



Fisher's Nook

3 to 9 Acre Lots East of Lake DeQueen
Sevier County, Arkansas

- Overview:** Beautiful timbered lots adjoining Corps of Engineers Eastside of Lake DeQueen in scenic Ouachita Mountains. Lots vary in size from three to nine acres uniquely offer combined recreation and residential opportunity. Road access to Corps of Engineers' public property adjoining the Lake. Corps-of-Engineer's public boat ramp within 2-miles (refer to pictures).
- Sale Contact:** Colleen Morphew; Office: 870-234-0200 (ext. 4); Cell: 870-299-0978; Email: colleen@reynoldsforestry.com
- Lots:** Sixteen timbered lots varying 3 to 9 acres in size. Each lot located based on preferred building locations and view. Each lot is forested with approximately 90 trees/acre.
- Access:** Good exterior access from Story Creek Road. Good interior gravel road access with culverts and drainage ditches. Gate exists on the entrance road. For independent viewing, call for gate combination.
- General Location:** Property is located between Story Creek Road and Corps-of-Engineers on Lake DeQueen approximately seven miles North of DeQueen, Arkansas.
- Flowage Easement:** Lake DeQueen flowage easement exists below 504 feet elevation (highlighted in blue on the attached topographic maps). Easement includes south halves of lots 9 and 10.
- Boundary Lines:** Internal lot lines are preliminarily flagged in blue. Exterior lot lines are painted white. At time of closing individual lot surveys performed and metes and bounds description provided.
- Development description is as follows: A single contiguous 77-acre tract described as follows: N1/2 SE1/4 (80-acres) in Section 26 in T7S – R32W in Sevier County, Arkansas; less and except 3-acres located in the Southeast corner of the NW1/4 SE1/4 (exception described as follows: point of beginning in the Southeast corner of the NW1/4 SE1/4, thence run 70 yards North, thence 210 yards West, thence 70 yards South, and thence 210 yards East back to point of beginning containing 3-acres belonging to the Corps-of-Engineers).
- Directions:** Approximately 4-miles north of DeQueen turn-off State Highway 71 onto DeQueen Lake Road (yellow RFC sign), approximately 1.2-miles turn right on Story Creek Road (yellow RFC sign), approximately 2 miles turn left into entrance (yellow RFC sign), will encounter gate within 100 yards (call for lock combination), lots start approximately 150 yards past gate.
- Soil:** Sandy Clay Loam with rock bed in Ouachita Mountain Range.
- Payment & Closing:** Within 30 days of acceptance. Closing administered by RFC.
- Minerals:** No minerals conveyed.
- Conveyance:** Warranty Deed.
- Closing Costs:** Closing cost and survey equally divided. Seller handles closing administration.

If you have any questions, please feel free to call at 870-234-0200 (ext. 4) or cell 870-299-0978.

Colleen Morphew
Principal Broker
Reynolds Forestry Consulting & Real Estate, PLLC