



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**RECREATIONAL AND
TIMBER PROPERTY**

Jersey, AR

228 +/- Acres

**OFFERED AT:
\$456,000**

ABOUT THIS PROPERTY:

Located just west of Jersey, Arkansas, this 228 +/- acre tract offers a great combination of hunting, recreation, and timber investment. With good road frontage and easy access directly off Highway 160, the property is centrally located within a short drive of Hampton, El Dorado, and Warren. Good, established trails run throughout the property, making it easy to get around by ATV, check feeders, access hunting areas, or just enjoy the land. Whether you're looking for a hunting property, timber investment, or a place to get away, this tract has plenty to offer.



More About this Property:

The timber consists of approximately 15-year-old planted pine that is reaching the stage for its first commercial thinning. This gives the next owner an opportunity to improve the timber stand, promote future sawtimber growth, and potentially generate income from a thinning operation. Moro Creek, a year-round creek, runs through the property, with hardwood bottoms lining the creek corridor. The combination of planted pine, bottomland hardwoods, and year-round water provides good cover, natural food sources, and habitat for whitetail deer, turkey, hogs and other wildlife.

From a wildlife management standpoint, this property has a lot going for it. The transition areas between the planted pine and hardwood bottoms create natural edge habitat, bedding areas, and travel corridors for deer. The existing trail system provides good access throughout the tract, and feeders are already in place. There are opportunities to expand the wildlife management program with strategically located food plots, additional feeders, and stand locations that take advantage of the natural terrain and deer movement. A pine thinning could also improve the habitat by opening up the canopy for native species. Finding 228 contiguous acres with easy highway access, an established trail system, year-round water, planted pine, and hardwood bottoms makes this a solid recreational and investment opportunity. Whether you're looking to manage timber, build a hunting camp, improve wildlife habitat, or simply have a place to hunt and enjoy with family and friends, this tract has the groundwork already in place. It's a good piece of south Arkansas hunting ground with plenty of potential for the next owner.

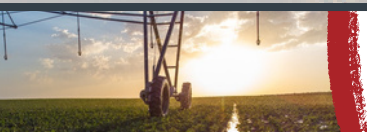
Legal Description: Tract 1 100-02176-000 90+/- 04-15S-12W; Tract 2 100-01314-000 43 +/- 09-15S-12W; Tract 3 025-03004-001 20+/- 03-15S-12W; Tract 4 025-10001-001 15+/- 10-15S-12W; Tract 5 025-09001-001 60+/- 09-15S-12W

Taxes for all 3 Tracts: \$245.00

Income Potential: Potential for hunt lease option or daily hunts

FEATURES:

- 228 +/- acres
- High wildlife productive farm
- Wildlife management potential
- State highway access
- Fronted on two sides of Moro Creek
- Timber investment

