



FOR SALE

BUILD SITE

Ouachita County, AR

20 +/- Acres

OFFERED AT:

\$37,000

ABOUT THIS PROPERTY:

Here's a solid 20 +/- acre tract with a little bit of everything: road frontage, utilities, great access, and a head start on your timber investment. Located just 15 minutes south of Camden off of Ouachita Rd 55, this property offers a rare combo: paved frontage with electric and fiber optic service at the road, plus a quiet country setting that would make a great place for a forever home, weekend getaway, or hunting cabin.



More About this Property:

The tract was clear cut three years ago but has already been professionally replanted in pine, that gives you future timber value. Whether you're looking to build, bow hunt, or just get your boots on your own ground, this one's priced to sell at just \$37,000. That's only an \$1850 per acre for land with road access and utilities in place.

Legal Description:

S-T-R 25-15S-18W

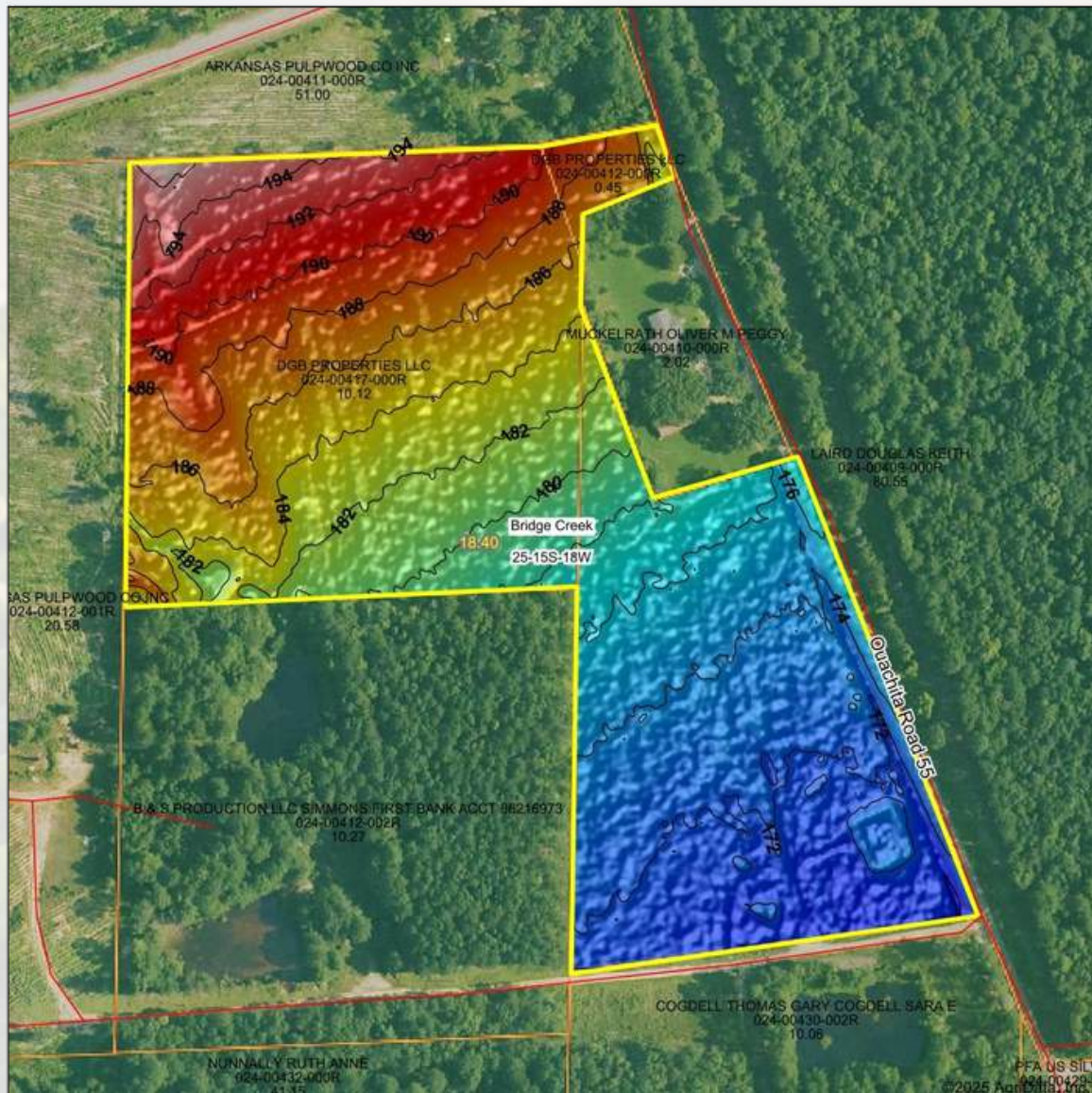
Parcel: 024-00417-000R

Income Potential: timber replant

FEATURES:

