



FOR SALE

RECREATIONAL

Union County, AR

160 +/- Acres

OFFERED AT:

\$224,000

ABOUT THIS PROPERTY:

This 160 +/- acre tract just southwest of Lisbon, Arkansas, offers a rare chance to shape a recreational and wildlife haven from the ground up. Recently clear-cut (about two years ago), the property is now beginning to regenerate naturally with early successional hardwoods, making it an ideal setting for whitetail and small game habitat. The blank-slate nature of this land gives you full control to carve in food plots, trail systems, bedding cover, and stand locations exactly where you want them.



More About this Property:

Whether you're looking for a weekend hunting retreat or a long-term timber investment, this place checks the boxes. The natural hardwood regrowth already underway will provide strong wildlife cover and future timber value without the cost of replanting. With gently rolling terrain and good access, it's a great fit for ATVs, hiking, or just exploring the woods with friends and family. Priced right and loaded with potential, this is the kind of ground that doesn't stay on the market long.

Legal Description:

Tract 1 10-17S-17W

Tract 2 11-17S-17W

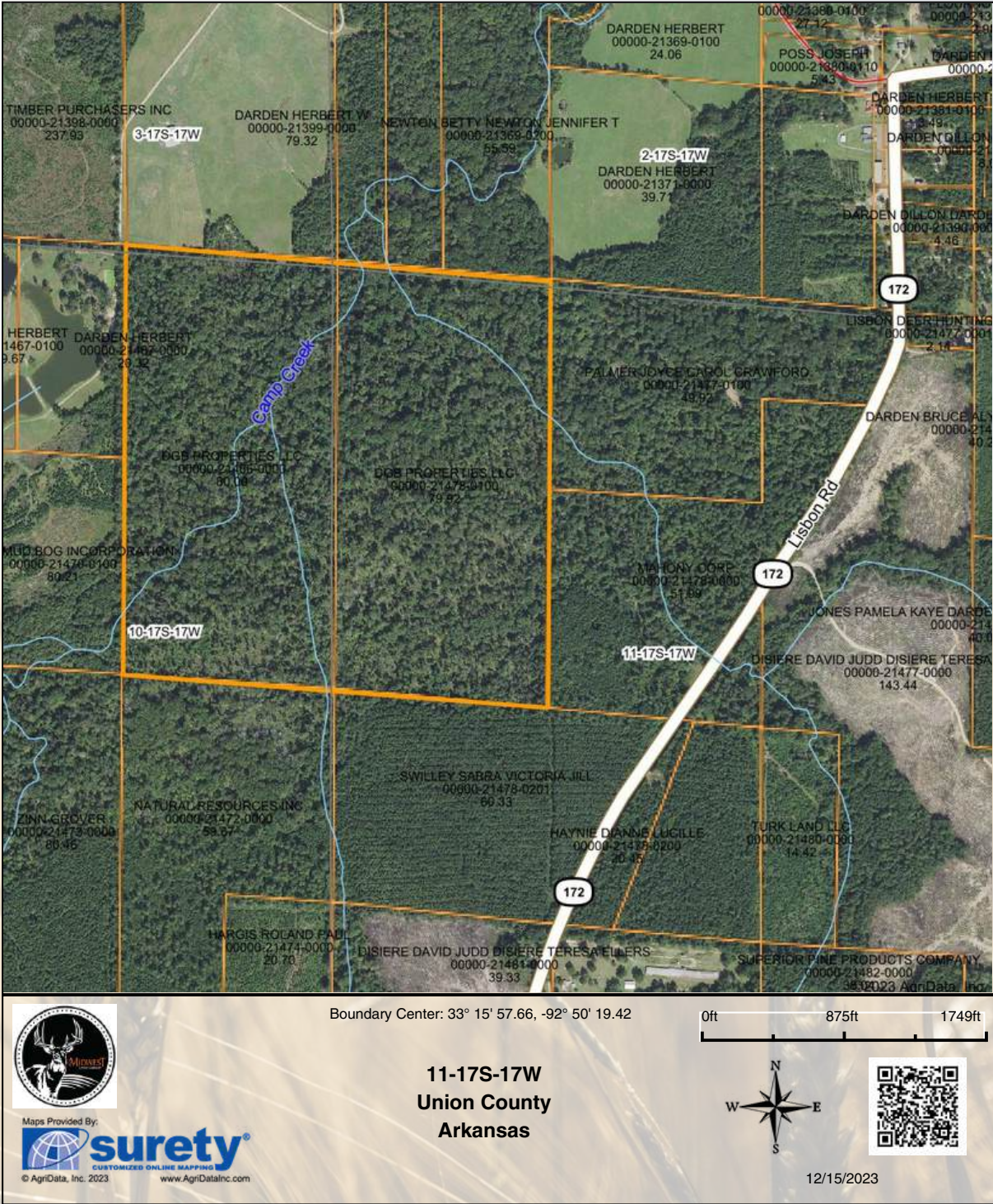
Taxes for both tracts: \$826.00

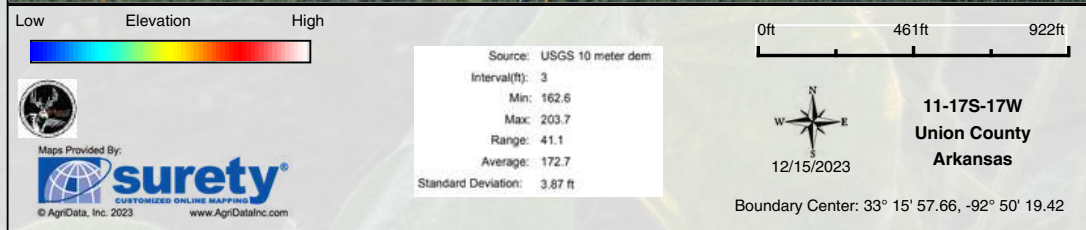
Income Potential: Potential for hunt lease option or daily hunts

FEATURES:

- 160 +/- acres
- Two year old clear cut - ready for custom habitat and recreational improvements
- Natural hardwood regeneration
- Solid access good for ATV's, hiking, and side-by-side
- Rolling terrain

UNION COUNTY,
ARKANSAS





FEMA Report



Map Center: 33° 15' 56.36, -92° 50' 7.75
 State: AR Acres: 159.47
 County: Union Date: 12/15/2023
 Location: 11-17S-17W
 Township: Van Buren



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Union County	050205	Union	Regular	159.47	100%
Total				159.47	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
A		100-year Floodplain	84.75	53.1%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	74.72	46.9%
Total			159.47	100%

Panel	Effective Date	Acres	Percent
05139C0125C	9/28/2007	159.47	100%
Total		159.47	100%

