



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**TIMBER, CREEK, &
OPEN GROUND**

Hot Spring County, AR

40 +/- Acres

OFFERED AT:

\$117,500

ABOUT THIS PROPERTY:

This 40 +/- acre tract just west of Point Cedar offers a good mix of usable ground, mature timber, and year-round water. The property is heavily wooded with a healthy mix of hardwoods and pine, including several large saw log trees throughout the tract. A live creek runs from the north end of the property all the way through the south side, giving the land a natural water source and making it attractive for wildlife year-round.



More About this Property:

There are currently around five acres of hay ground in place, and the south side of the property offers additional open ground potential. With some clearing, there could easily be 20 acres or more opened up for pasture, farming, or additional homesites. The layout of the land gives you several options depending on what you want to do with it.

This area around Point Cedar and Point Cedar Creek has always been known as a desirable part of the county. Whether you're looking for a place to build a cabin, establish a country homesite, create a hunting property, or just hold a solid piece of land with timber value, this tract checks a lot of boxes. Deer and turkey sign are common in the area, and the creek adds another feature hard to find on smaller tracts.

The property has good road access with utilities nearby, making it easier to develop without losing the secluded feel. It's the kind of place you can enjoy right away while still having room to improve and add value over time. Priced right and loaded with potential, this is a strong piece of ground in a hard-to-find area.

Legal Description: 12-05S-22W Hot Spring County, AR

FEATURES:

- 40 +/- acres
- Mature hardwood and pine mix
- Large mature saw logs throughout the property
- Year-round creek
- Approximately 5 acres of existing hay ground
- Potential to add 20-30 acres of pasture

Aerial Map



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Maps Provided By
surety
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Boundary Center: 34.321582, -93.318685