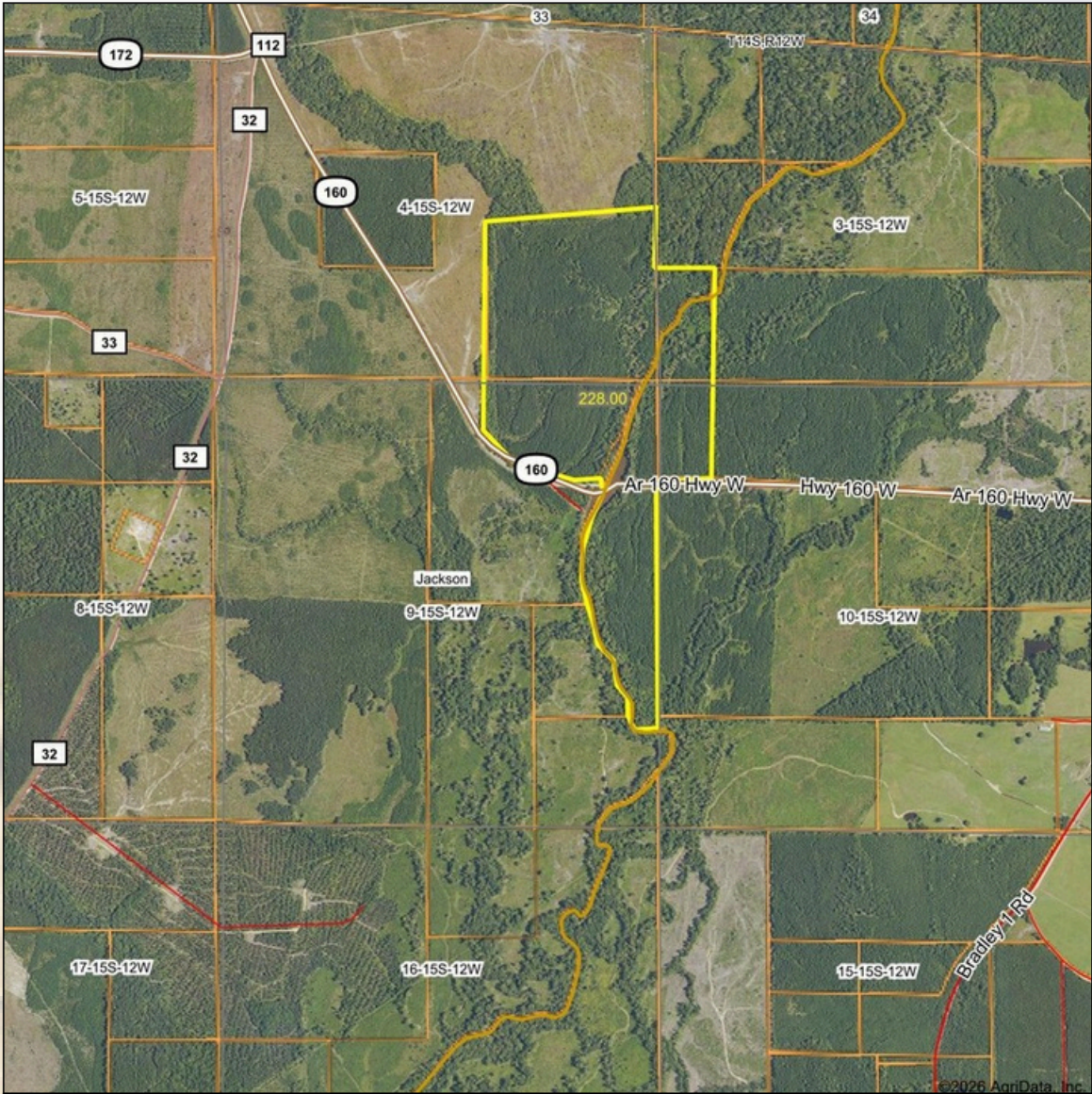


**GROW YOUR
LEGACY**



BRADLEY AND
CALHOUN
COUNTY,
ARKANSAS

Aerial Map



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 33.432207, -92.340007

9-15S-12W
Calhoun County
Arkansas

0ft 1852ft 3704ft



10/8/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

