



**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**HUNTING AND TIMBER**




Wilmar, AR

**80 +/- Acres**

**OFFERED AT:**

**\$96,000**

***ABOUT THIS PROPERTY:***



Tucked away on the Bradley/Drew County line, this secluded 80-acre tract offers a unique blend of recreational appeal and long-term investment potential. Situated just minutes from the Saline River and bordered by the Warren Prairie WMA, the property is a haven for wildlife and outdoor enthusiasts. While the timber has been recently harvested, there is still some hardwood timber remaining, providing both habitat and future growth opportunity. The land is well-suited for replanting, creating food plots, or developing into your personal hunting retreat.

## More About this Property:

Access is limited, adding to the property's privacy and appeal for serious outdoorsmen looking for a true backwoods experience. A current hunting lease is already in place, offering immediate income potential for investors or an easy transition for a recreational buyer. Whether you're looking to establish a legacy property, expand your hunting territory, or secure a valuable piece of Arkansas land, this 80-acre tract checks all the right boxes.

Legal Description: E ½ of NE ¼ 12-13S-09W Bradley County, AR

Address: 000 Hwy 172 Wilmar, AR 71675

Taxes Tracts: \$97

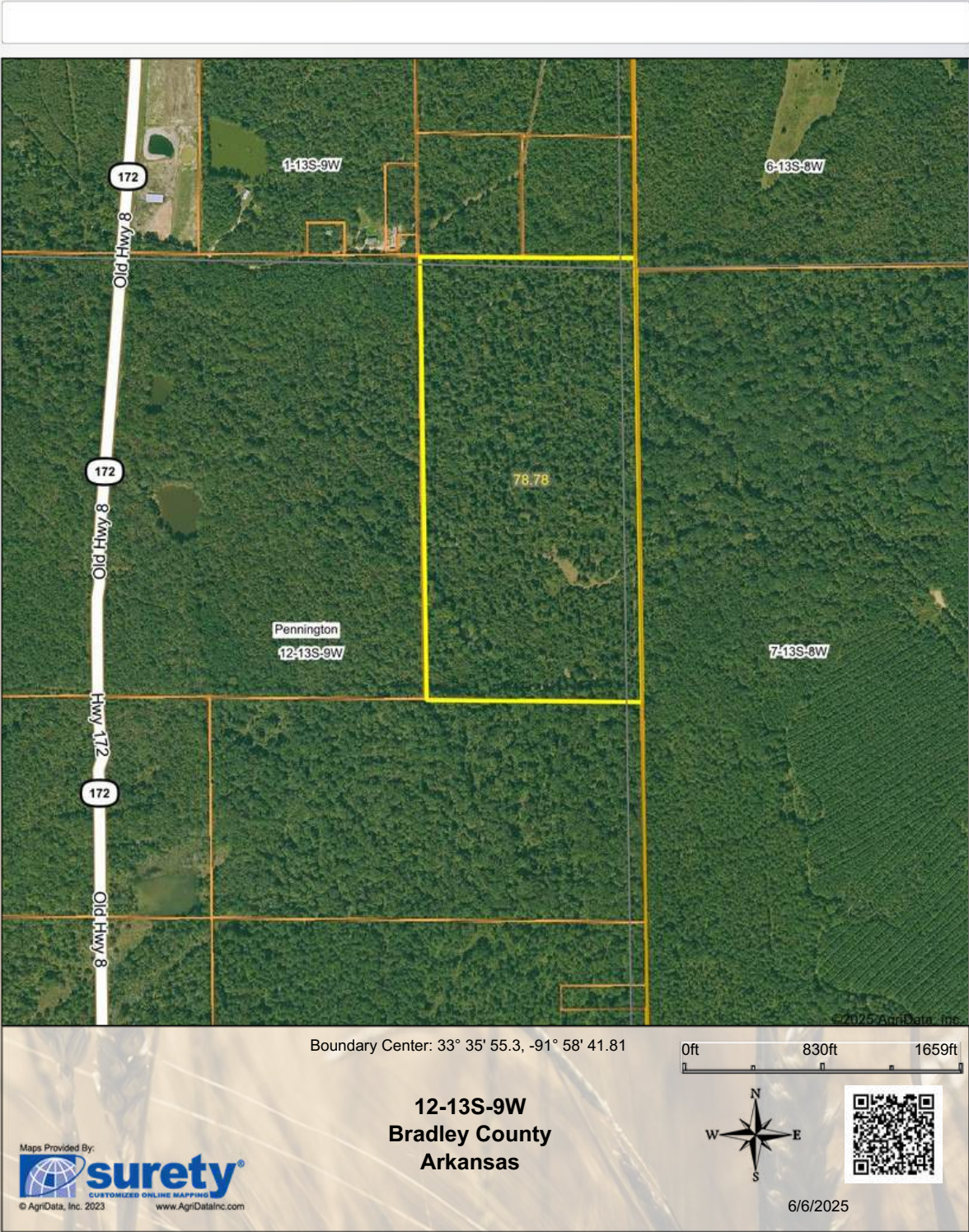
Income Potential: current hunting lease

## FEATURES:

- 80 +/- acres
- Bordered by Warren Prairie WMA
- Close to Saline River
- Current hunting lease in place
- Limited access for added privacy
- Abundant wildlife habitat
- Potential for food plots or habitat development

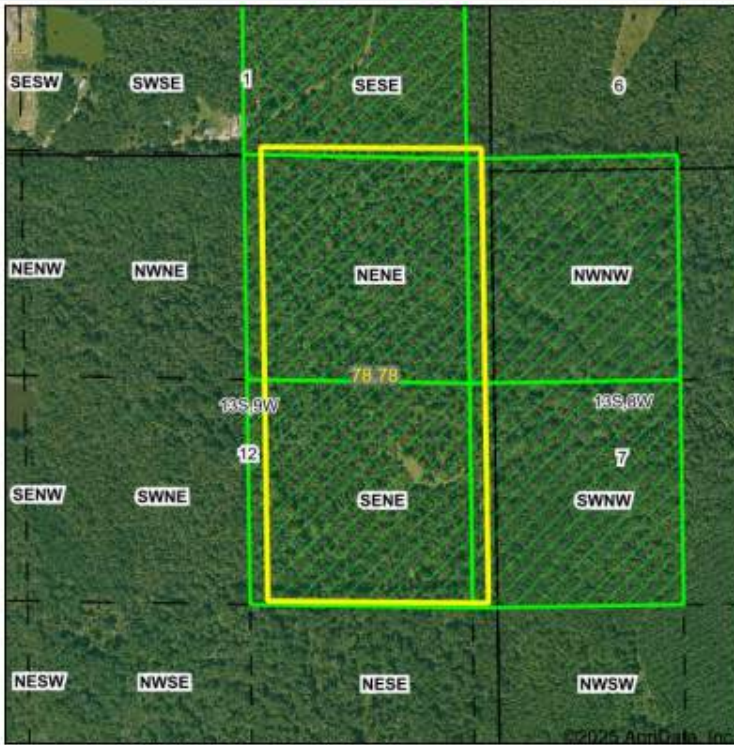


BRADLEY COUNTY,  
ARKANSAS



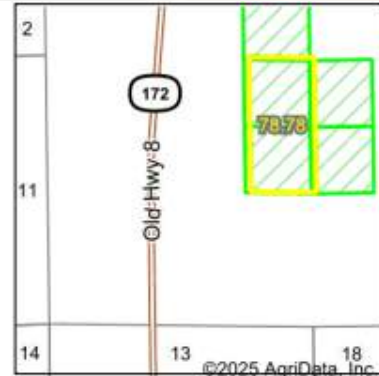


# AMERICAN LEGACY LAND CO



Map Center: 33° 35' 51.65, -91° 58' 45.15

0ft 809ft 1617ft



Acres: **78.83**  
Date: **6/6/2025**  
Township: **Pennington**  
County: **Bradley**  
State: **Arkansas**

Maps Provided By:



PLSS Source: **Various State Sources**

PLSS Note: **No Government Lots. Quarters created by equally splitting the sections**