12-5S-22W
Hot Spring County
Arkansas

0ft 277ft 555ft



5/11/2026

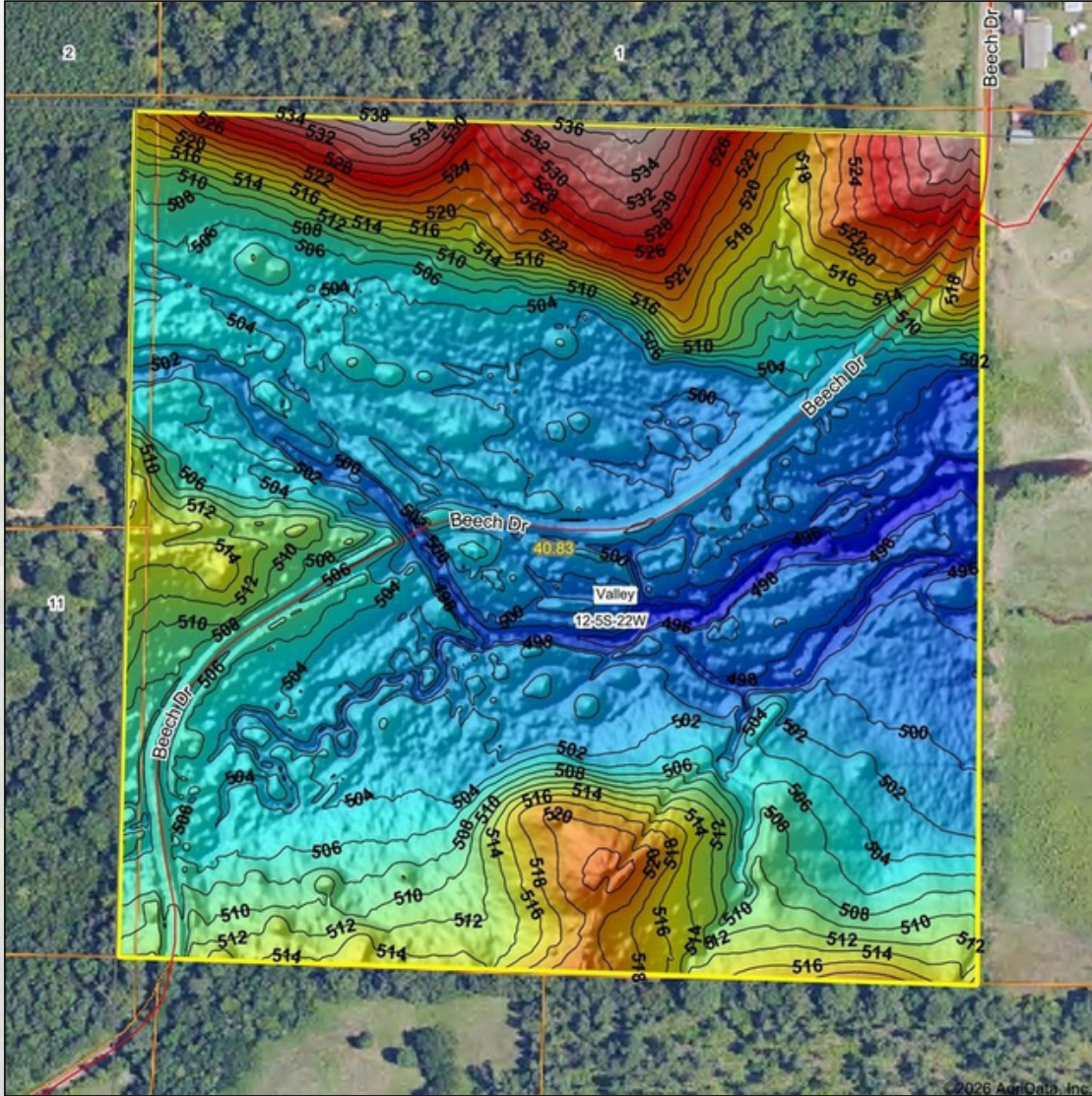


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AND SELL LAND



Topography Hillshade



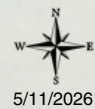
Low Elevation High

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Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 493.9
 Max: 537.6
 Range: 43.7
 Average: 507.9
 Standard Deviation: 8.92 ft

0ft 245ft 490ft



12-5S-22W
 Hot Spring County
 Arkansas

Boundary Center: 34.321582, -93.318685





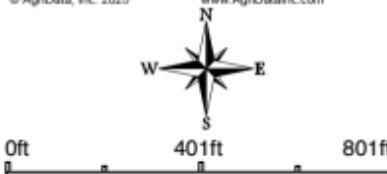
Wetlands Map



State: **Arkansas**
 Location: **12-5S-22W**
 County: **Hot Spring**
 Township: **Valley**
 Date: **5/11/2026**



Maps Provided By:
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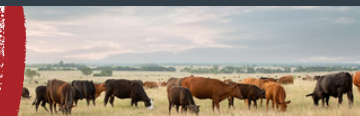


Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	0.68
R4SBC	Riverine	0.33
Total Acres		1.01

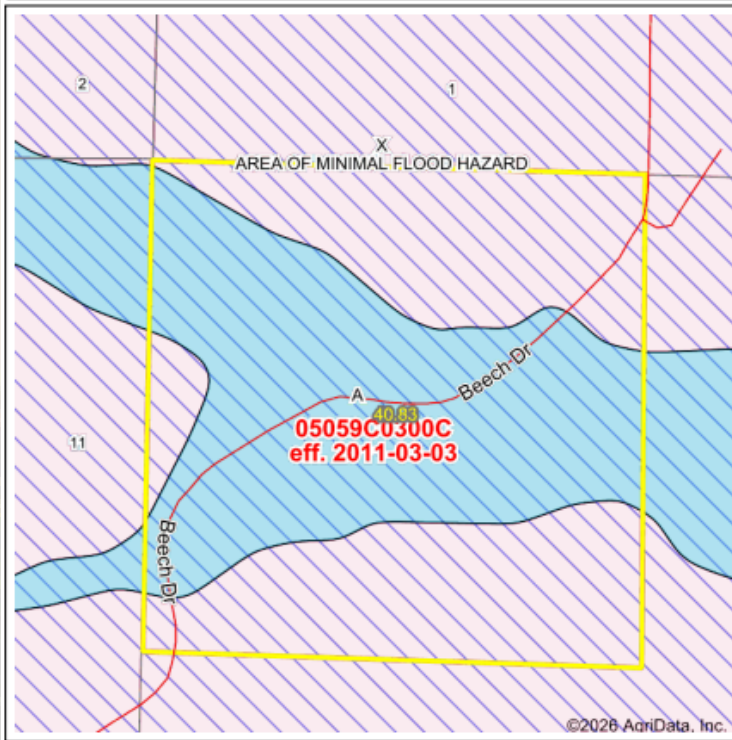
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



