



**AMERICAN
LEGACY
LAND CO**

FOR SALE

**HUNTING AND
RECREATIONAL**

Columbia County, AR

240 +/- Acres

OFFERED AT:

\$580,800

ABOUT THIS PROPERTY:

This outdoor enthusiast's dream is located in Columbia County, Arkansas, offering exceptional whitetail hunting, mature timber, and the perfect setting for a private retreat. With rolling topography, natural hardwood drains, and a potential 5+ acre lake site, this property is ideal for wildlife management, outdoor recreation, and long-term investment.

This property is a rare find for hunters, outdoor enthusiasts, and land investors alike. Whether you're looking to develop a hunting retreat, build a scenic getaway, or invest in timberland, this highly versatile property is ready to be enjoyed and improved upon.



More About this Property:

Hunting & Wildlife Management Features:

- Trophy Whitetail Habitat – A mix of mature hardwoods, pine stands, and natural clearings creates ideal bedding areas, travel corridors, and stand locations.
- Diverse Game Species – In addition to quality whitetail deer, expect turkey, small game, and waterfowl opportunities.
- Topography for Strategic Stand Placement – A mix of rolling hills, ridges, and creek bottoms provides natural pinch points and funnels for mature bucks.
- Food Plot & Trail Potential – Plenty of space for establishing food plots, clearing shooting lanes, and developing an extensive ATV trail system.

Land & Investment Highlights:

- Marketable Timber – A strong stand of mature pine and hardwood timber provides immediate and future revenue potential.
- 5+ Acre Potential Lake Site – A low-lying section of the property is perfect for a private stocked lake, enhancing fishing, waterfowl habitat, and property value.
- Utilities at the Road – Electric, water, and fiber optic are available at the road, making it cabin-ready for a seasonal hunting lodge or private retreat.
- ATV & Trail Riding – Scenic ridges, creek bottoms, and varied terrain create exciting off-road riding, hiking, and exploring opportunities.

Property Highlights & Features:

- Trophy whitetail & turkey hunting in Columbia County, AR
- Diverse rolling topography with creek bottoms & natural funnels
- Marketable Timber – Strong Stand of Pine & Hardwood
- 5+ Acre potential lake site for fishing & waterfowl habitat
- Electric, water, & fiber optic at the road – ready for cabin or lodge development
- Ample room for food plots & hunting stand locations
- Extensive ATV trails, hiking & outdoor recreation potential

Legal Description:

Tract 1: Parcel: 00-06107-00000 S-T-R 11-16S-20W 210+/- acres

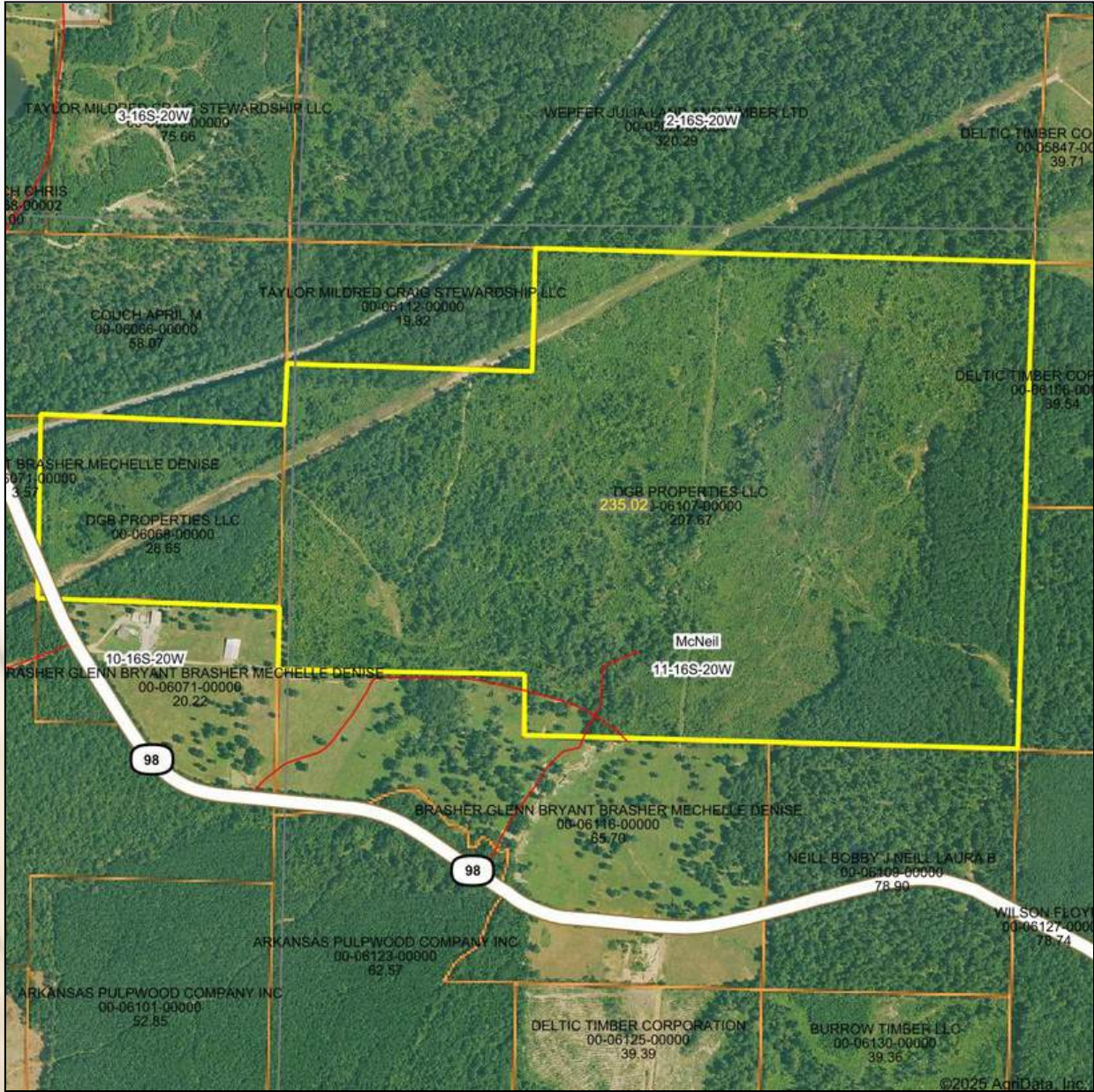
Tract 2: Parcel: 00-06068-00000 S-T-R 11-16S-20W 30+/- acres

Taxes: \$250.00

FEATURES:

- **240 +/- Acres**
- **High wildlife productive farm**
- **Wildlife management potential**
- **County road access**
- **Diverse tract with options**
- **Utilities at the road**

COLUMBIA COUNTY, ARKANSAS



Boundary Center: 33° 21' 47.26, -93° 8' 53.91



11-16S-20W
Columbia County
Arkansas



Maps Provided By:
surety
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2/17/2025

