



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

99.27± ACRES WITH A HOME
MONTGOMERY COUNTY, AR
\$899,000

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE MONTGOMERY 99.27

PROPERTY PROFILE

LOCATION:

- 1339 Sims Loop Road
Sims, AR 71969
- Adjacent to the
Ouachita National Forest
- Adjacent to the Muddy Creek
Wildlife Management Area
- Montgomery County
- 7± Miles NE of Pencil Bluff
- 8± Miles NE of Camp Ozark
- 12± Miles W of the
Highway 27 Fishing Village
- 12± Miles N of Mount Ida
- 38± Miles NE of Mena
- 45± Miles NW of Hot Springs
- 50± Miles NW of the Oaklawn
Casino & Horse Racing Track
- 52± Miles NW of Lake Hamilton

PROPERTY USE:

- Residential
- Agricultural
- Recreational
- Investment

COORDINATES:

- 34.68285, -93.66215

TAX INFORMATION:

- Parcel 001-01161-000 (\$249)
- Parcel 001-01227-000 (\$56)

PROPERTY INFORMATION:

- 99.27± Acres
- Fenced & Cross-Fenced
- Hay & Pastureland
- Mixed Timber
- Mountain Views
- Abundant Wildlife
- Rainy Creek Frontage
- Paved County Road Frontage
- 1,983± SqFt Brick Home
 - 3 Bedrooms/3 Baths
 - Walk-Out Basement
- Horse Barn
- Shed & Dog Kennel



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LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

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lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 99.27

WELCOME TO THE MONTGOMERY 99.27, LOCATED NEAR THE COMMUNITY OF SIMS IN WESTERN ARKANSAS. This 99.27± acre tract is about as turnkey a place as you could find in Montgomery County. It offers everything—for the person looking to have cattle or horses, for the hunter looking for a place to bag his next big buck, and for the person wanting a year-round creek and over a million acres of national forest out your back door! The Montgomery 99.27 is stacked with features that most cannot rival.

The seller has taken great pride in the stewardship of this place, and it shows at every corner. The property is completely fenced and cross-fenced, with a large portion being horse-friendly smooth wire. The acreage is a good mix of open pasture/hay ground and woods for your livestock and wildlife to flourish. The year-round Rainy Creek is the west boundary of the property, providing that “live water” feature that is so attractive to people coming into our area.



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MORE ABOUT THE MONTGOMERY 99.27

The Ouachita National Forest directly borders and surrounds the Montgomery 99.27 for ease of access to hike, explore, or hunt. If that's not enough, immediately across the paved county road is the Muddy Creek Wildlife Management Area, which is well known to be home to BIG BUCKS, bears, small game, and the hard-to-find Eastern Wild Turkey!! If fishing is on your slate of events, then you are only 12± miles to Lake Ouachita.

To say that this property is everything you could ask for is an understatement. A 1,983± square foot brick home features three bedrooms and three bathrooms with a walk-out basement. The home sits at the peak of the land, offering an incredible view in all directions. A very nice horse barn and shed with a dog kennel round out the structures on this amazing property. The Montgomery 99.27 is one you have to see to truly appreciate!

Contact Luke Alston today to schedule a private showing and experience #TheSmallTownWay!



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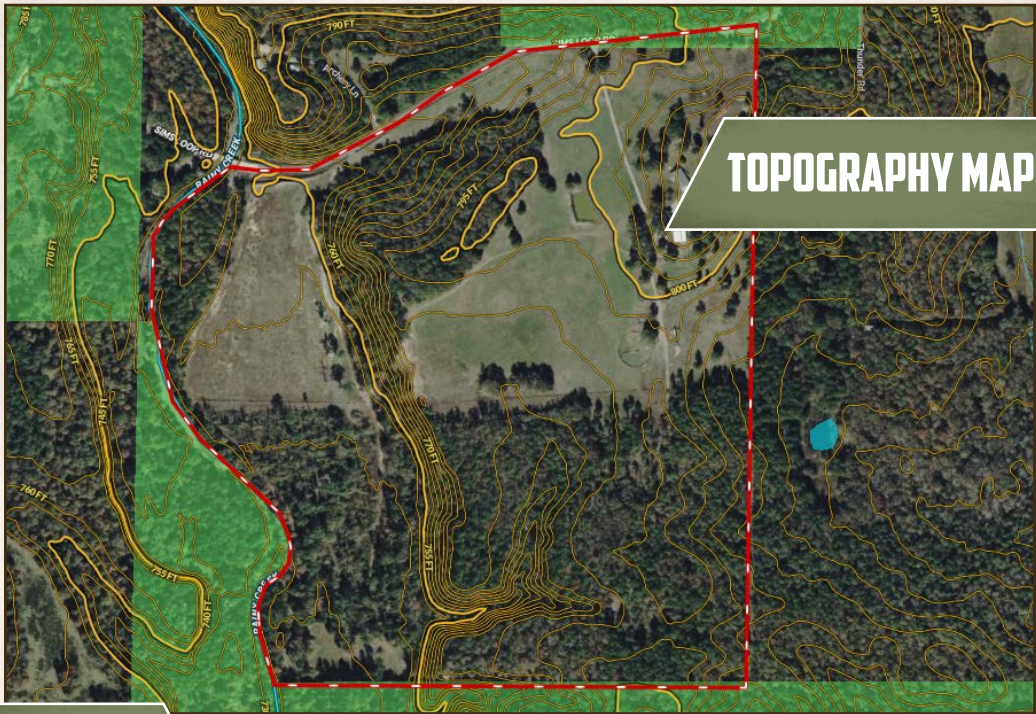
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TOPOGRAPHY MAP