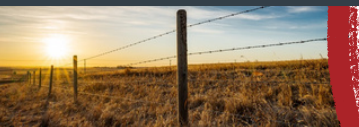
FEMA Report



Map Center: 34.321886, -93.318870
 State: AR Acres: 40.83
 County: Hot Spring Date: 5/11/2026
 Location: 12-5S-22W
 Township: Valley



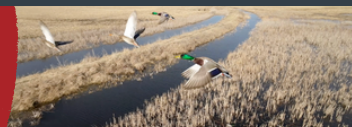
Name	Number	County	NFIP Participation	Acres	Percent
HOT SPRING COUNTY	050437	Hot Spring	Regular	40.83	100%
Total				40.83	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	20.7	50.7%	
A		100-year Floodplain	20.13	49.3%	
Total			40.83	100%	
Panel	Effective Date	Acres	Percent		
05059C0300C	3/3/2011	40.83	100%		
Total		40.83	100%		





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COMMITTED • DETERMINED
TRUSTED



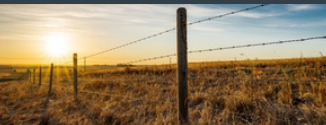


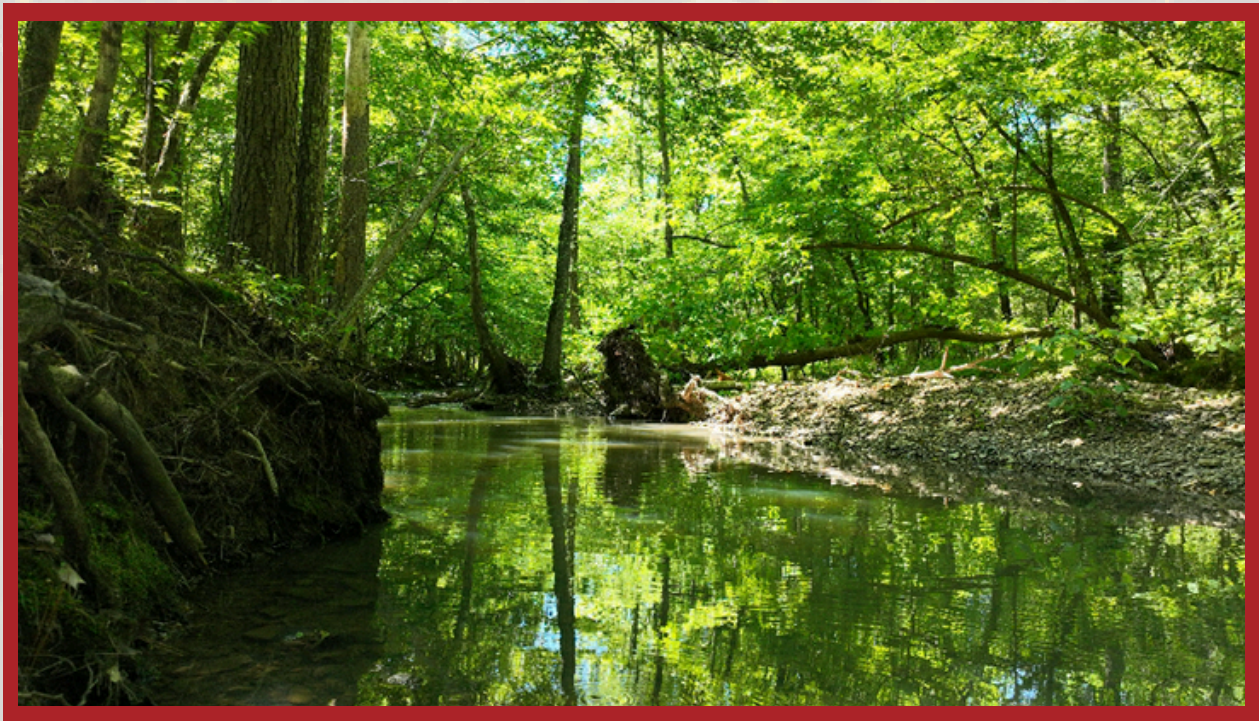
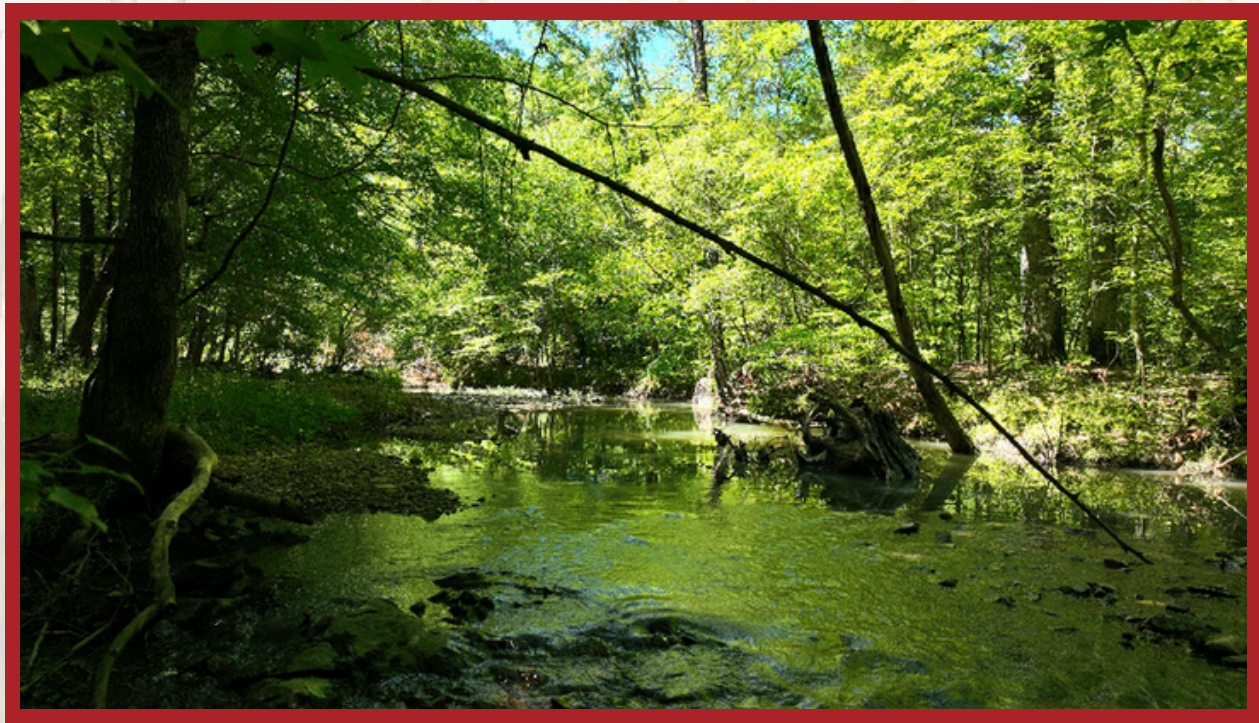


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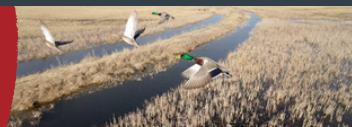






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About the Agent:

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



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