- 20 +/- acres
- Great build potential
- County road access
- Quiet rural setting
- 3 year old pine replant - timber investment already in motion
- Utilities available on the road





Low Elevation High

Maps Provided By:
surety
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Source: USGS 1 meter dem
Interval(ft): 2
Min: 169.7
Max: 198.0
Range: 28.3
Average: 180.9
Standard Deviation: 7.25 ft

0ft 232ft 463ft



5/27/2025

25-15S-18W
Ouachita County
Arkansas

Boundary Center: 33° 24' 1.64, -92° 54' 45.82

Wetlands Map



State: **Arkansas**
 Location: **25-15S-18W**
 County: **Ouachita**
 Township: **Bridge Creek**
 Date: **5/27/2025**

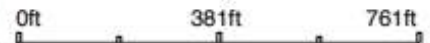
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Classification Code	Type	Acres
	Total Acres	0.00

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

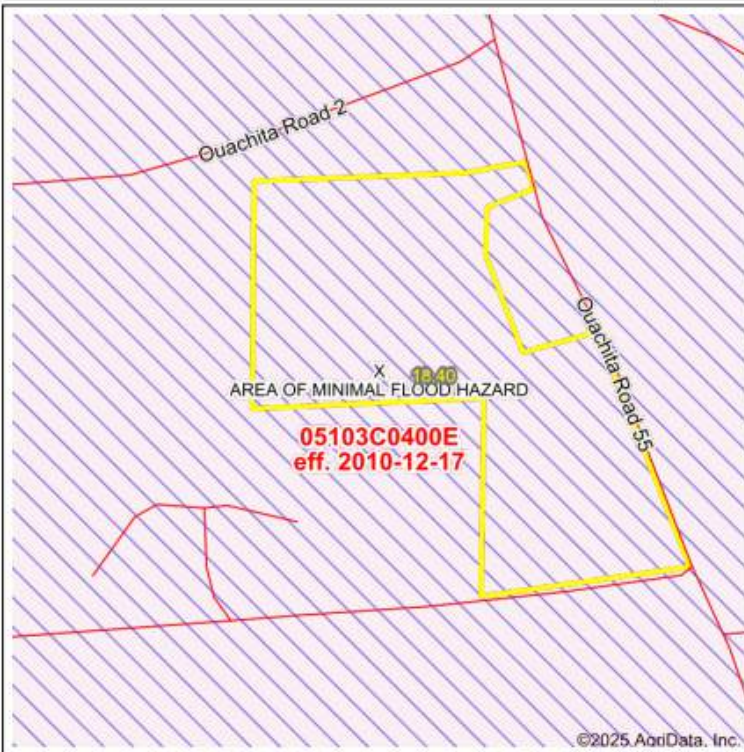


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FEMA Report



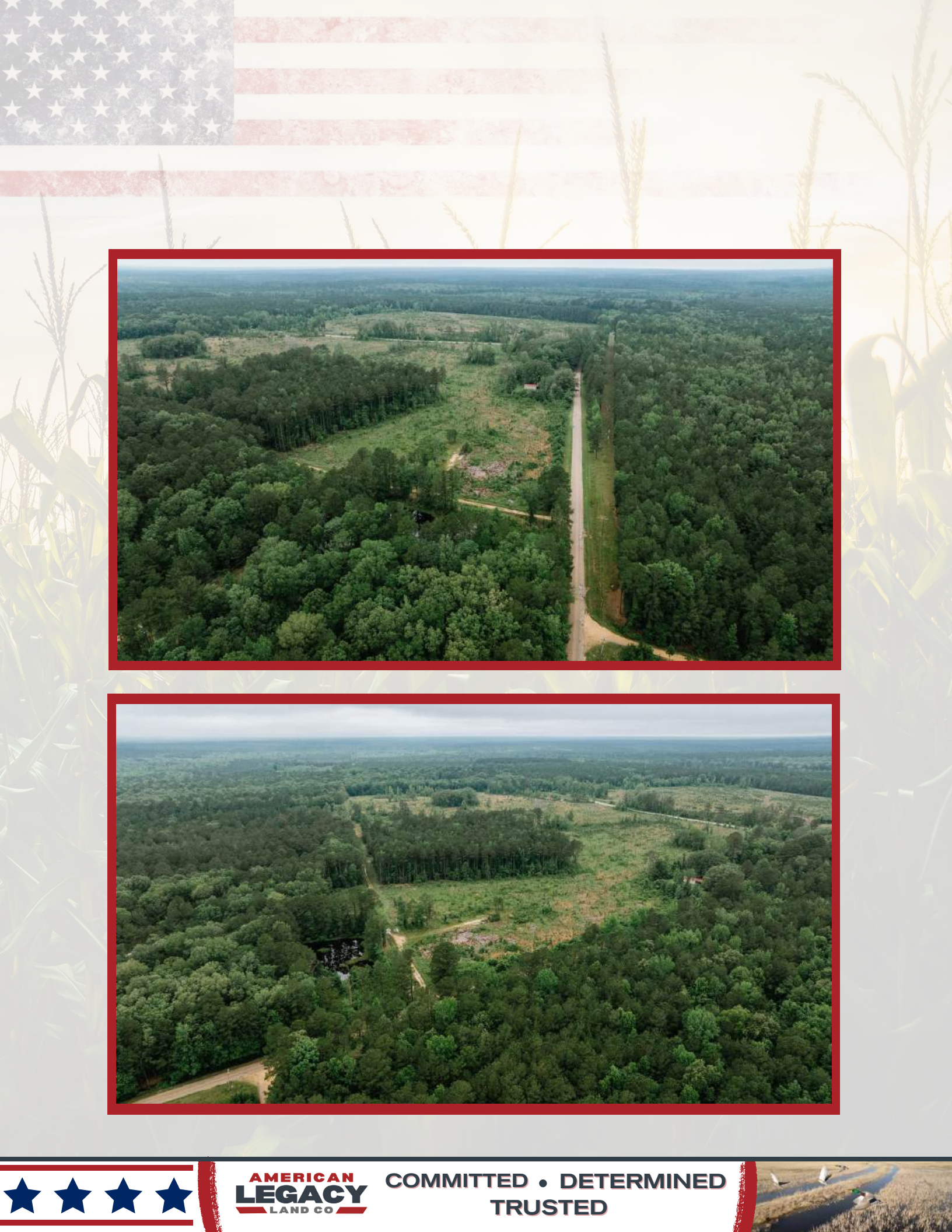
Map Center: 33° 24' 1.62, -92° 54' 48.95

State: AR Acres: 18.4
County: Ouachita Date: 5/27/2025
Location: 25-15S-18W
Township: Bridge Creek

Maps Provided By:



Name	Number	County	NFIP Participation	Acres	Percent
OUACHITA COUNTY	050161	Ouachita	Regular	18.4	100%
Total				18.4	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	18.4	100%	
Total			18.4	100%	
Panel	Effective Date	Acres	Percent		
05103C0400E	12/17/2010	18.4	100%		
Total		18.4	100%		



