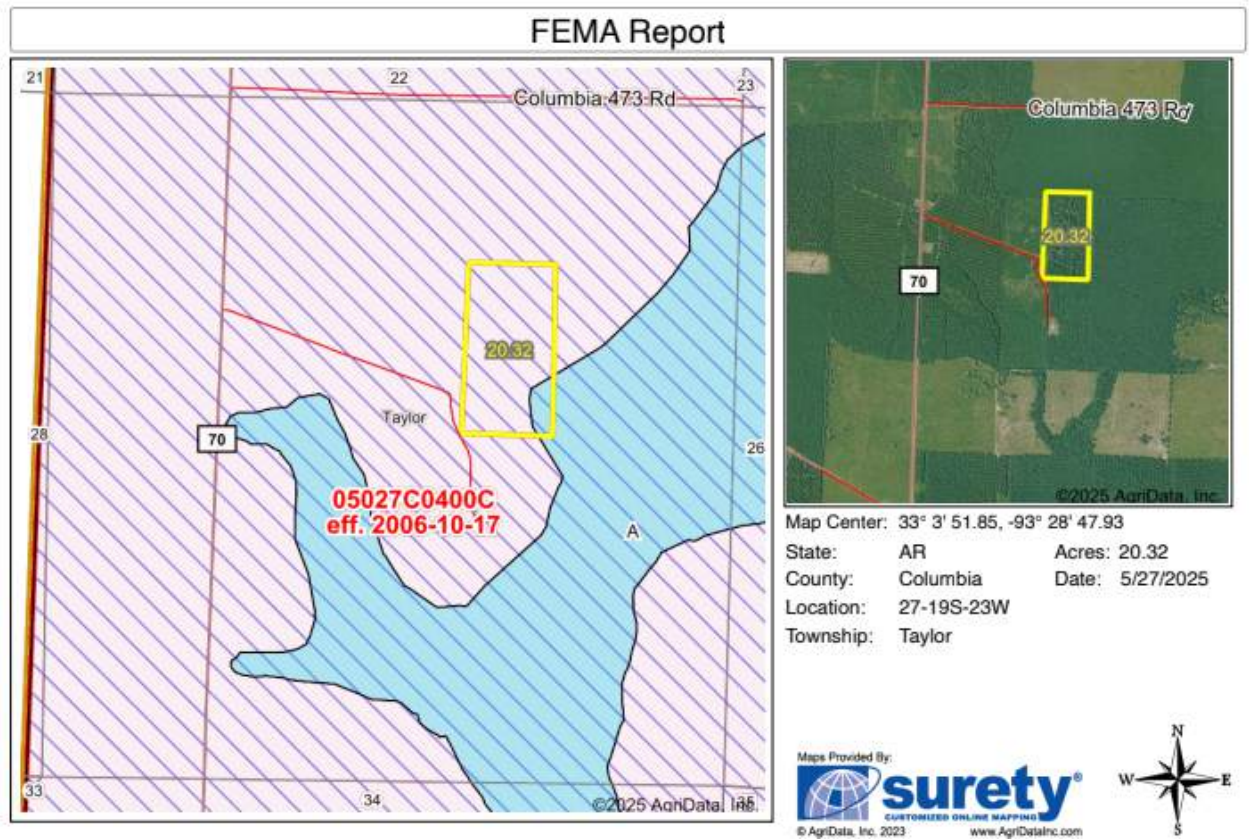
Tract 1 27-19S-23W

Income Potential: Potential for hunt lease option.