## Short Legal:

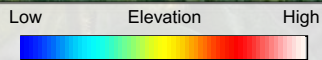
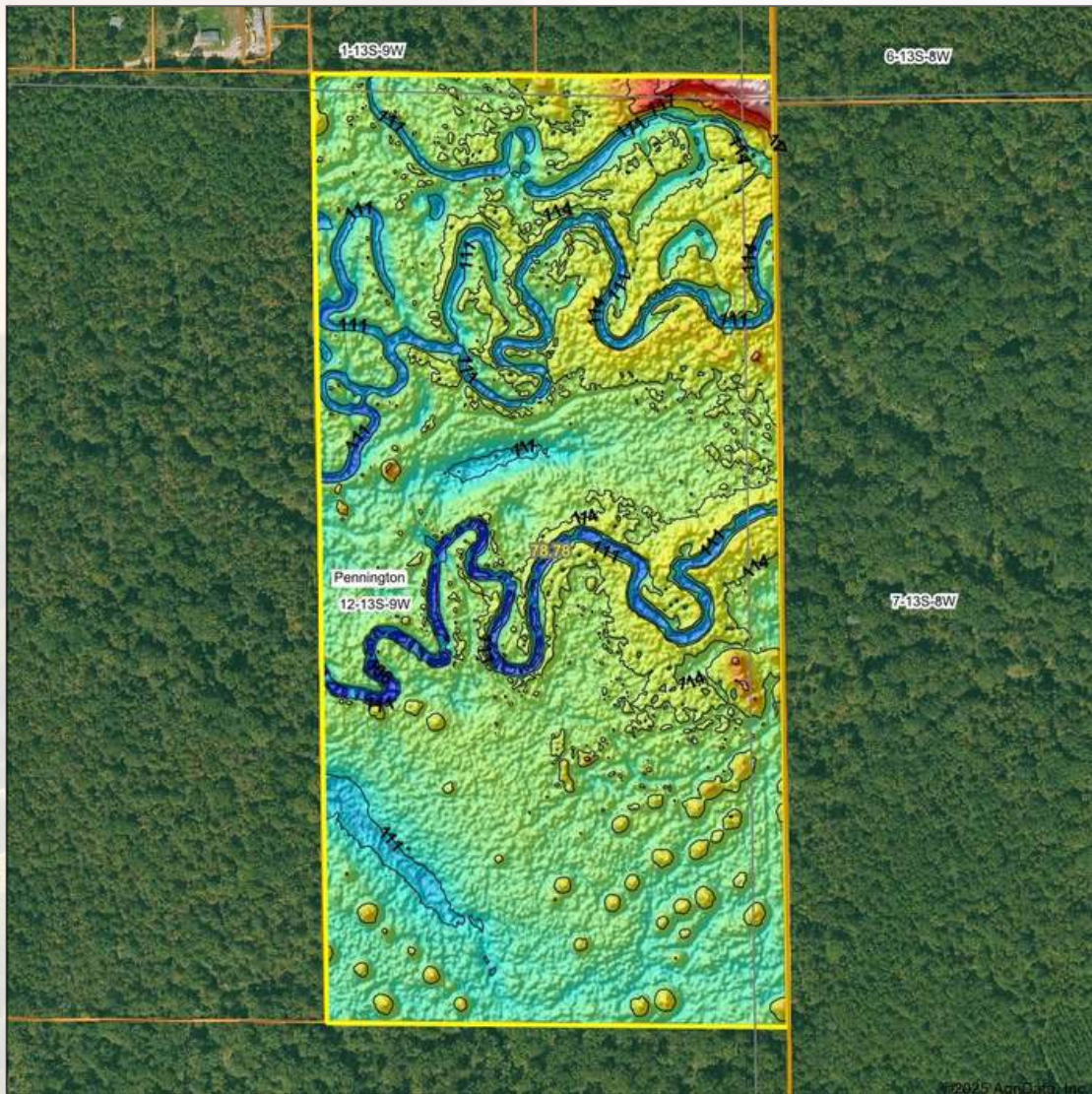
PT NWNW; PT SWNW 7-13S-8W AND PT SESE 1-13S-9W AND E2NE 12-13S-9W

## Long Legal:

PART OF THE NW1/4 NW1/4; PART OF THE SW1/4 NW1/4 OF SECTION 7, TOWNSHIP 13 SOUTH, 8 WEST, DREW COUNTY, ARKANSAS AND PART OF THE SE1/4 SE1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, 9 WEST, BRADLEY COUNTY, ARKANSAS AND E1/2 NE1/4 OF SECTION 12, TOWNSHIP 13 SOUTH, 9 WEST, BRADLEY COUNTY, ARKANSAS

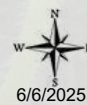
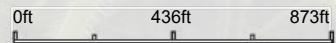






Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 3  
Min: 106.8  
Max: 123.3  
Range: 16.5  
Average: 113.1  
Standard Deviation: 1.61 ft