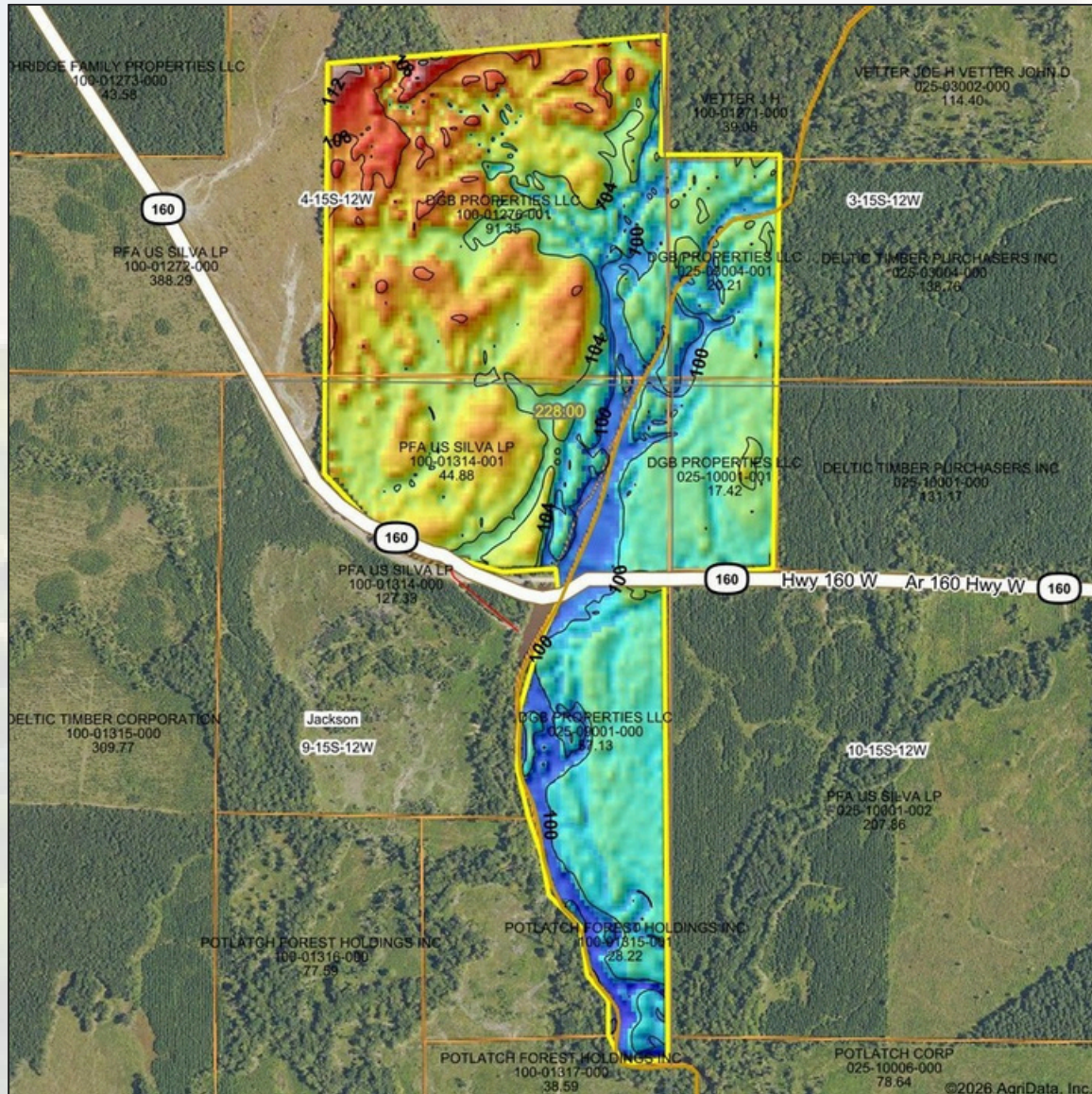


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HELPING YOU BUY
AND SELL LAND



Topography Hillshade



Low Elevation High

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 4
Min: 97.3
Max: 114.1
Range: 16.8
Average: 103.8
Standard Deviation: 2.76 ft