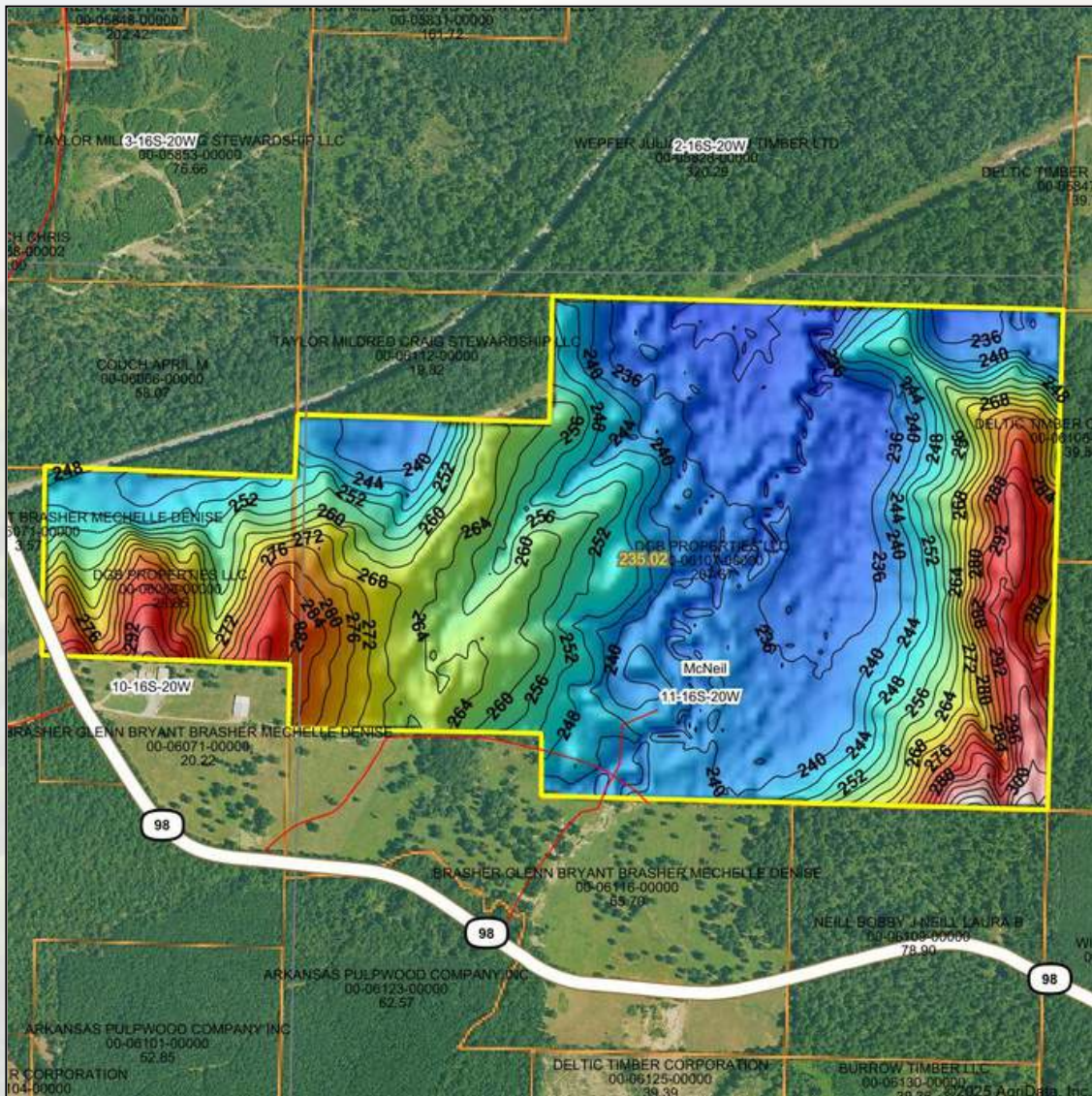


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AND SELL LAND**



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Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 4
Min: 226.0
Max: 316.3
Range: 90.3
Average: 254.1
Standard Deviation: 18.83 ft

