



**AMERICAN
LEGACY**
LAND CO

FOR SALE

**WOODED ACRES WITH
PAVED ROAD FRONTAGE**

Dallas County, AR

79 +/- Acres

OFFERED AT:

\$222,500

ABOUT THIS PROPERTY:

This 79+/- acre property offers a great opportunity for anyone looking for a private homestead, hunting property, or recreational getaway. With paved county road frontage and rural water and electricity available at the road, this property has plenty of options for building a home or setting up a weekend hunting camp. The wooded acreage provides natural wildlife habitat, privacy, and room to enjoy the outdoors.



More About this Property:

The property can be purchased as a whole or potentially divided into three separate tracts, offering several options for homesites, hunting, or investment. Whether you're looking for a smaller country homesite or a larger piece of recreational ground, this property has plenty of potential.

Multiple tract option - proposed tract breakdown:

- Tract 1: 41 +/- acres
- Tract 2: 30 +/- acres
- Tract 3: 9 +/- acres
- Total: 79 +/- acres

Legal Description:

Tract 1 01-09S-18W 49.47 surveyed

Tract 2 06-09S-17W 29.65 surveyed

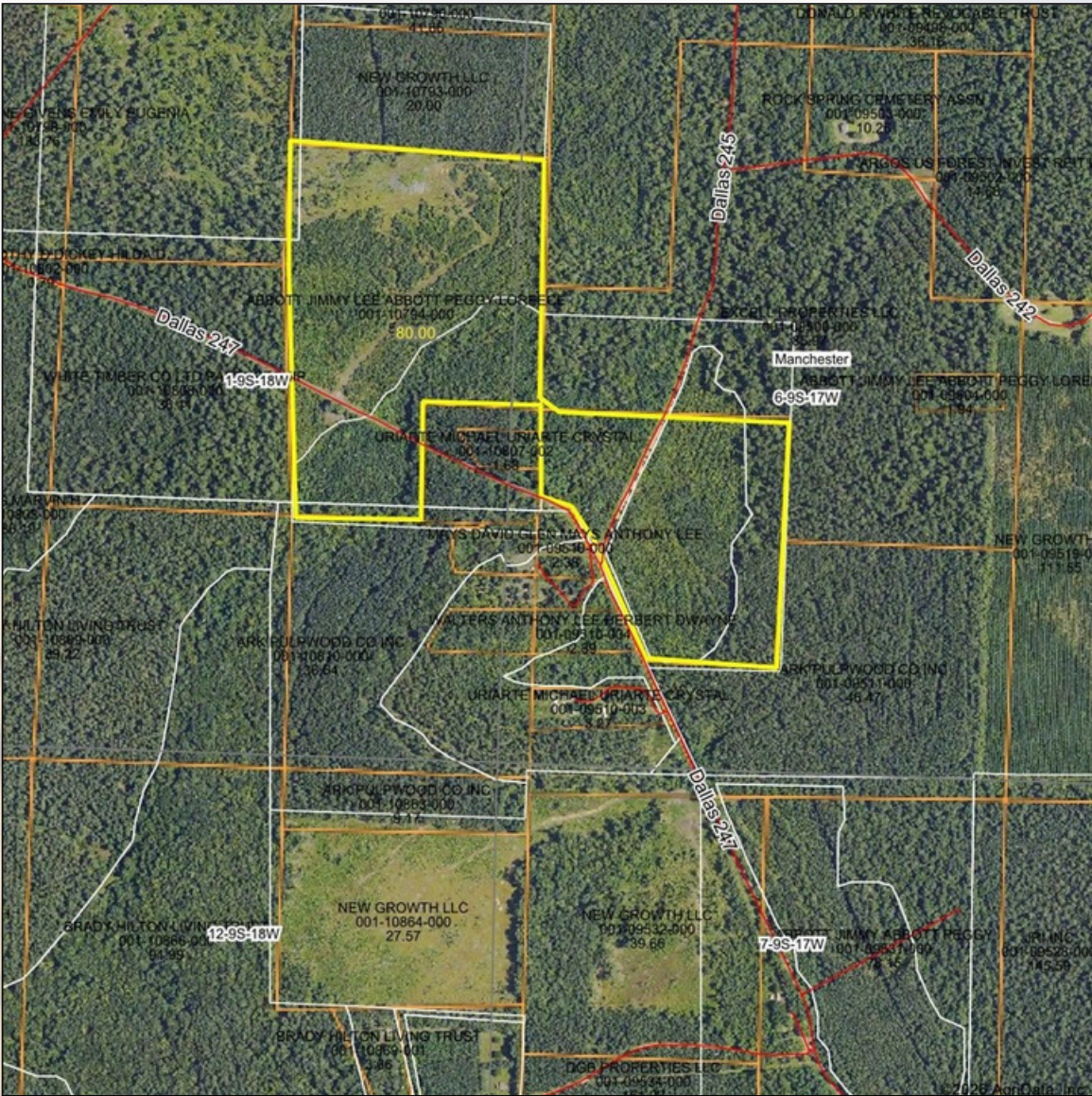
Taxes for all 3 tracts: \$125.00

FEATURES:

- 79 +/- acres
- High Wildlife productive farm
- Wildlife management potential
- County road access
- Year round creek
- Diverse tract with options

DALLAS COUNTY,
ARKANSAS

Aerial Map



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Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 33.974185, -92.893356