**12-13S-9W**  
**Bradley County**  
**Arkansas**

Boundary Center: 33° 35' 55.3, -91° 58' 41.81



**AMERICAN**  
**LEGACY**  
LAND CO

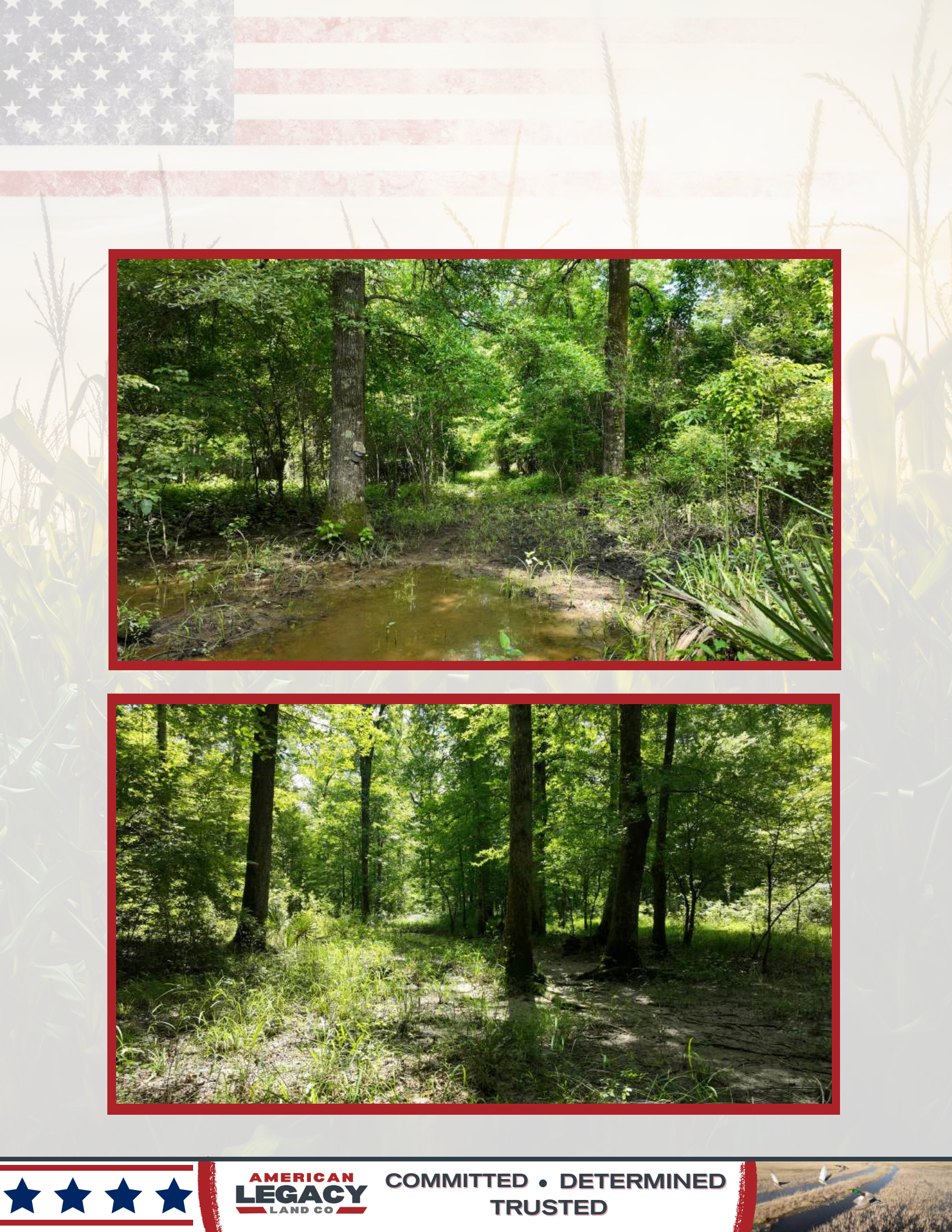
**FARM • RANCH • RECREATION**  
**HUNTING • DEVELOPMENT**











**AMERICAN**  
**LEGACY**  
LAND CO

**COMMITTED • DETERMINED  
TRUSTED**







## About the Agent:

Michael has spent the majority of his life in Monticello, Arkansas as a multi-generational farmer. Growing up with deep roots in agriculture and land management, he has a strong appreciation for the value of land and property.

Michael's background in farming has given him a unique perspective on real estate-understanding not just the transaction, but the land itself, its potential, and its long-term value.

Michael enjoys spending time with his family. He and his wife, Andrea, have two children and two grandchildren. In his free time, Michael is an avid hunter and fisherman, making the most of Arkansas's great outdoors.



**MICHAEL OLTMANN** , LAND AGENT



**870-723-3221**



**Michael@AmericanLegacyLandCo.com**