FEATURES:

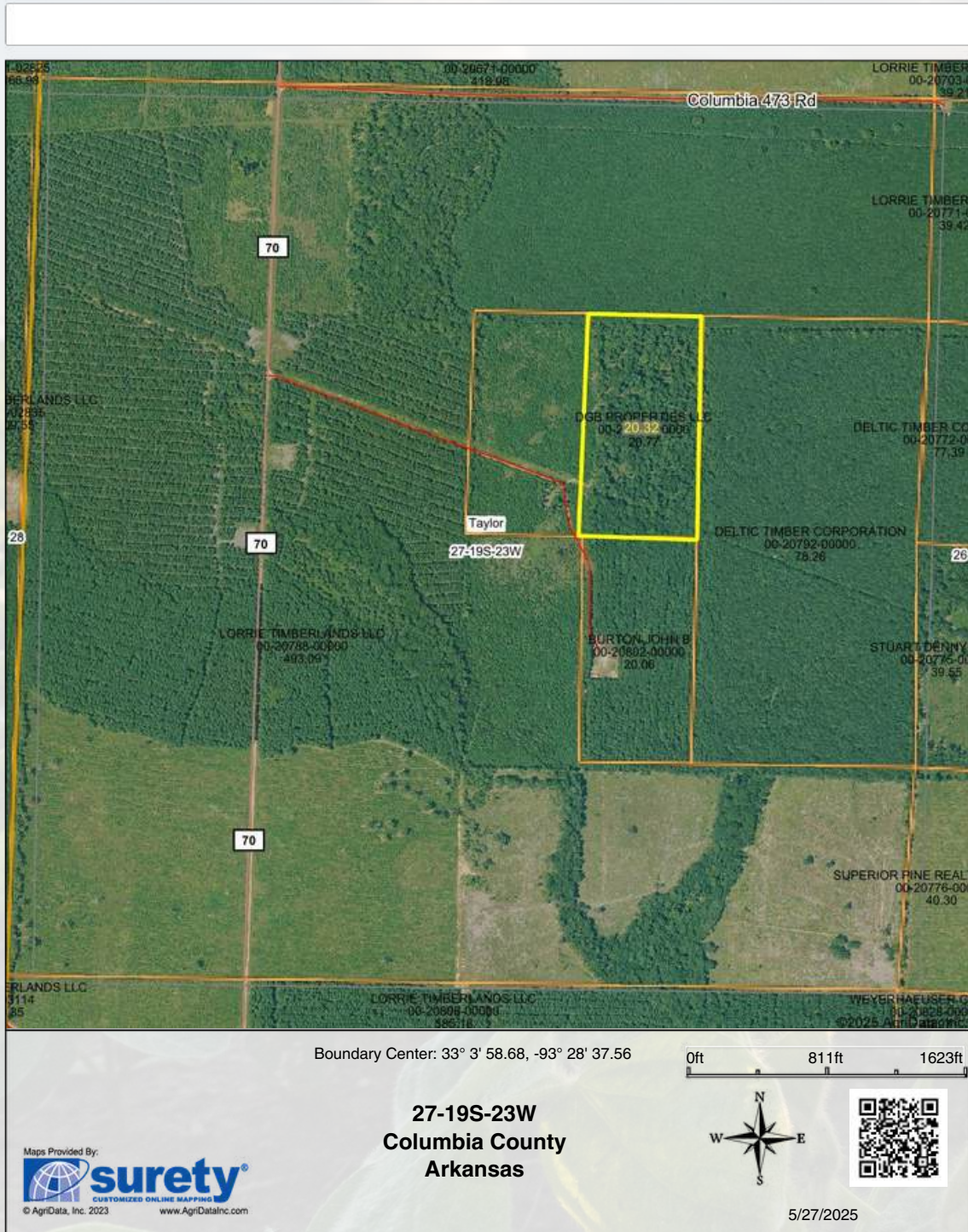
- 20 +/- acres
- Wildlife management potential
- Private county road access
- Affordable recreational tract
- Ready for custom food plots, trails, or habitat work