6-9S-17W
Dallas County
Arkansas

0ft 819ft 1638ft



9/22/2026

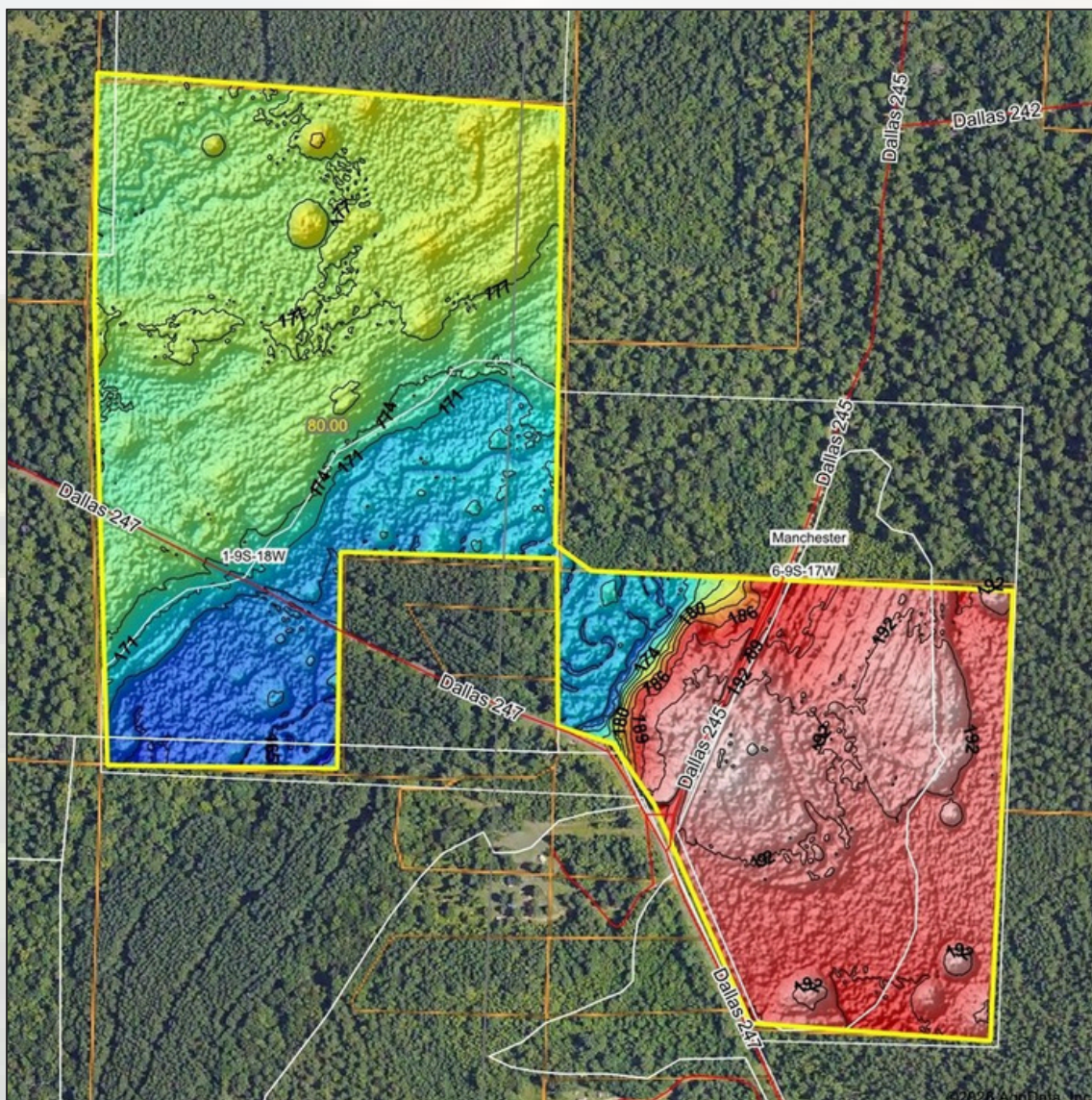


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AND SELL LAND



Topography Hillshade



Low Elevation High



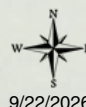
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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3
