



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**127± ACRES WITH A CABIN**  
**HEMPSTEAD COUNTY, AR**  
**\$825,000**

# THE HEMPSTEAD 127

# PROPERTY PROFILE

## LOCATION:

- 6493 Hwy 278 West  
Ozan, AR 71855
- Hempstead County
- 8± Miles NE of the  
Rick Evans Grandview Prairie  
WMA & Nature Center
- 10± Miles SE of Nashville
- 17± Miles NE of the Cottonshed  
Park at Millwood Lake
- 17± Miles NW of Hope
- 40± Miles NE of Texarkana
- 112± Miles N of Shreveport, LA
- 217± Miles NE of Dallas, TX

## TAX INFORMATION:

- Parcel: 001-11705-000
- 2024 Taxes: \$338.68

## COORDINATES:

- 33.8536, -93.7516

## PROPERTY USE:

- Hunting
- Recreational
- Potential Hay Farm
- Potential Livestock Operation
- Potential Home/Cabin Site

## PROPERTY INFORMATION:

- 127± Total Acres
- 61± Acres Mixed Timber
- 25± Acres Pastureland
- 22± Acres Flooded  
Waterfowl Habitat
- State Highway Frontage
- Ozan Creek Frontage
- Great Trail System
- Deer/Duck/Turkey
- Hunting Camp/Cabin
  - Front Porch
  - Electricity & Water



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE HEMPSTEAD 127

**WELCOME TO A TRUE SOUTH ARKANSAS HUNTING AND RECREATIONAL RETREAT.** Located in Hempstead County outside of Nashville, Arkansas, the Hempstead 127 is a diverse and well-laid-out 127± acre property offering exceptional waterfowl, deer, and turkey hunting across an ideal mix of habitats.

As you enter the property, you're greeted by approximately 31 acres of thick cover—prime bedding and travel corridor habitat that immediately sets the tone for the recreational value this tract offers. The established access leads you through this cover and opens into a beautiful 22± acre pasture system designed with natural drainage that gently funnels down into a well-positioned duck hole. The duck hole is a standout feature. Designed to flood naturally, it is supported by a surrounding levee system and accented with willows throughout, creating both ideal concealment and an attractive waterfowl environment. This setup provides excellent opportunities for consistent duck hunting while maintaining strong habitat diversity across the tract.

[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO



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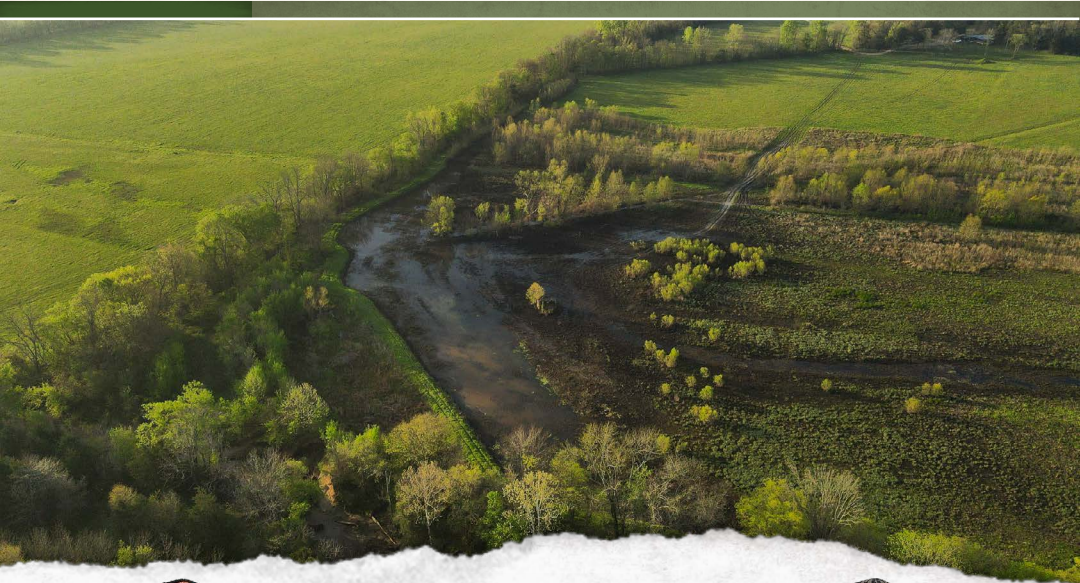
# MORE ABOUT THE HEMPSTEAD 127

Crossing over Ozan Creek on the backside of the Hempstead 127, you'll find an additional 30± acres of mature and younger timber. This section is loaded with wildlife signs and offers phenomenal deer and turkey hunting. The combination of hardwoods, mixed timber, bedding cover, and nearby water creates a year-round wildlife sanctuary.