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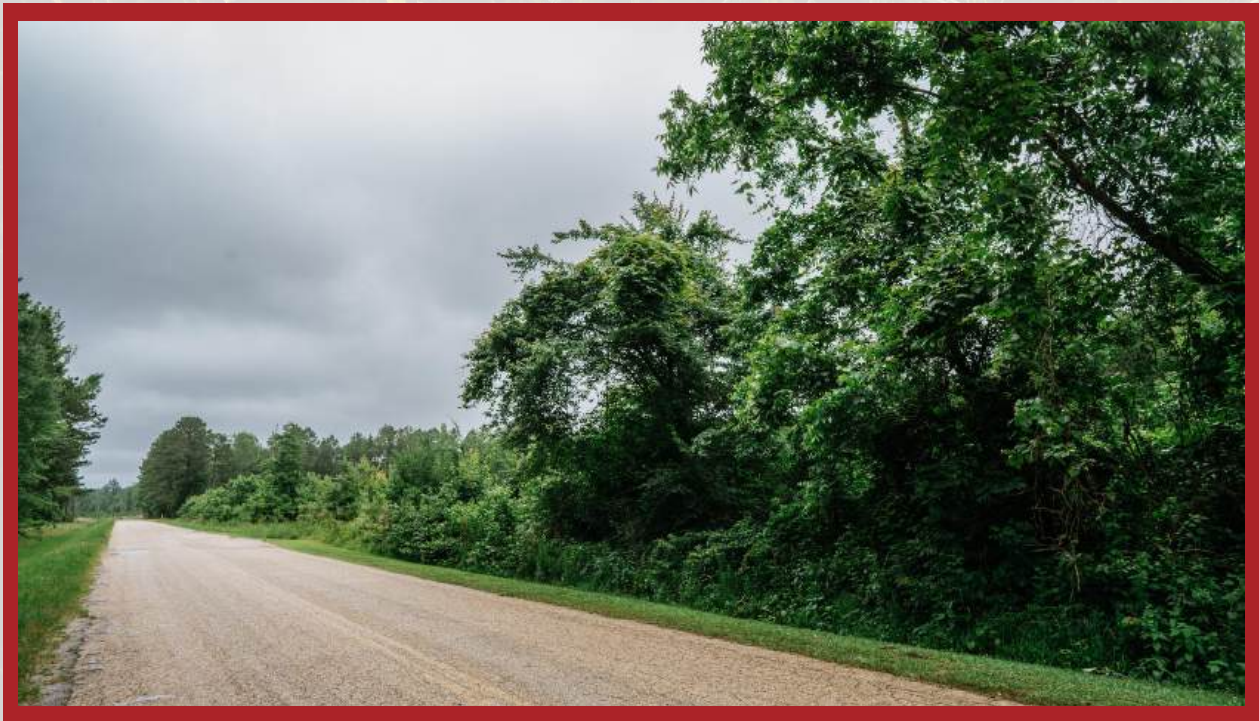
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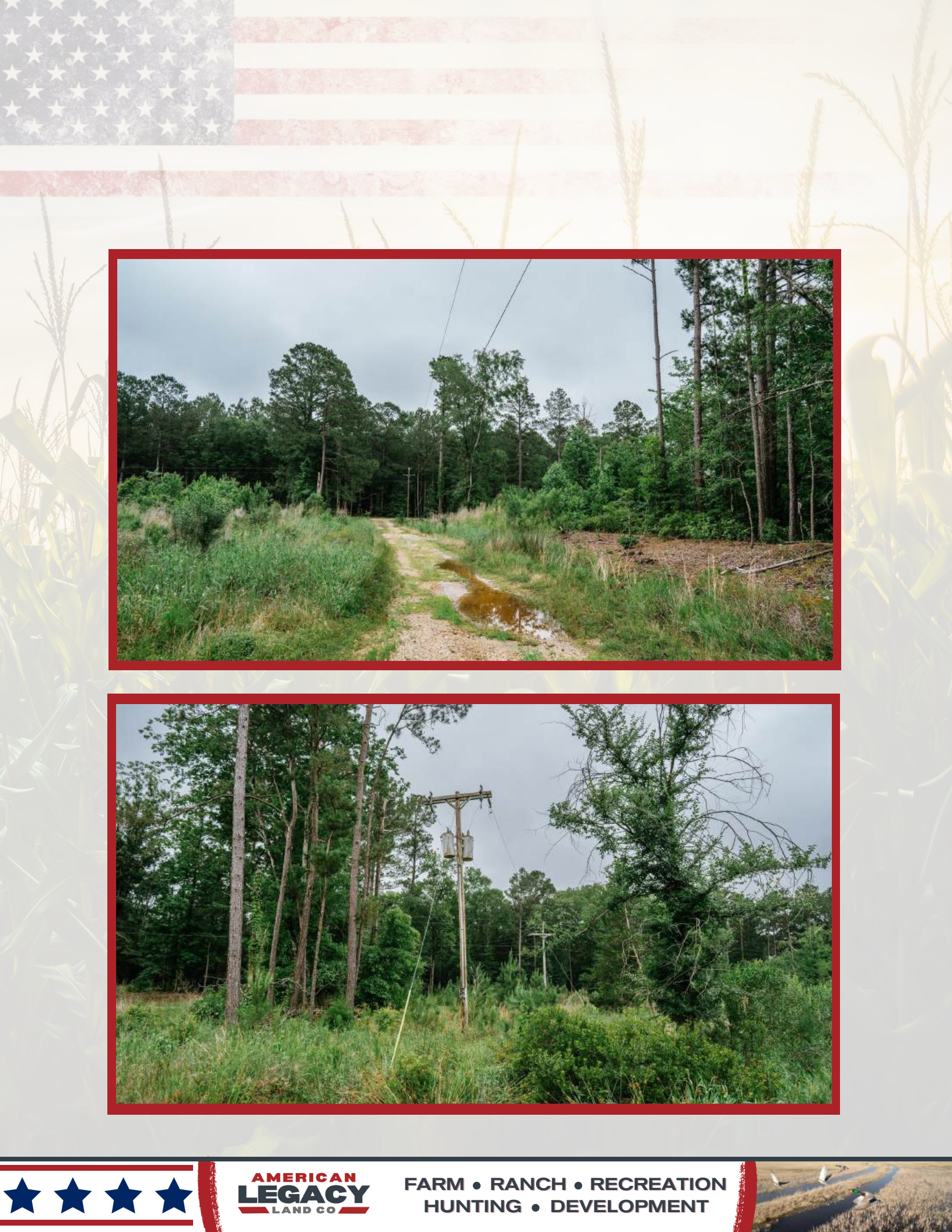
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AND SELL LAND





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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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Jeff@AmericanLegacyLandCo.com



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