Min: 163.0
Max: 196.0
Range: 33.0
Average: 179.6
Standard Deviation: 8.83 ft

0ft 447ft 894ft



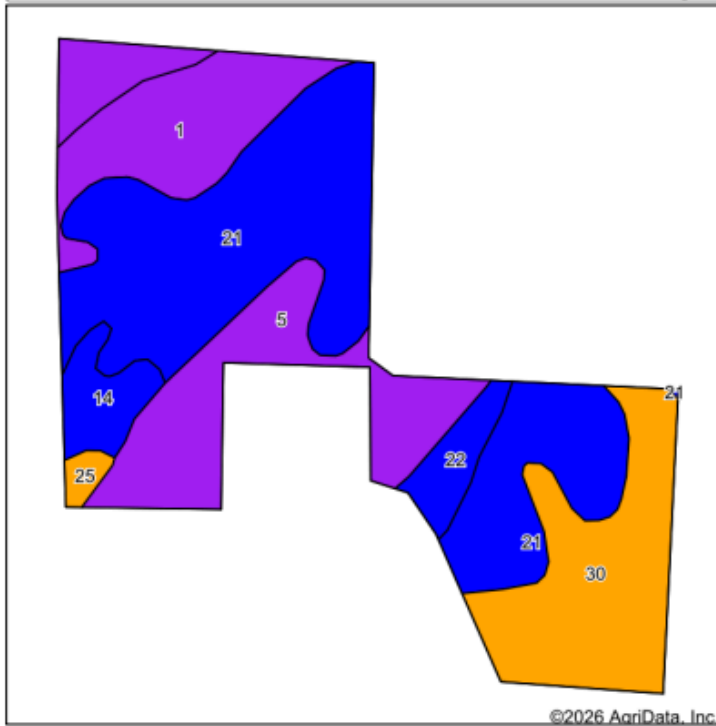
9/22/2026

6-9S-17W
Dallas County
Arkansas

Boundary Center: 33.974185, -92.893356

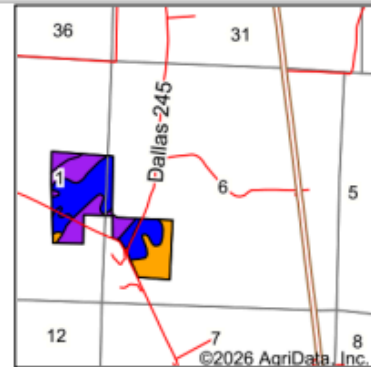


Soils Map



Soils data provided by USDA and NRCS.