0ft 942ft 1883ft



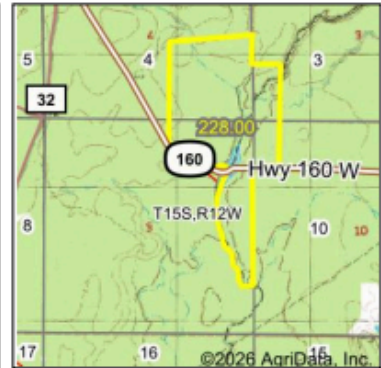
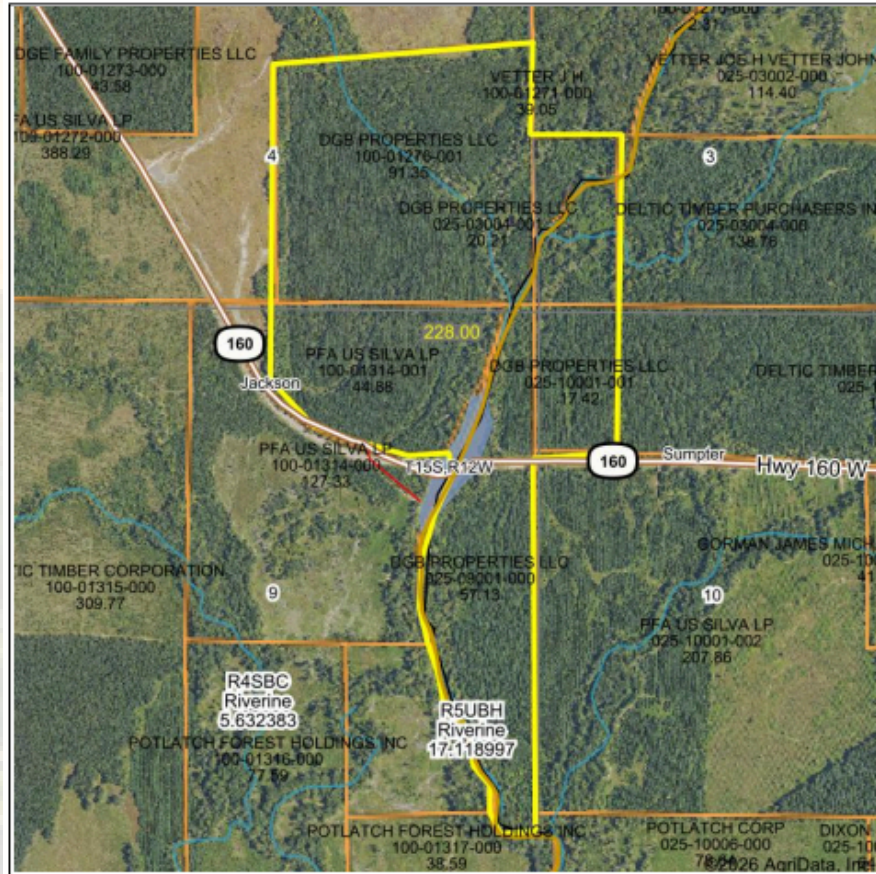
10/8/2026

9-15S-12W
Calhoun County
Arkansas

Boundary Center: 33.432207, -92.340007



Wetlands Map



State: **Arkansas**

Location: **9-15S-12W**

County: **Calhoun**

Township: **Jackson**

Date: **10/8/2026**

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0ft 1413ft 2827ft

Classification Code	Type	Acres
PUBF	Freshwater Pond	3.97
R5UBH	Riverine	2.28
R4SBC	Riverine	1.33
Total Acres		7.58

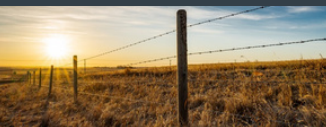
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