3D MAP



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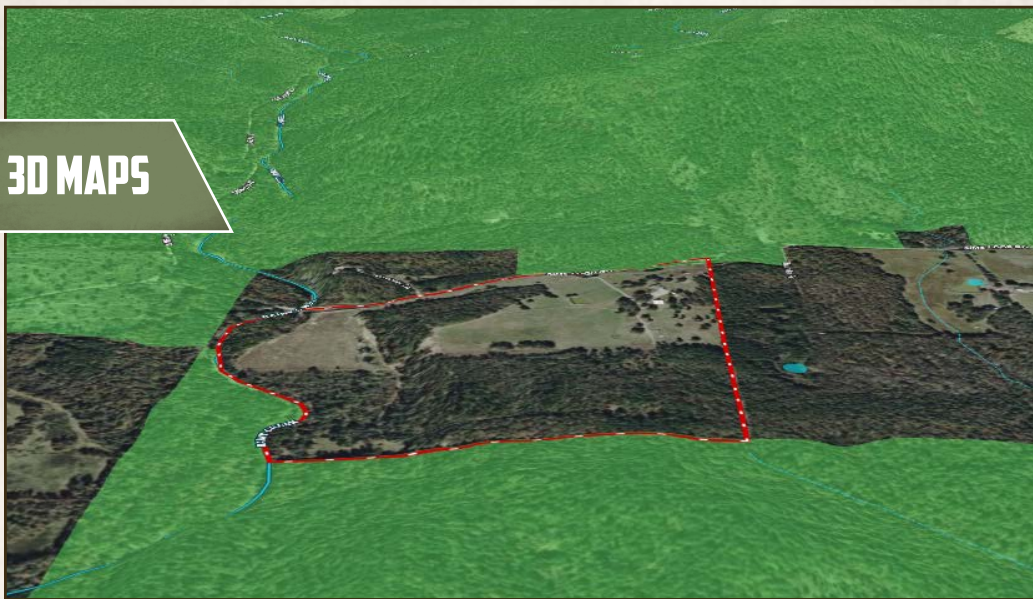
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3D MAPS



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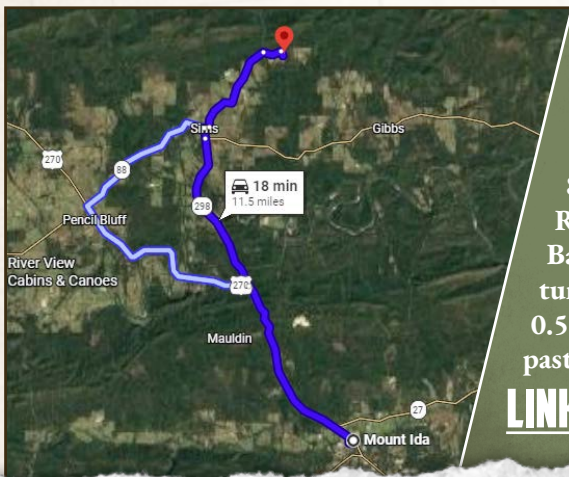
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land id. LINK



Directions From Mount Ida, AR:
 Travel west on Highway 270 for 4.4 miles. Take a slight right turn onto State Highway 298 and proceed for 3.7 miles. Continue straight onto AR-88, take a sharp right turn onto Barber Road, and then turn left to stay on Barber Road for 2.3 miles. Barber Road turns into Sims Loop Road, and in about 0.5 miles, the property will be on the right, past the bridge.

LINK TO GOOGLE MAP DIRECTIONS



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