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State: **Arkansas**
County: **Dallas**
Location: **6-9S-17W**
Township: **Manchester**
Acres: **80**
Date: **9/22/2026**

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Area Symbol: AR620, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall
21	Savannah fine sandy loam, 1 to 3 percent slopes	32.99	41.3%		2ft. (Fragipan)	Moderately well drained	Ile	61
5	Guyton silt loam, 0 to 1 percent slopes, frequently flooded	15.61	19.5%		> 6.5ft.	Poorly drained	Vw	44
30	Smithton fine sandy loam, 0 to 2 percent slopes	14.58	18.2%		> 6.5ft.	Poorly drained	Illw	53
1	Amy silt loam, 0 to 1 percent slopes	10.08	12.6%		> 6.5ft.	Poorly drained	Vw	62
14	Ruston fine sandy loam, 1 to 3 percent slopes	3.24	4.0%		> 6.5ft.	Well drained	Ile	77
22	Savannah fine sandy loam, 3 to 8 percent slopes	2.71	3.4%		2ft. (Fragipan)	Moderately well drained	Ile	61
25	Smithdale fine sandy loam, 3 to 8 percent slopes	0.79	1.0%		> 6.5ft.	Well drained	Illle	62
Weighted Average							3.16	*n 57

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

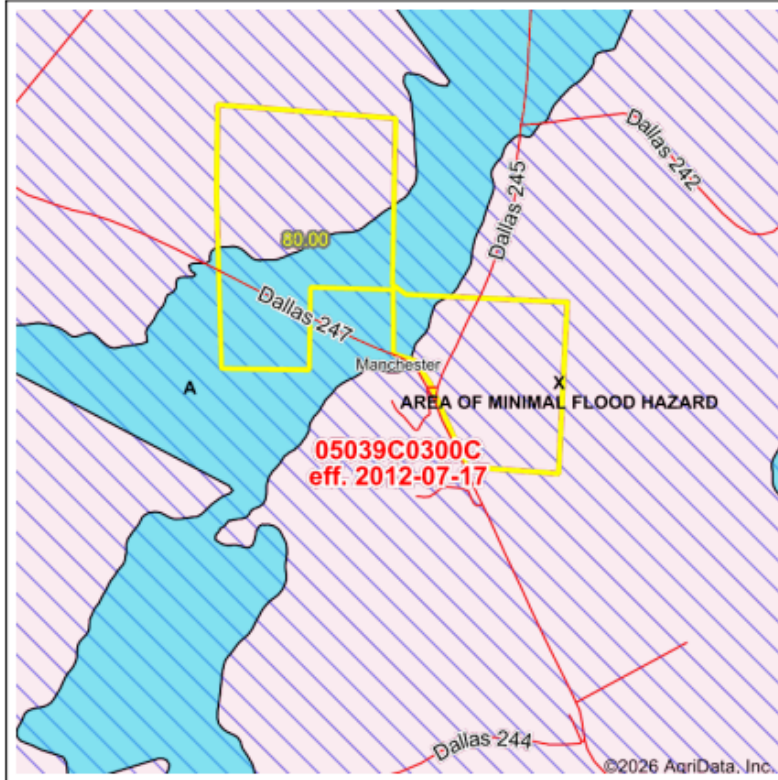


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**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