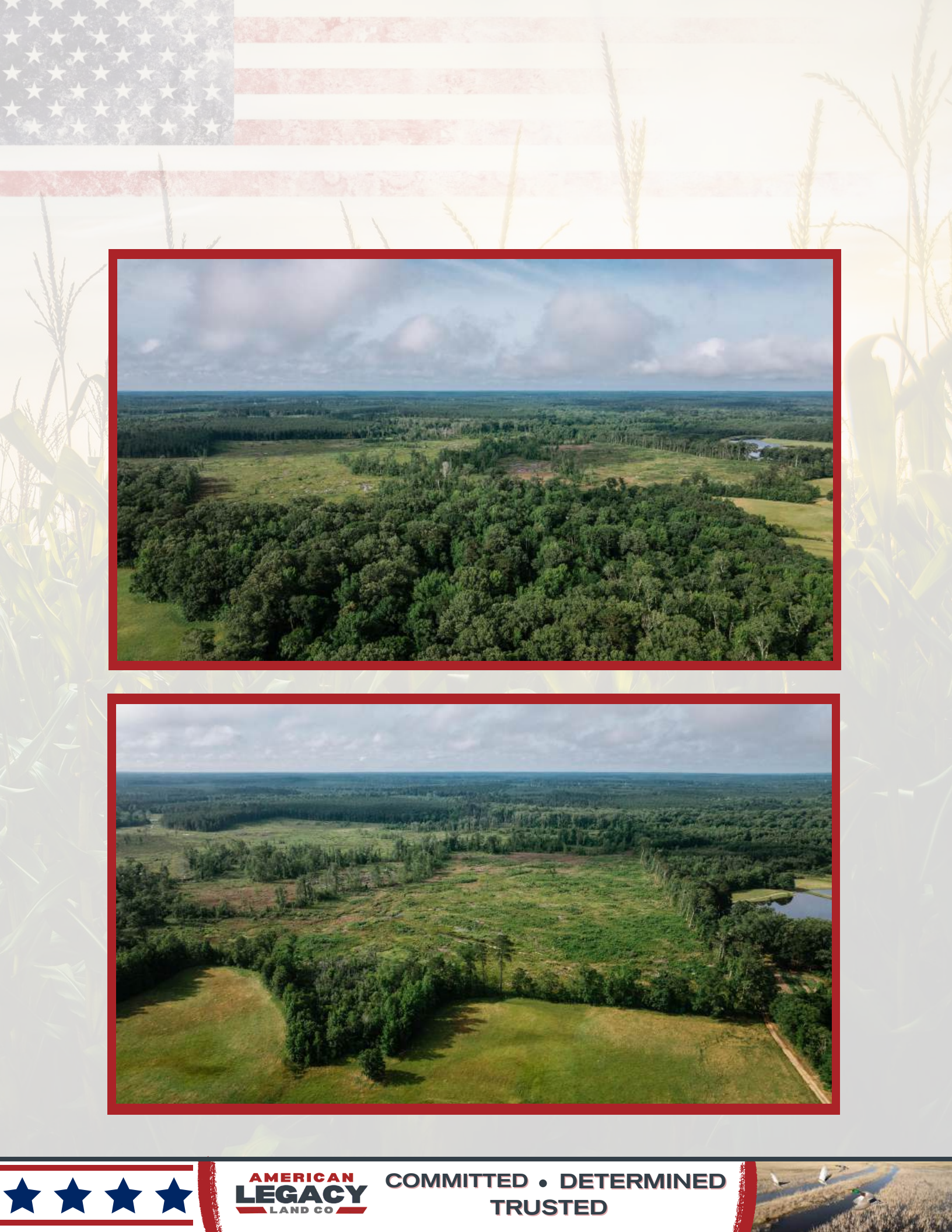


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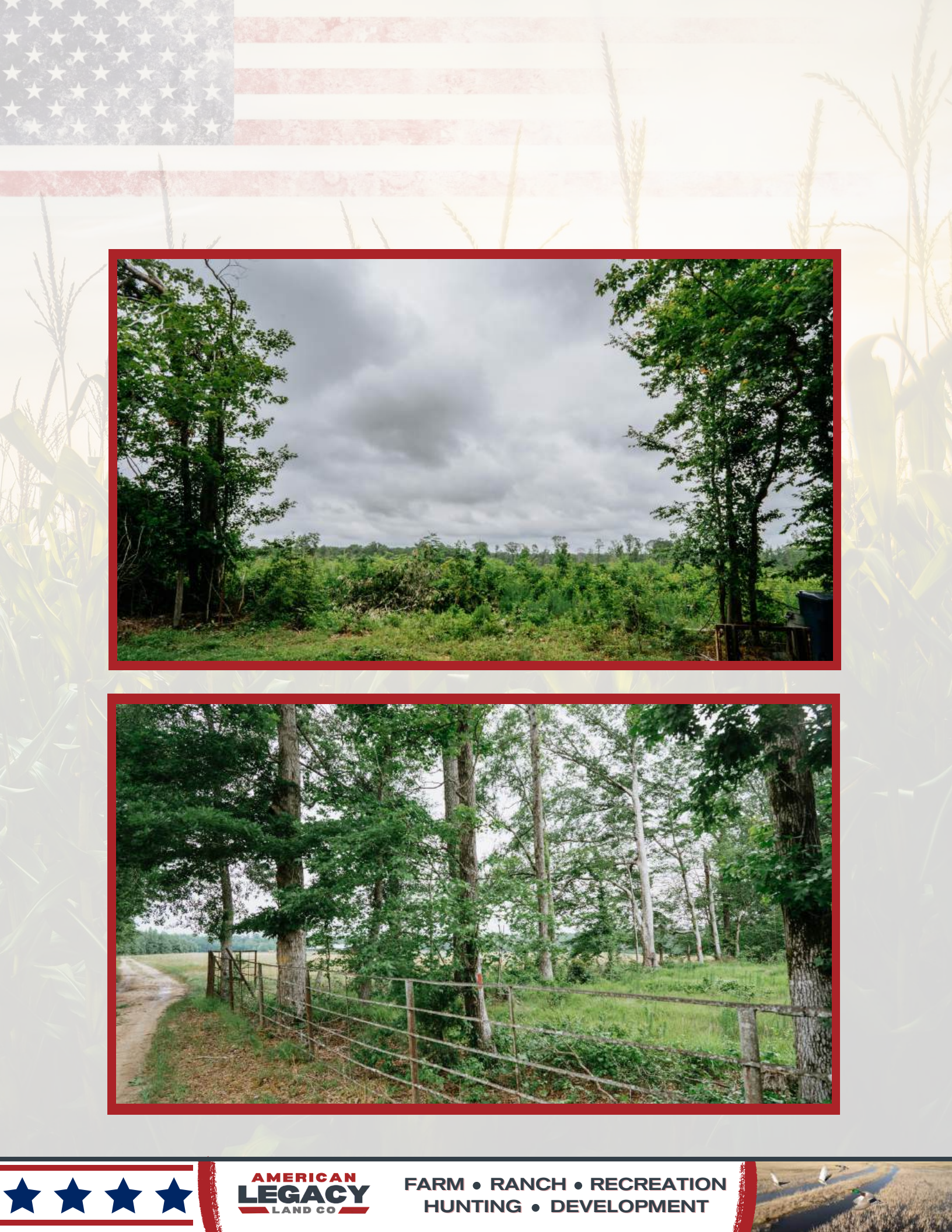


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About the Agent:

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.