0ft 809ft 1618ft

W N E
2/17/2025

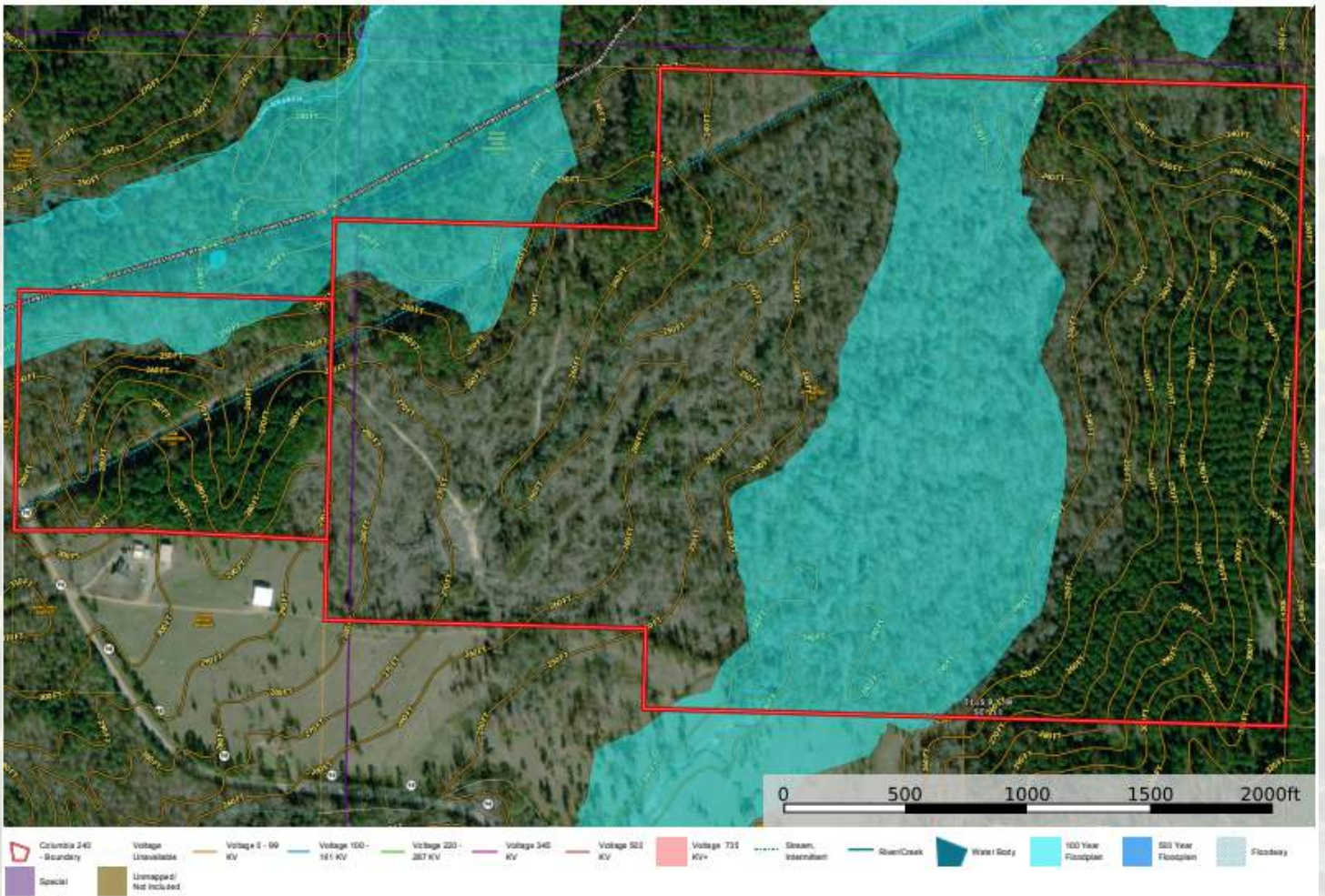
11-16S-20W
Columbia County
Arkansas

Boundary Center: 33° 21' 47.26, -93° 8' 53.91

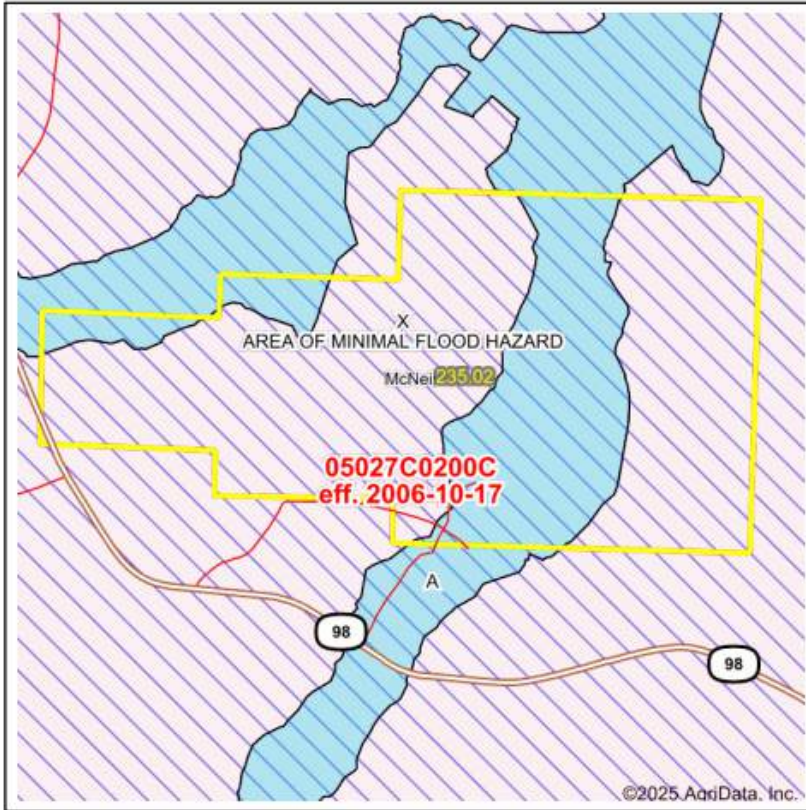
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FEMA Report