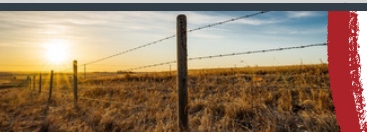
FEMA Report

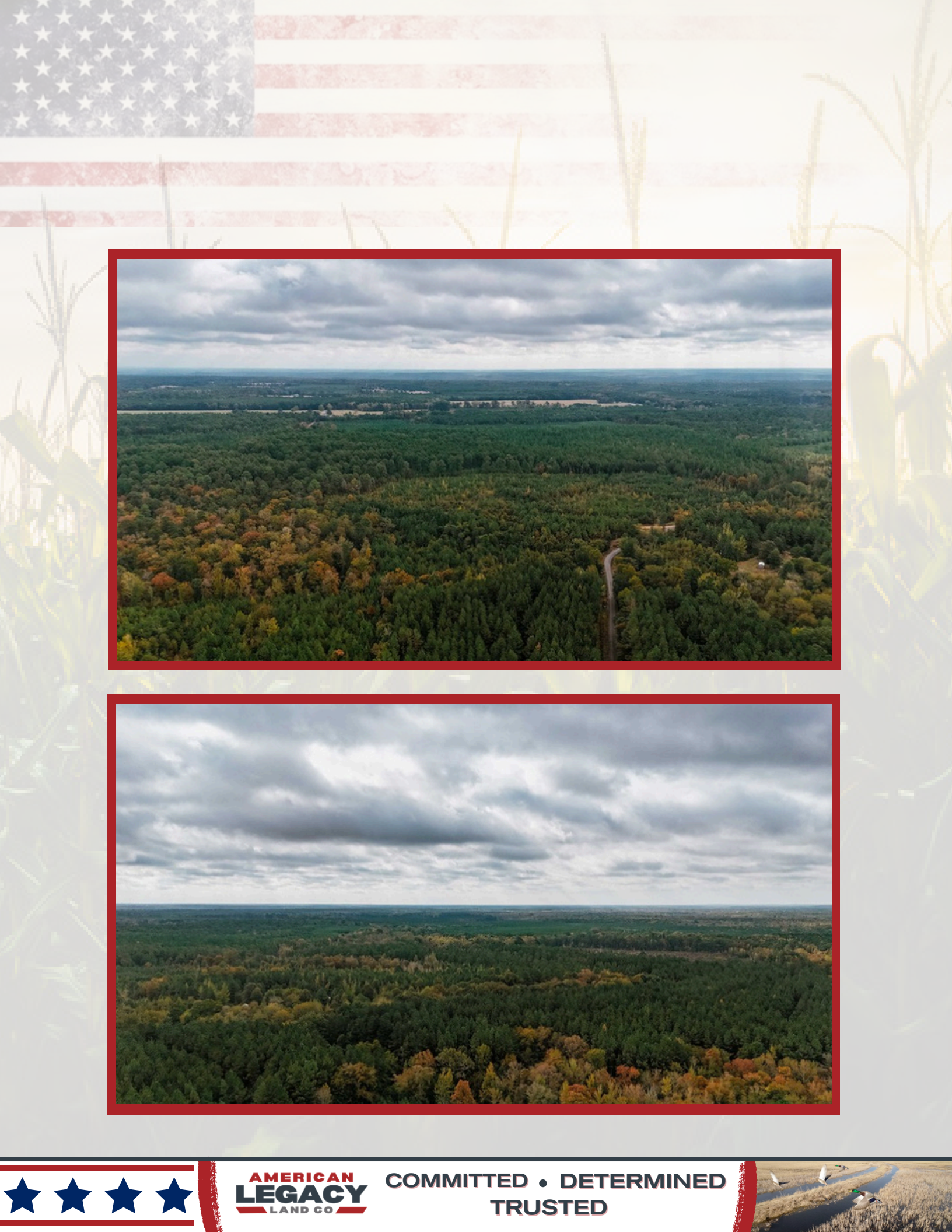


Map Center: 33.972084, -92.893203
 State: AR Acres: 80
 County: Dallas Date: 9/22/2026
 Location: 6-9S-17W
 Township: Manchester



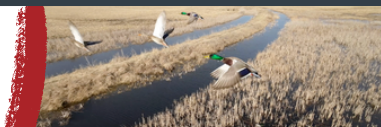
Name		Number	County	NFIP Participation	Acres	Percent
Dallas County Unincorporated Areas		050061	Dallas	Regular	80	100%
Total					80	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		57.36	71.7%
A			100-year Floodplain		22.64	28.3%
Total					80.00	100%
Panel		Effective Date			Acres	Percent
05039C0300C		7/17/2012			80	100%
Total					80	100%