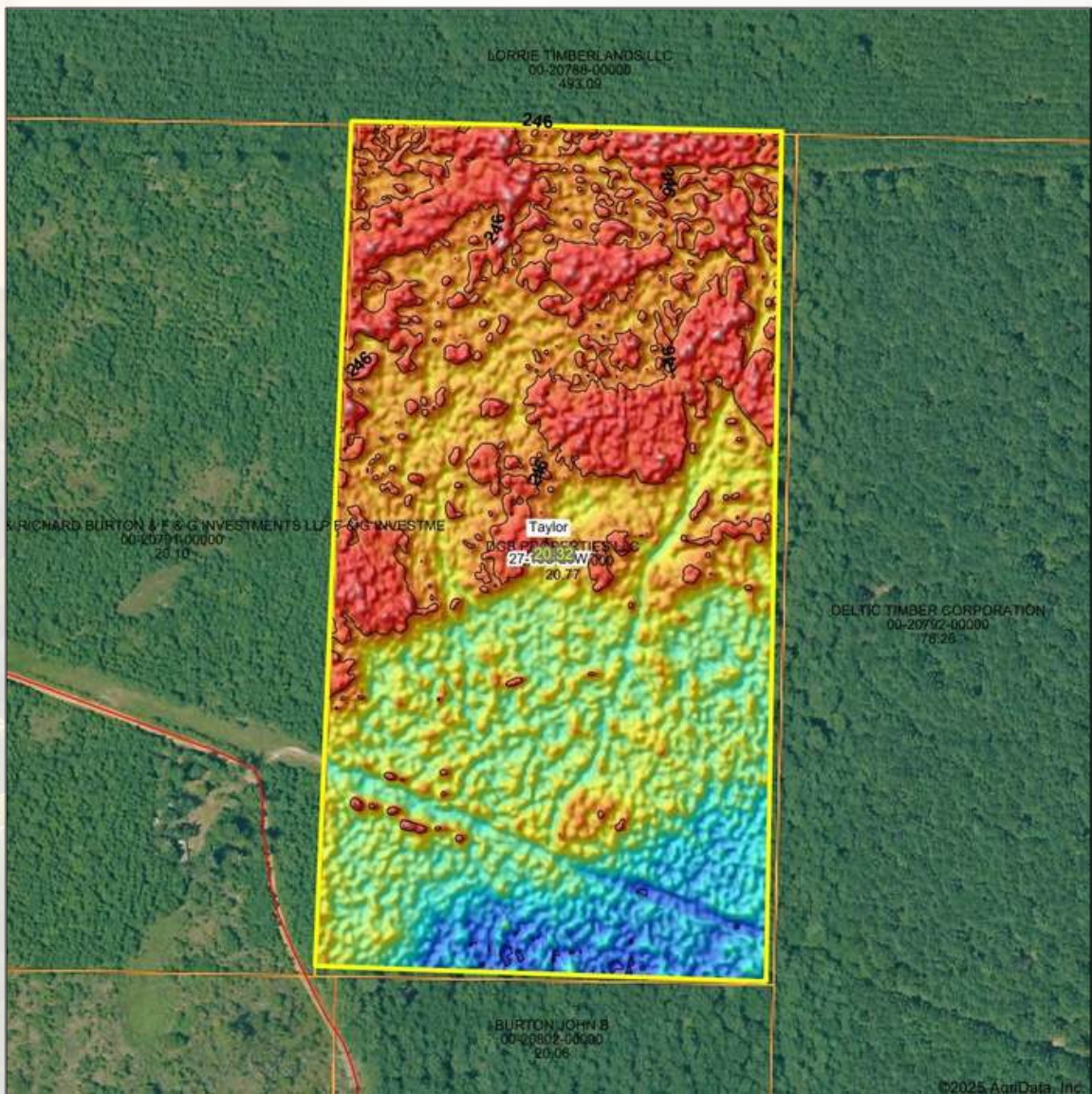
COLUMBIA COUNTY,
ARKANSAS



Name	Number	County	NFIP Participation	Acres	Percent
Columbia County	050425	Columbia	Regular	20.32	100%
Total				20.32	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	18.78	92.4%
A			100-year Floodplain	1.54	7.6%
Total				20.32	100%
Panel		Effective Date		Acres	Percent
05027C0400C		10/17/2006		20.32	100%
Total				20.32	100%



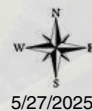




Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 2
Min: 243.8
Max: 247.1
Range: 3.3
Average: 245.6
Standard Deviation: 0.59 ft