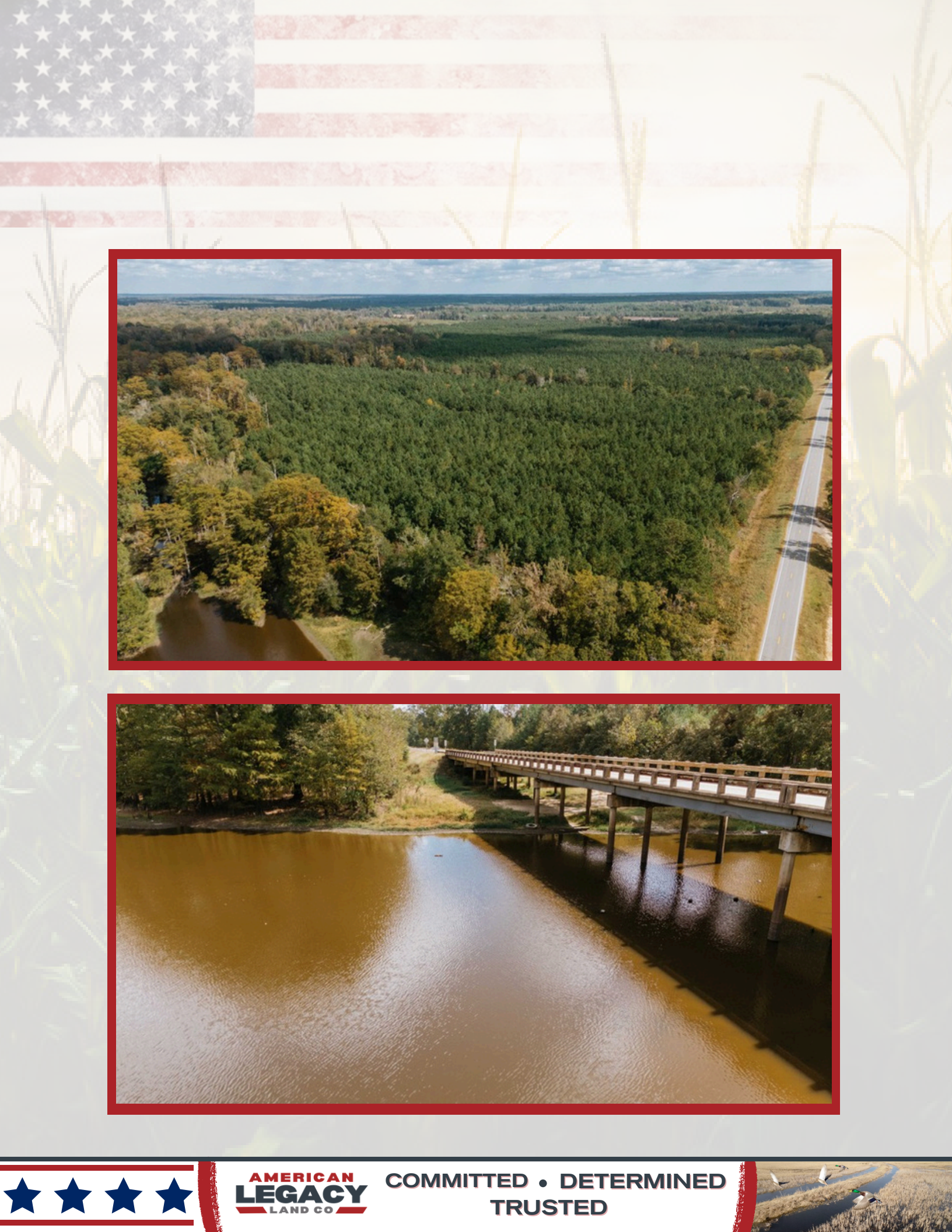


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**

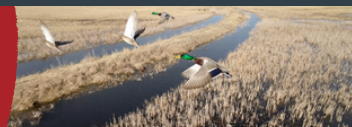




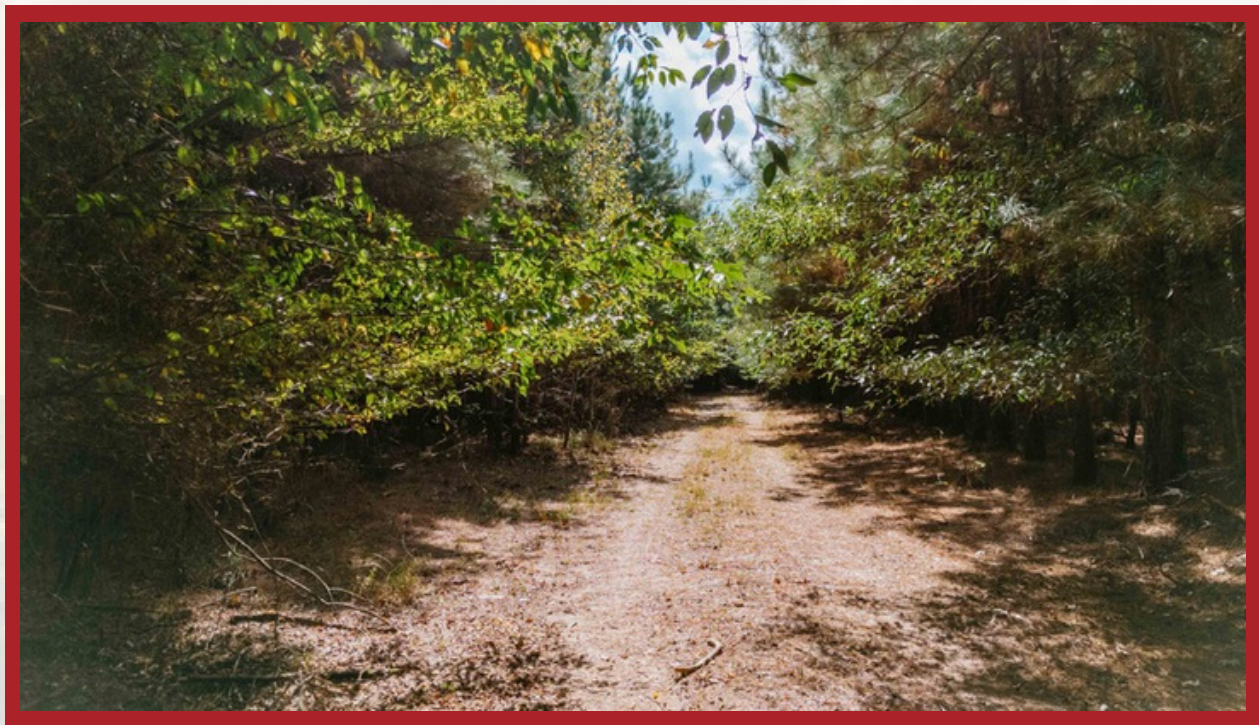


