



# FOR SALE

## BUILD SITE/HUNTING

Drew County, AR

**16 +/- Acres**

**OFFERED AT:**

**\$156,800**

### ***ABOUT THIS PROPERTY:***

Discover the perfect blend of seclusion and convenience with this 16-acre tract just minutes from the heart of Monticello, Lake Monticello, and the Monticello Country Club. This gently rolling property is covered in a beautiful mix of mature hardwoods and pine, offering privacy, shade, and a peaceful setting ideal for a homesite, cabin, or weekend retreat.



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## More About this Property:

Accessed via a gravel drive with deeded access, the land is easy to reach and privately tucked away. Multiple potential building spots are scattered throughout the property, and nearby utilities—including Entergy power, city water, and natural gas—make future development simple and cost-effective.

Whether you're looking to build, hunt, or just own a piece of land close to town, this property is a rare find in a fast-growing area.

Legal Description: N ½ of NW ¼ of SW ¼ 21-12S-7W. Less and Except 4 acres of land in SW corner thereof

Address: 000 Barkada Road Monticello, AR 71655

Directions from nearest town: From Monticello take Barkada Rd 2 miles.

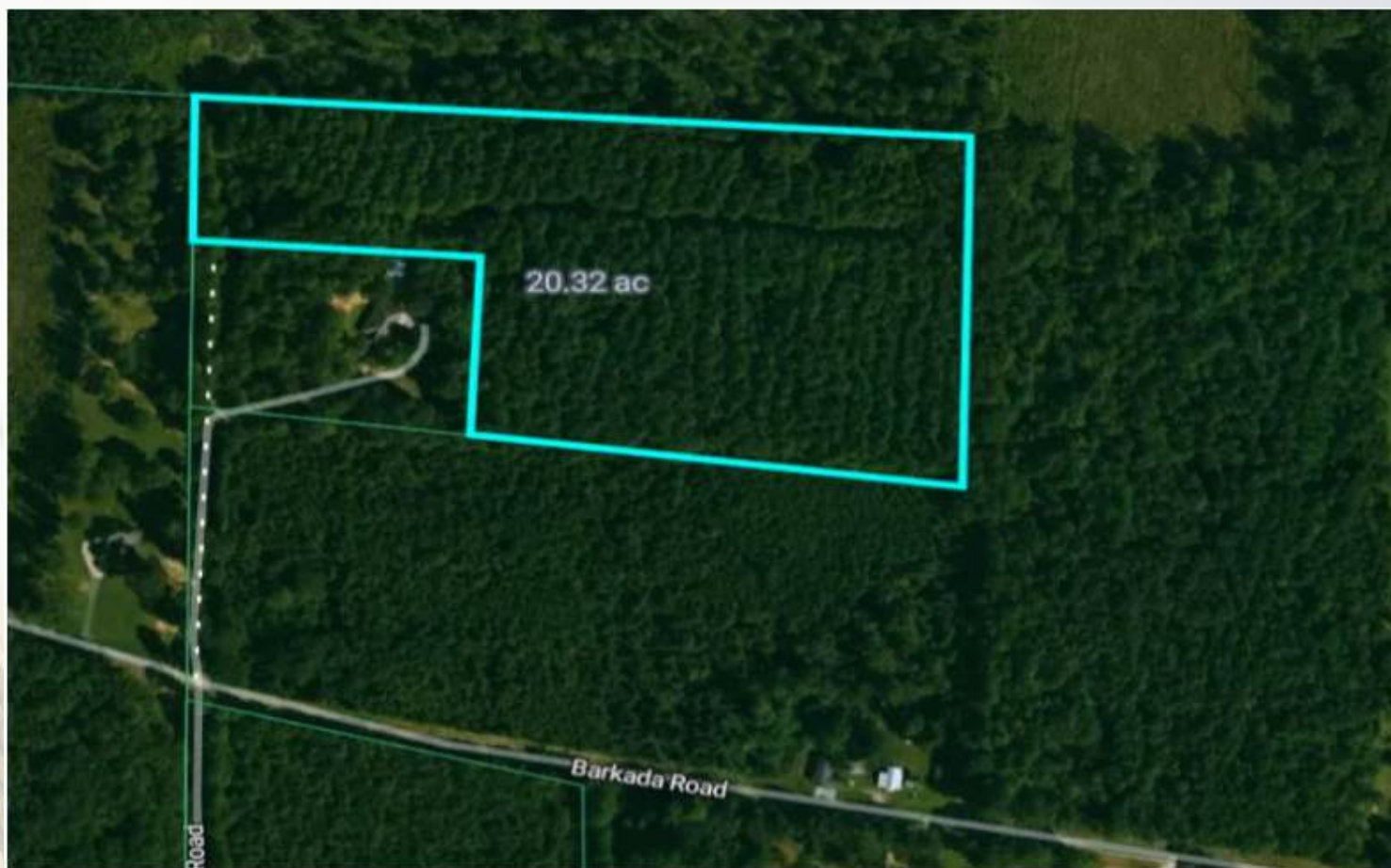
Taxes for Tracts: \$22

## FEATURES:

- 16 +/- acres
- Prime location
- Multiple homesites
- Utility access nearby
- Private yet convenient
- Beautiful timber