0ft 239ft 478ft



5/27/2025

27-19S-23W
Columbia County
Arkansas

Boundary Center: 33° 3' 58.68, -93° 28' 37.56

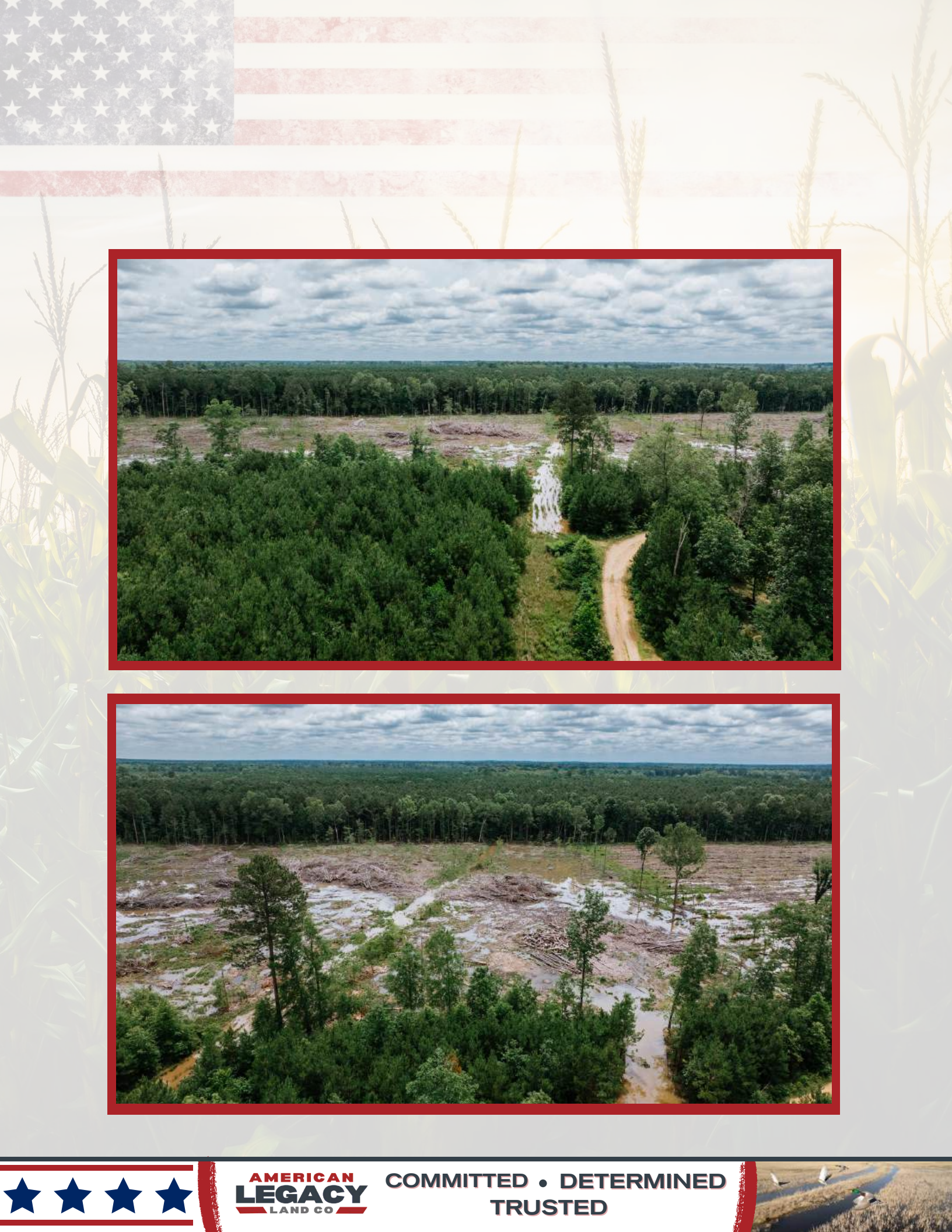


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About the Agent:

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



870-224-1144



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All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.