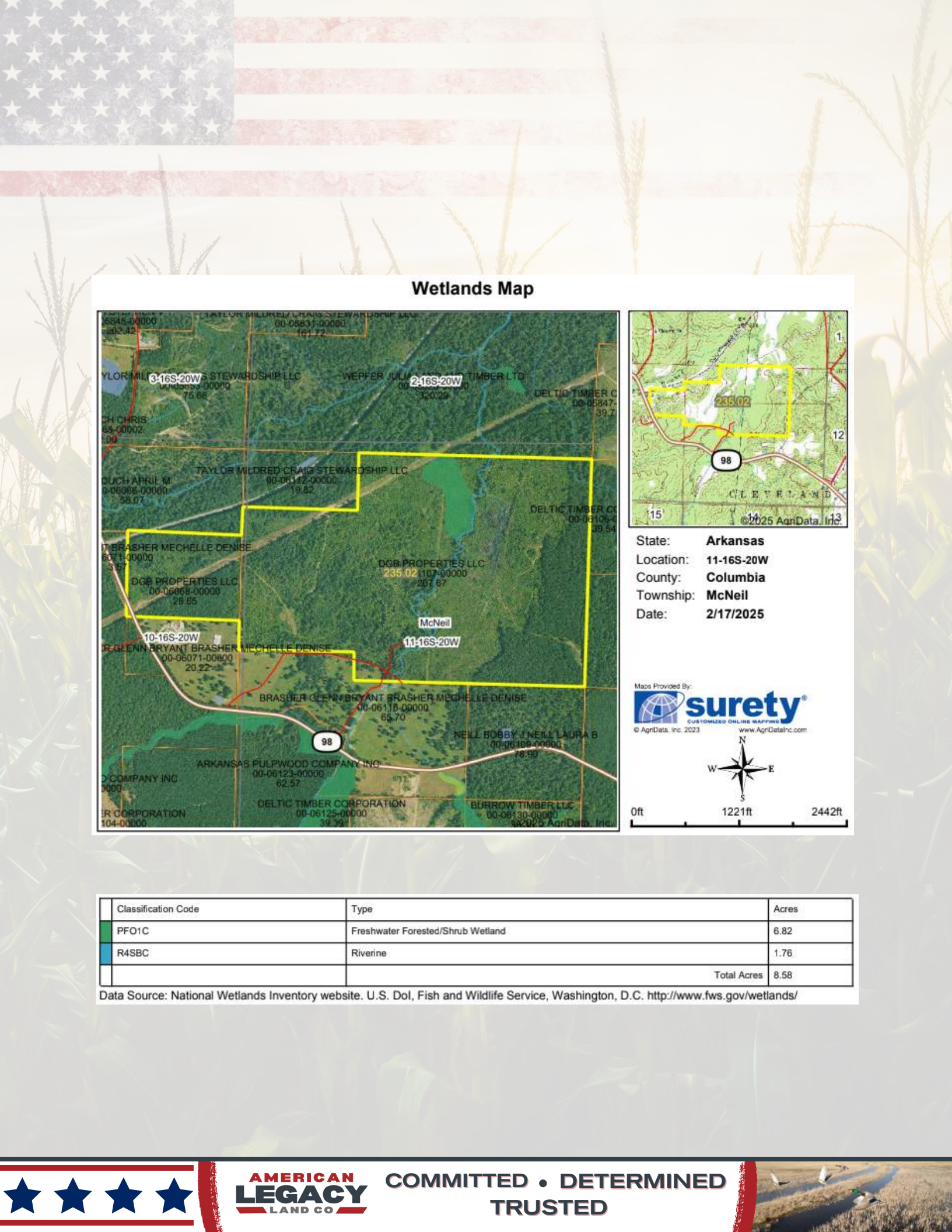
Map Center: 33° 21' 44.72, -93° 8' 53.03
 State: AR Acres: 235.02
 County: Columbia Date: 2/17/2025
 Location: 11-16S-20W
 Township: McNeil