**DREW COUNTY,  
ARKANSAS**

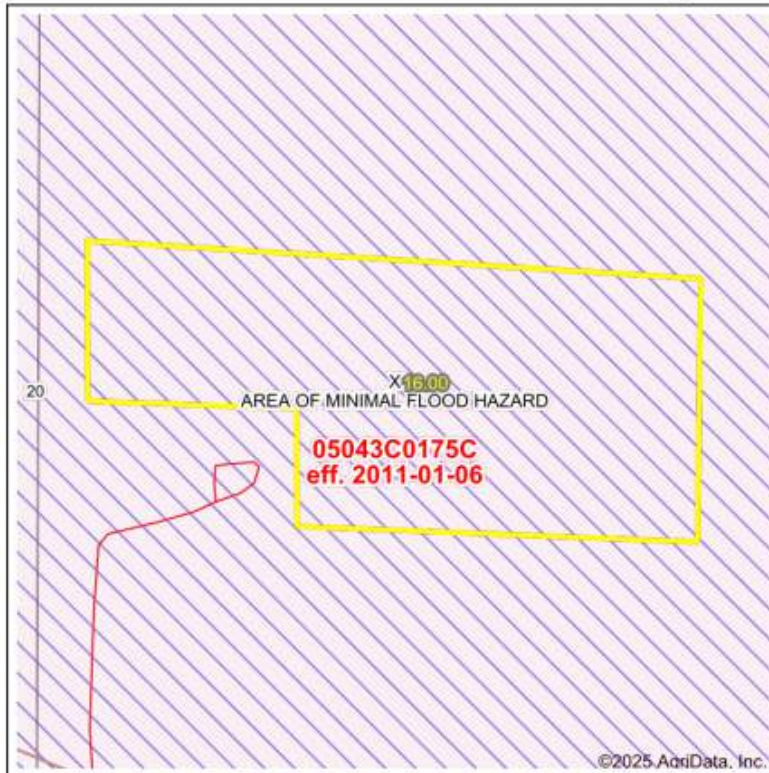


**HELPING YOU BUY  
AND SELL LAND**





## FEMA Report



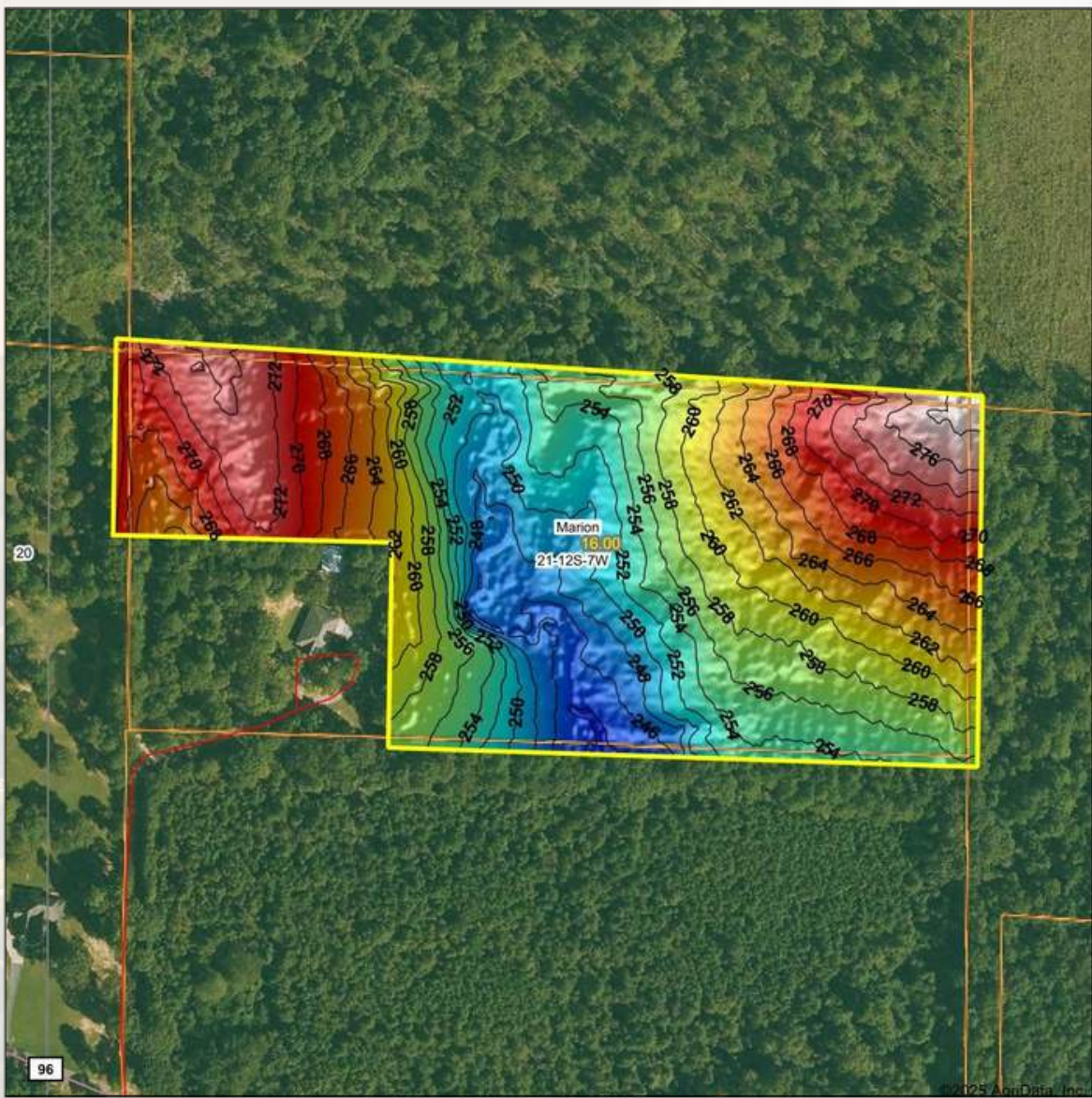
Map Center: 33° 38' 59.16, -91° 49' 56.66  
 State: AR Acres: 16  
 County: Drew Date: 5/23/2025  
 Location: 21-12S-7W  
 Township: Marion

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name		Number	County	NFIP Participation	Acres	Percent
DREW COUNTY		050430	Drew	Regular	16	100%
Total					16	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	16	100%
Total					16	100%
Panel			Effective Date		Acres	Percent
05043C0175C			1/6/2011		16	100%
Total					16	100%





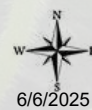
Low Elevation High



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 242.2  
Max: 278.8  
Range: 36.6  
Average: 259.7  
Standard Deviation: 8.56 ft

0ft 247ft 493ft



6/6/2025

**21-12S-7W**  
**Drew County**  
**Arkansas**

Boundary Center: 33° 38' 59.18, -91° 49' 56.65



**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



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