**AMERICAN
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**COMMITTED • DETERMINED
TRUSTED**







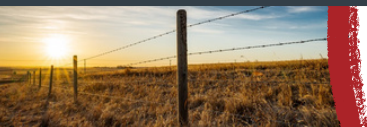
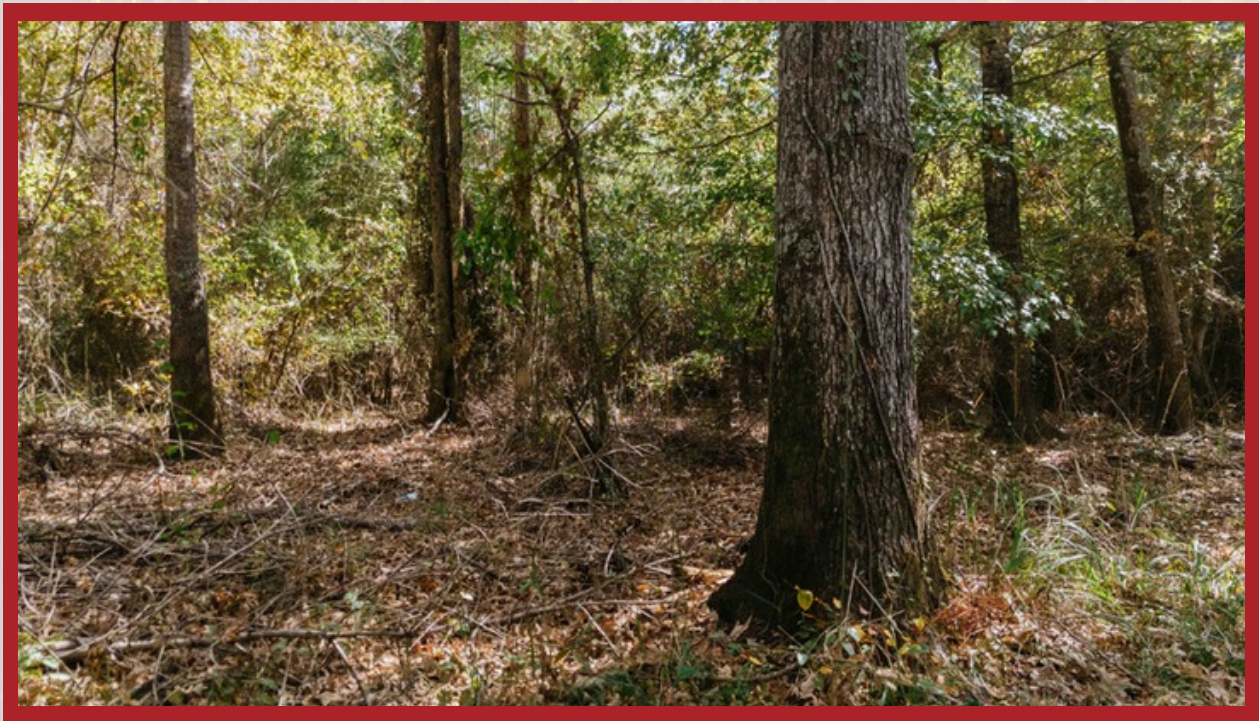
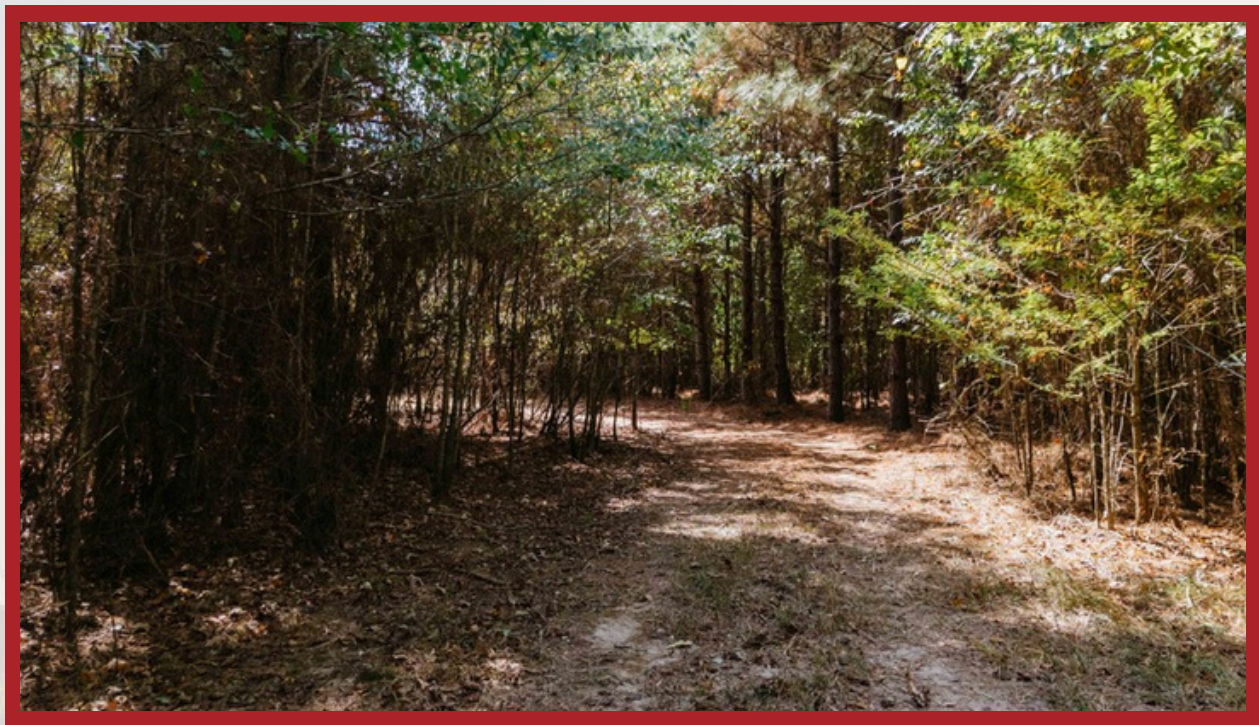