Maps Provided By:

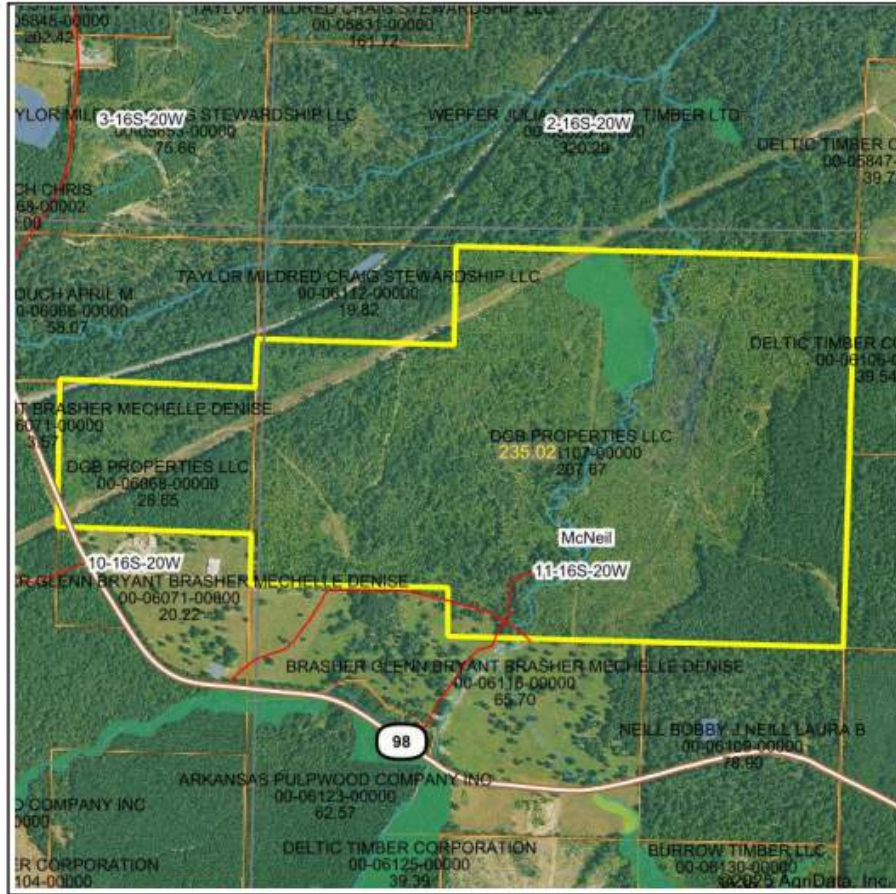


Name	Number	County	NFIP Participation	Acres	Percent
Columbia County	050425	Columbia	Regular	235.02	100%
Total				235.02	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	169.22	72.0%	
A		100-year Floodplain	65.8	28.0%	
Total			235.02	100%	
Panel	Effective Date	Acres	Percent		
05027C0200C	10/17/2006	235.02	100%		
Total		235.02	100%		





Wetlands Map



State: **Arkansas**
 Location: **11-16S-20W**
 County: **Columbia**
 Township: **McNeil**
 Date: **2/17/2025**

Maps Provided By:

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0ft 1221ft 2442ft

Classification Code	Type	Acres
PFO1C	Freshwater Forested/Shrub Wetland	6.82
R4SBC	Riverine	1.76
Total Acres		8.58

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



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**BUYING • SELLING
AUCTIONS**





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



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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