Overlooking the pasture and duck hole sits a cabin equipped with electricity and water, making it ready for immediate use. The front porch offers a peaceful vantage point. It's a true gathering spot that brings the entire property into view.

The Hempstead 127 is a rare opportunity to own a well-balanced recreational tract with established waterfowl infrastructure, strong deer and turkey habitat, live water, and comfortable lodging already in place. Whether you're looking for a private hunting retreat, a family camp, or a long-term recreational investment, this property checks all the boxes.

**Contact Lane Chapman or Luke Alston today to schedule a private showing or for more information.**



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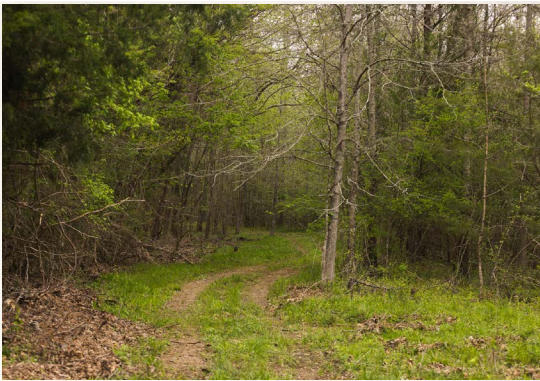
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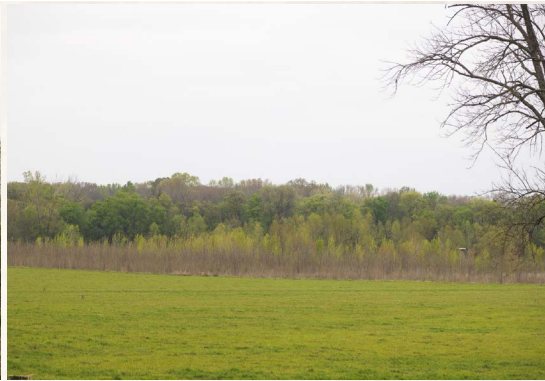
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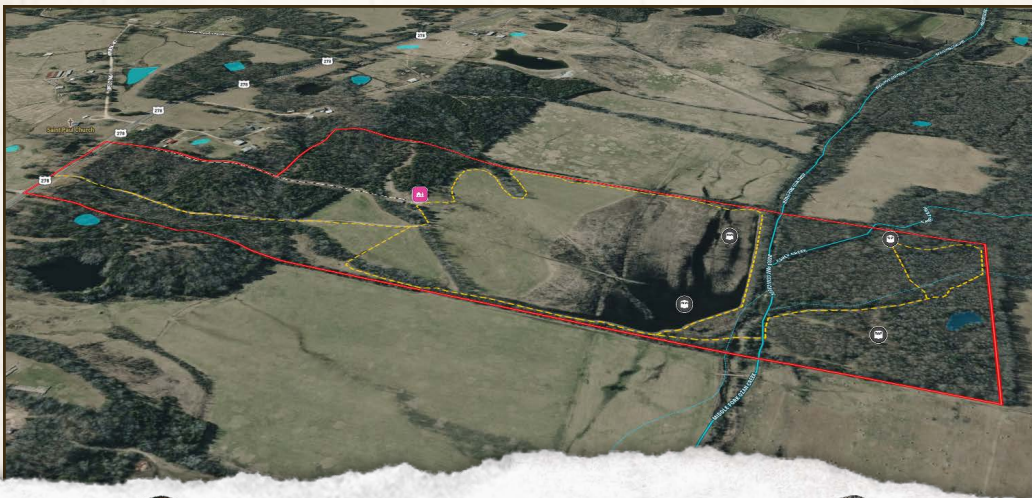
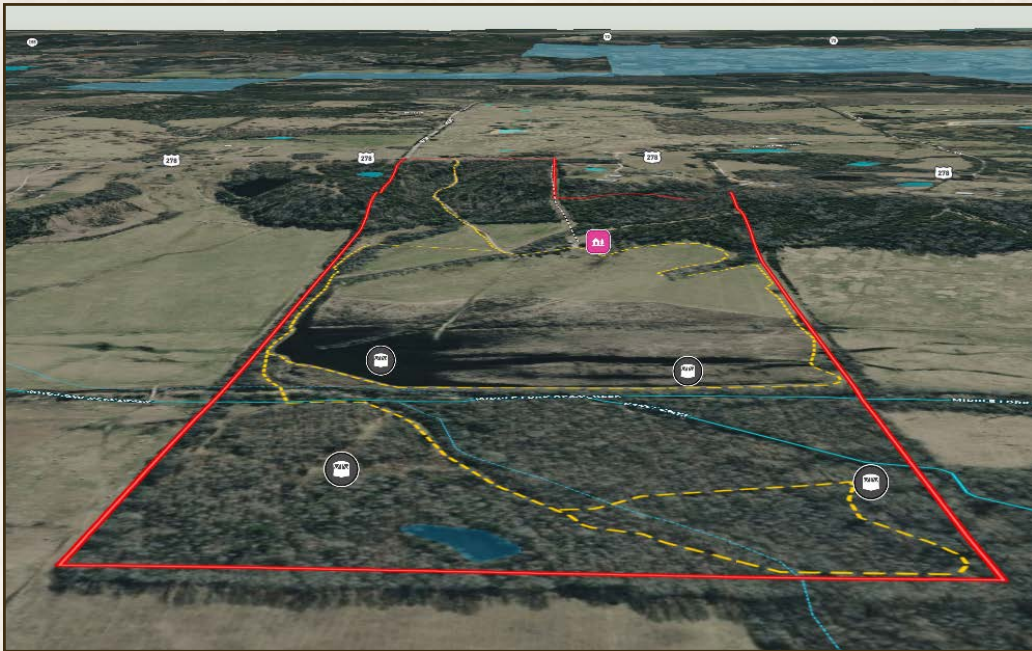
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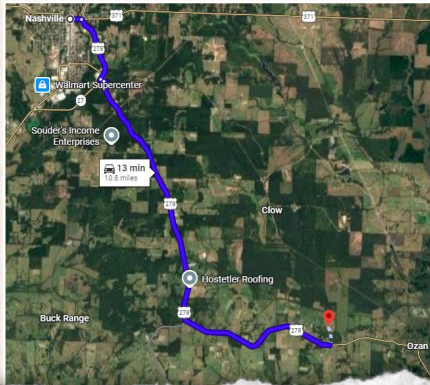
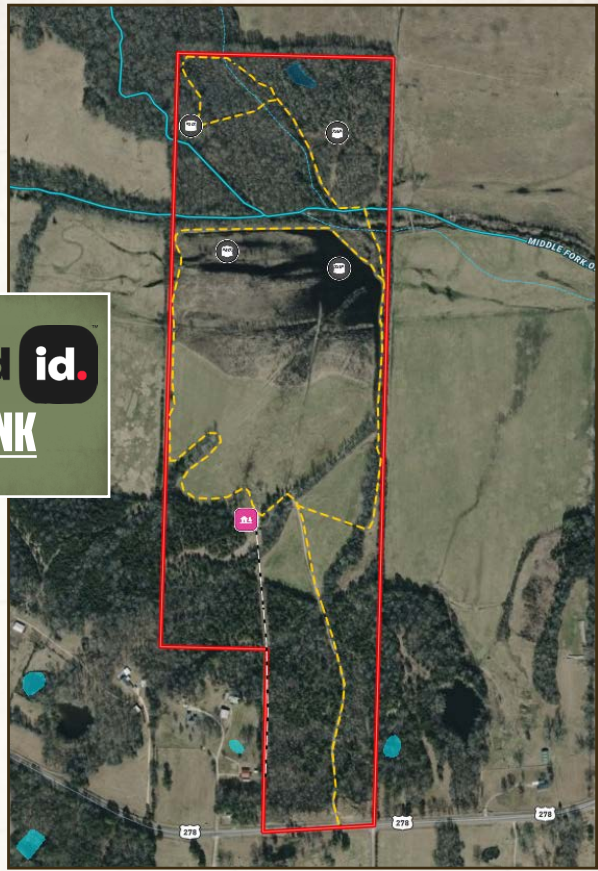
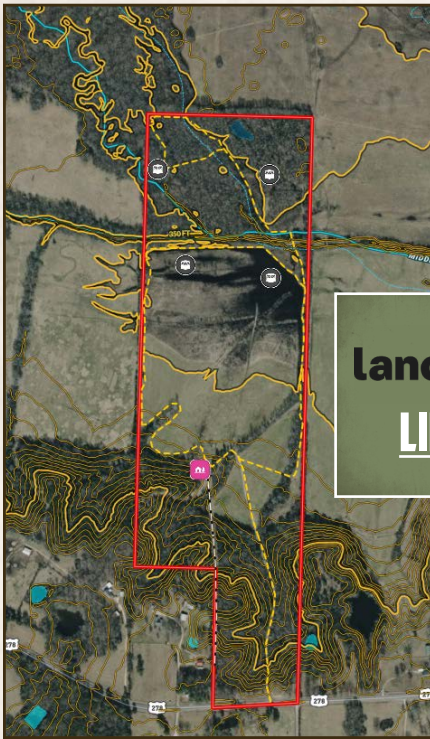
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Directions From Nashville, AR: Travel on Highway 278 West for 10.5 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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