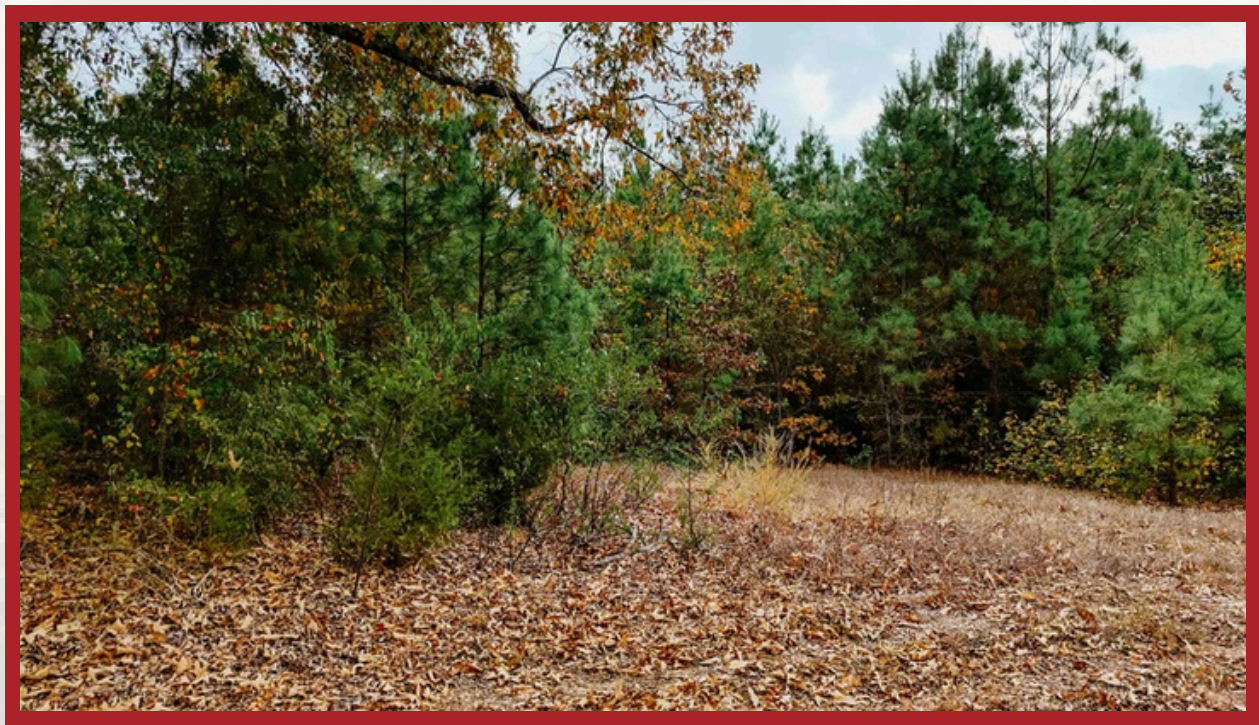


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COMMITTED • DETERMINED
TRUSTED



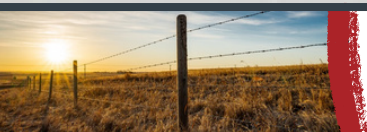
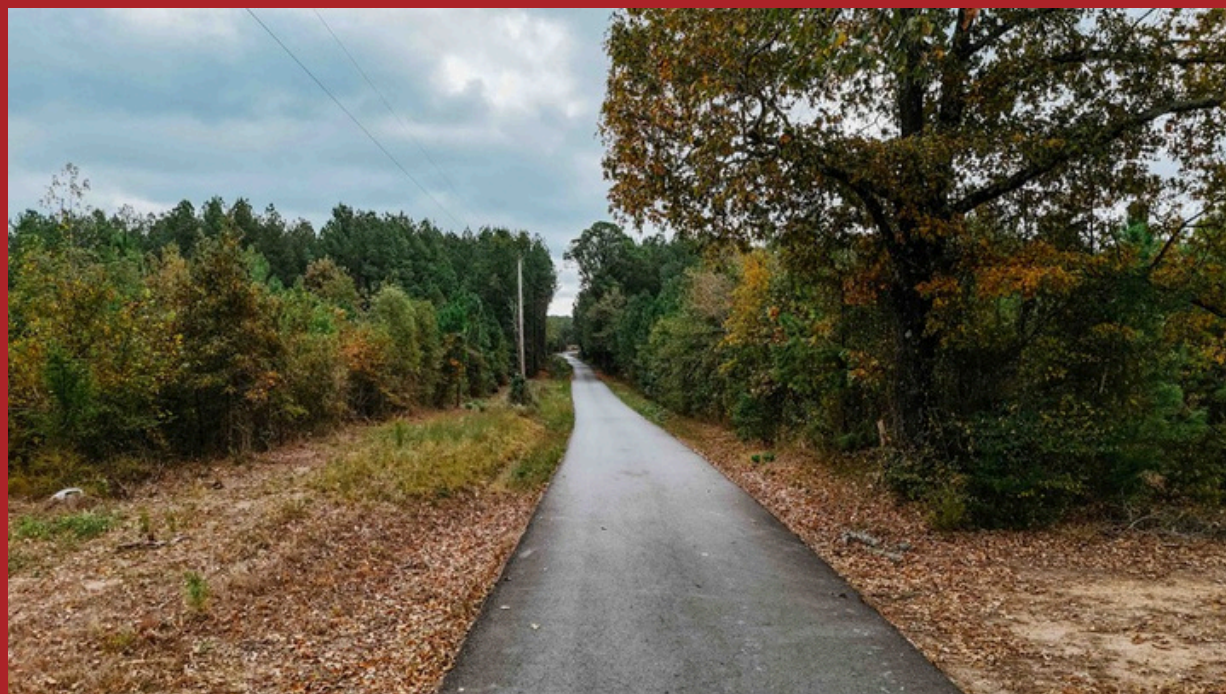