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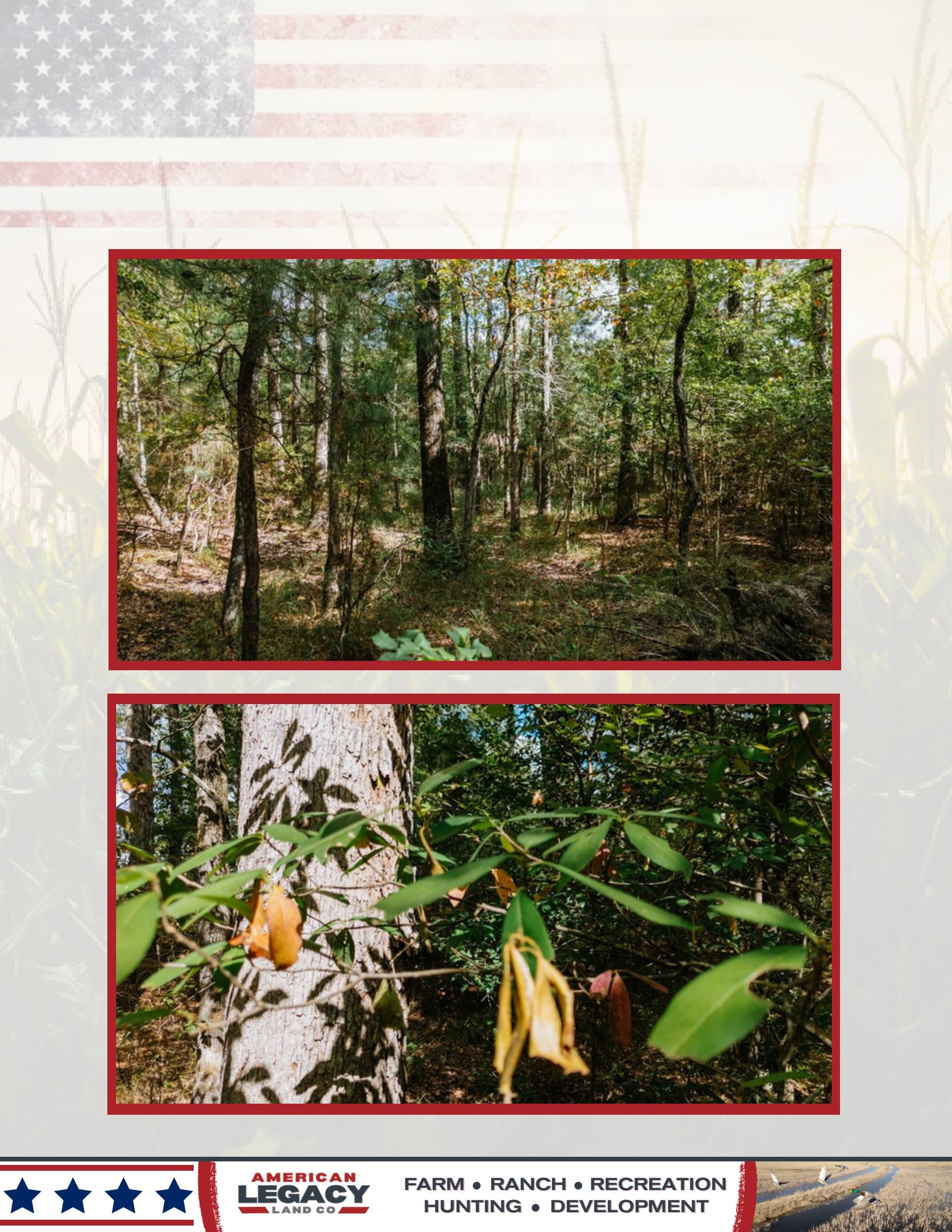
HELPING **YOU** BUY
AND SELL LAND





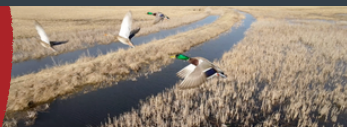
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About the Agent:

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



870-224-1144



Jeff@AmericanLegacyLandCo.com

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