

**AMERICAN  
LEGACY**  
LAND CO

**FOR SALE**

**TIMBER, PASTURE, &  
CREEK FRONTAGE**

Clark County, AR

**118 +/- Acres**

**OFFERED AT:**

**\$327,450**

***ABOUT THIS PROPERTY:***

Located in Clark County with direct frontage on Highway 53, this 118 +/- acre property offers a well-rounded mix of timber and naturally regenerated pasture. The South Fork Terre Noire Creek meanders through the land, providing a year-round water source and enhancing its appeal as a wildlife haven. Natural game funnels and multiple food plot locations make it an excellent choice for hunting deer, turkey, and other game species.



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## More About this Property:

Beyond its recreational value, the open areas on the property could be reclaimed for hay production or livestock grazing. Whether you're looking for a secluded hunting tract or a productive piece of rural ground, this property offers flexibility, access, and natural beauty all in one.

### Legal Description:

Tract 1: 06-09S-20W (83 +/- acres)

Tract 2: 06-09S-20W (35 +/- acres)

Address: 000 Hwy 53 Gurdon, AR

Directions from nearest town: From Arkadelphia, take I-30 West for 9.9 miles. Take exit 63, turn right on AR-53. Property is on left after approximately 1 mile.

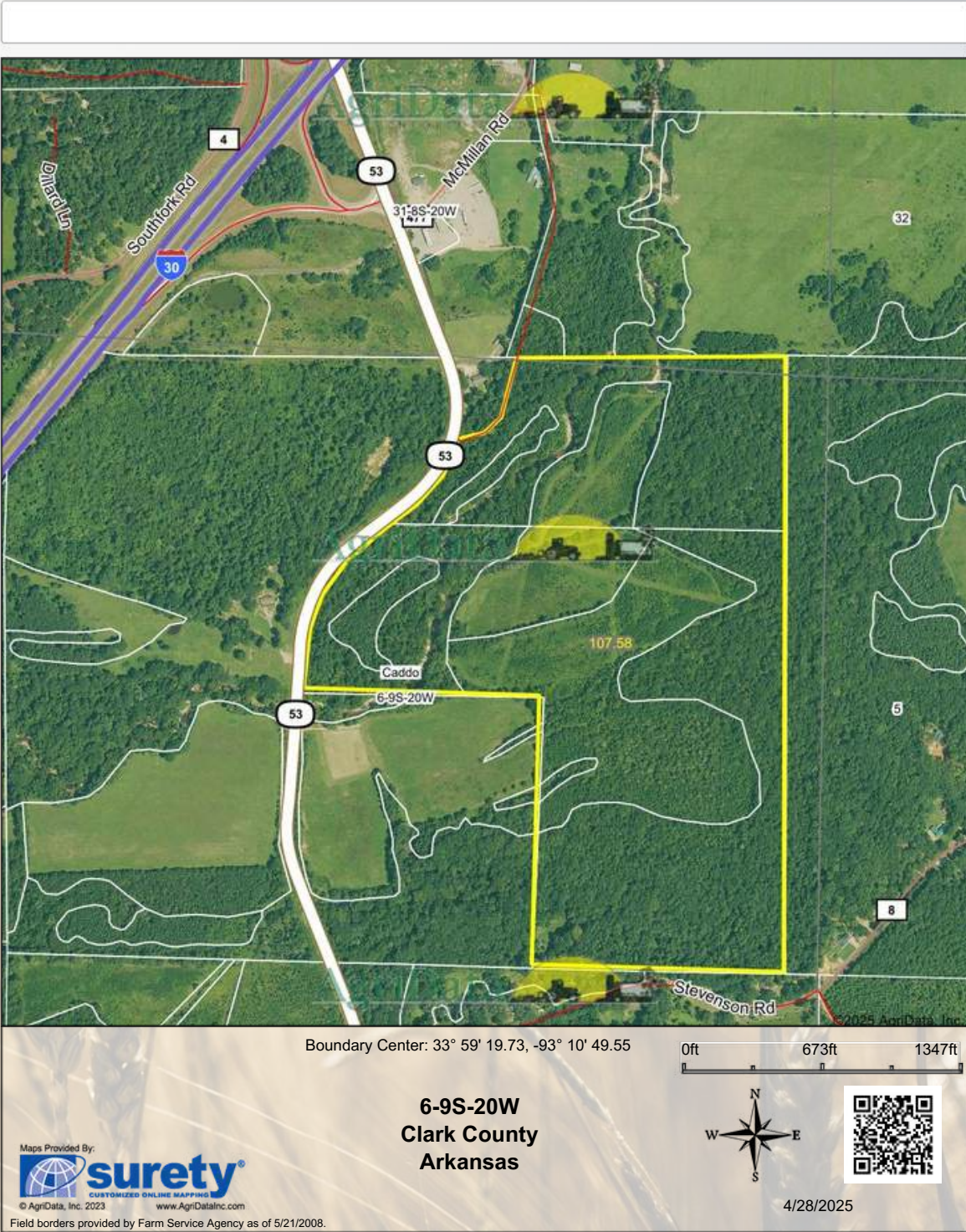
Taxes for all Tracts: \$157

Income Potential: Hunting lease or hay production

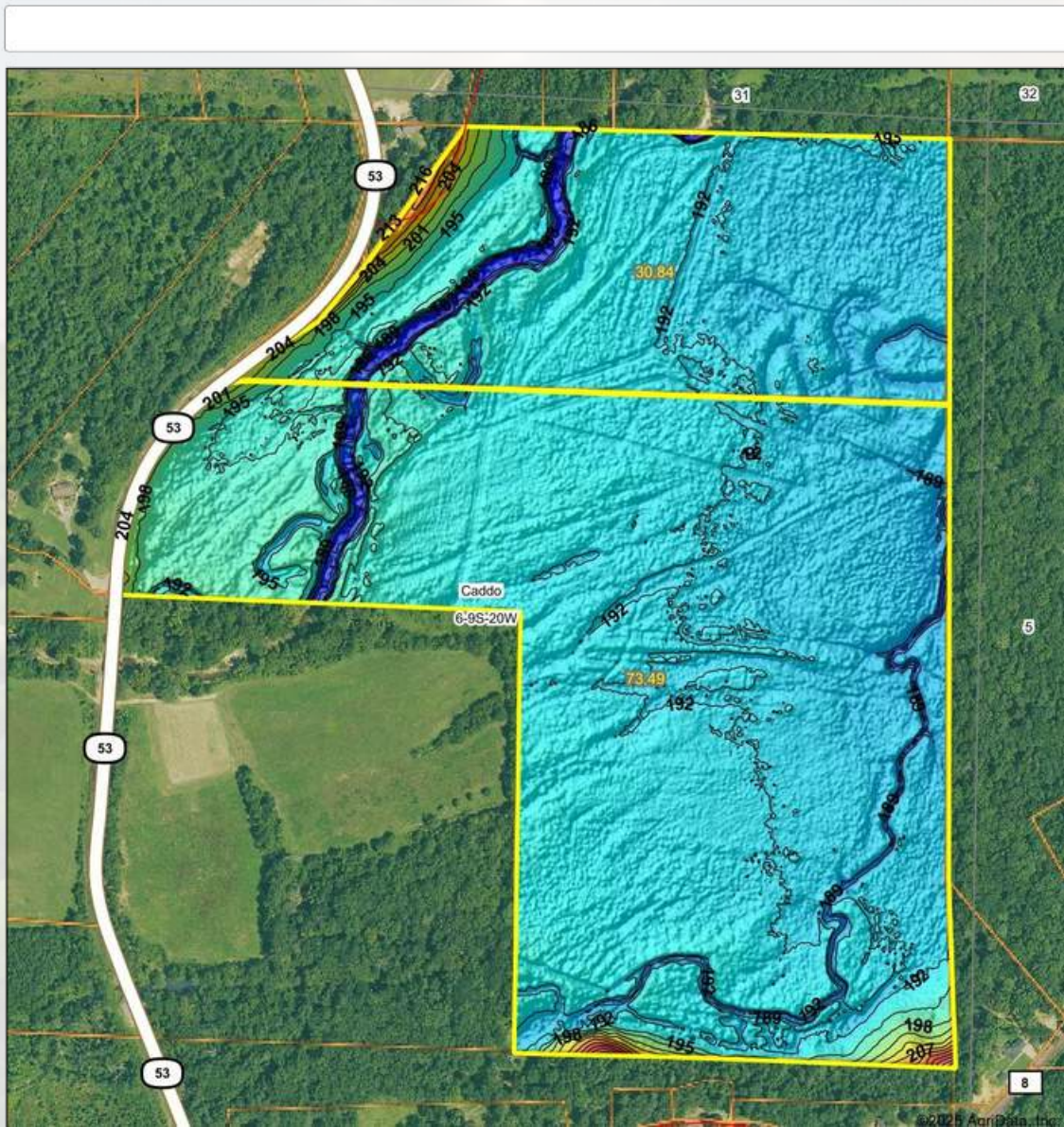
## FEATURES:

- 118 +/- Acres
- Highway frontage
- Wildlife management potential
- Deer hunting
- Mix of timber
- Potential income from hunting lease

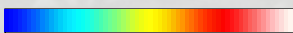








Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 181.4

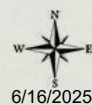
Max: 228.0

Range: 46.6

Average: 192.7

Standard Deviation: 2.95 ft

0ft 447ft 894ft



6/16/2025

6-9S-20W  
Clark County  
Arkansas

Boundary Center: 33° 59' 19.65, -93° 10' 49





## FEMA Report



Map Center: 33° 59' 25.59, -93° 10' 52.99  
 State: AR Acres: 107.58  
 County: Clark Date: 4/28/2025  
 Location: 6-9S-20W  
 Township: Caddo

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Name		Number	County	NFIP Participation	Acres	Percent
CLARK COUNTY, UNINCORPORATED AREAS		050422	Clark	Regular	107.58	100%
Total					107.58	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
A			100-year Floodplain		92.57	86.0%
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		15.01	14.0%
Total					107.58	100%
Panel		Effective Date			Acres	Percent
05019C0450E		2/2/2012			107.58	100%
Total					107.58	100%



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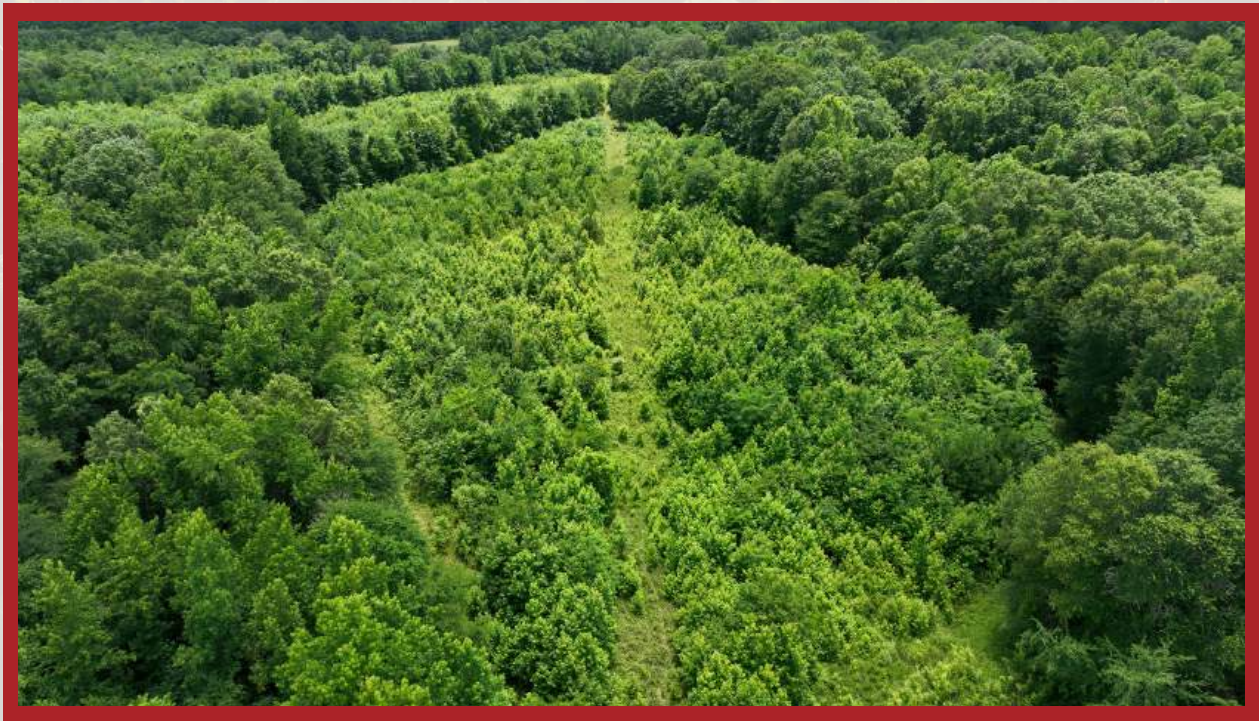
FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT











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**COMMITTED • DETERMINED  
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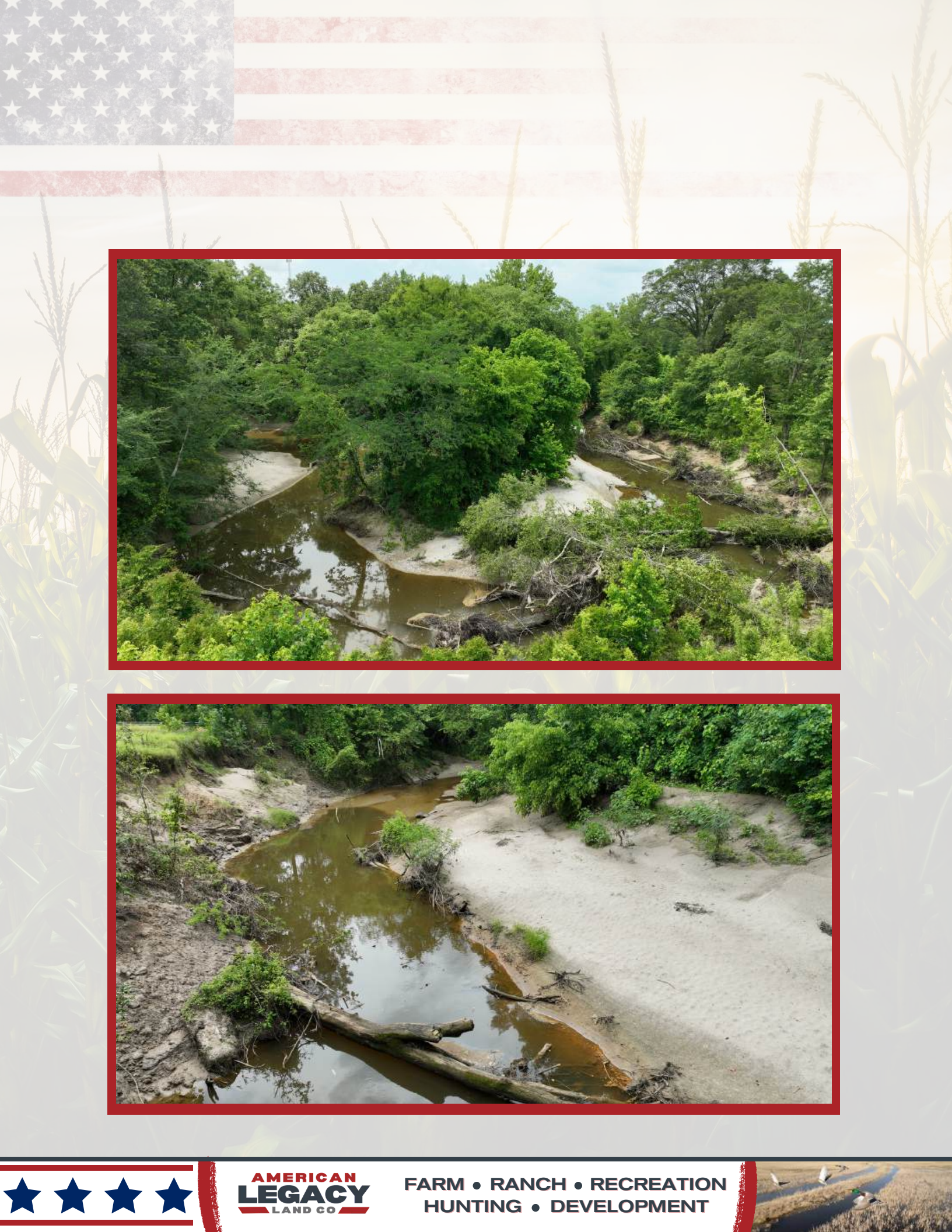
HELPING **YOU** BUY  
AND SELL LAND











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FARM • RANCH • RECREATION  
HUNTING • DEVELOPMENT







## 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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