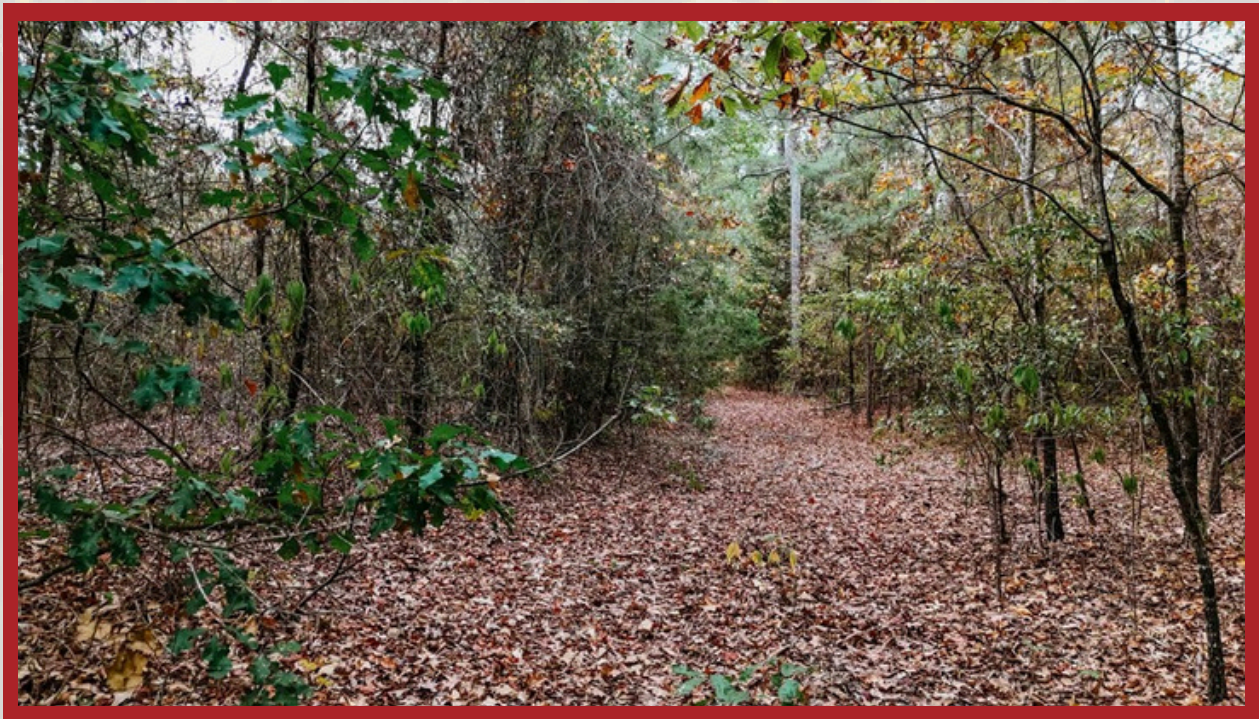


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HELPING **YOU** BUY
AND SELL LAND

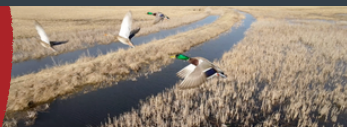






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About the Agent:

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



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Jeff@AmericanLegacyLandCo.com

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