



AMERICAN LEGACY LAND CO

FOR SALE

TIMBER, CREEK, AND BUILD SITE POTENTIAL

Bonnerdale, AR

40.88 +/- Acres

OFFERED AT:
\$170,000

ABOUT THIS PROPERTY:

Just minutes from Lake Hamilton and Hot Springs, nestled in the peaceful countryside of Bonnerdale, lies this unique 40-acre tract of mixed timber ground. A running creek cuts through the center of the property, adding both natural beauty and practical water access. Several high points throughout offer ideal locations for a stunning build site, surrounded by open ground for a true country setting.

More About this Property:

This land is perfect for those looking to establish a wildlife sanctuary or engage in wildlife management. Whether you're interested in creating your own timber stand improvement program, creating habitat for whitetail deer, or building your dream hobby farm, this property provides the opportunity. The topography changes and mature timber offers a prime environment for whitetail hunting and sustainable land use practices.

With utilities nearby, the property offers not only excellent hunting and wildlife potential but also the ease of creating a homestead with all the conveniences of modern living. Whether you're a hunter, farmer, or outdoor enthusiast, this land holds great potential for a variety of uses.

Parcel ID: 074-00126-000 (Call Jeff Watson for Details)

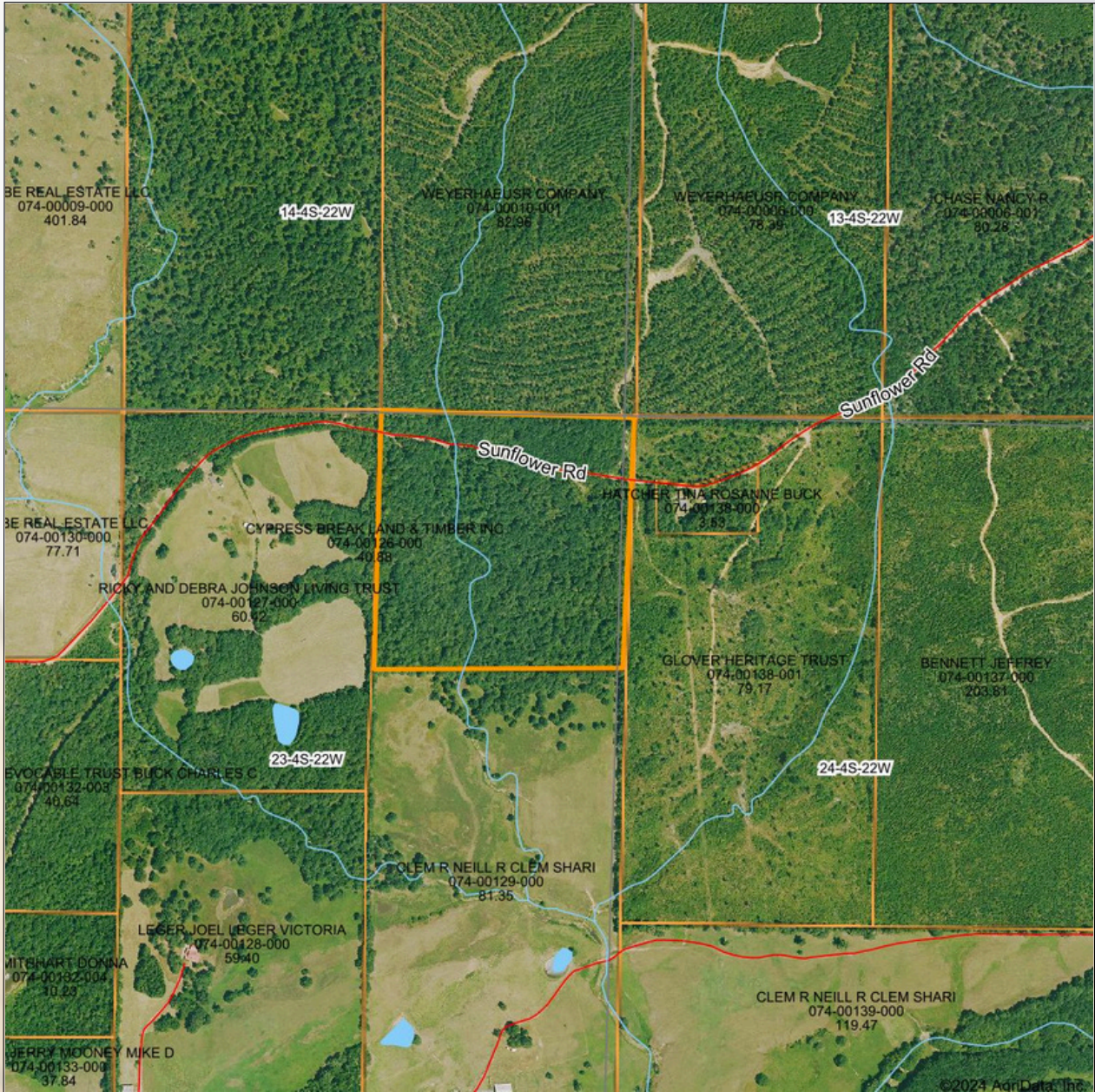
Timber Taxes: \$8.00

Income Potential: Great opportunity to harvest timber and help pay for that beautiful dream home

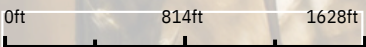
FEATURES:

- Secluded build site
- Creek
- Utilities close
- 1320' of road frontage
- Harvestable hardwood/pine timber
- Wildlife management potential
- Hobby farm opportunities

Aerial Map



Boundary Center: 34° 22' 47.57, -93° 19' 18.43



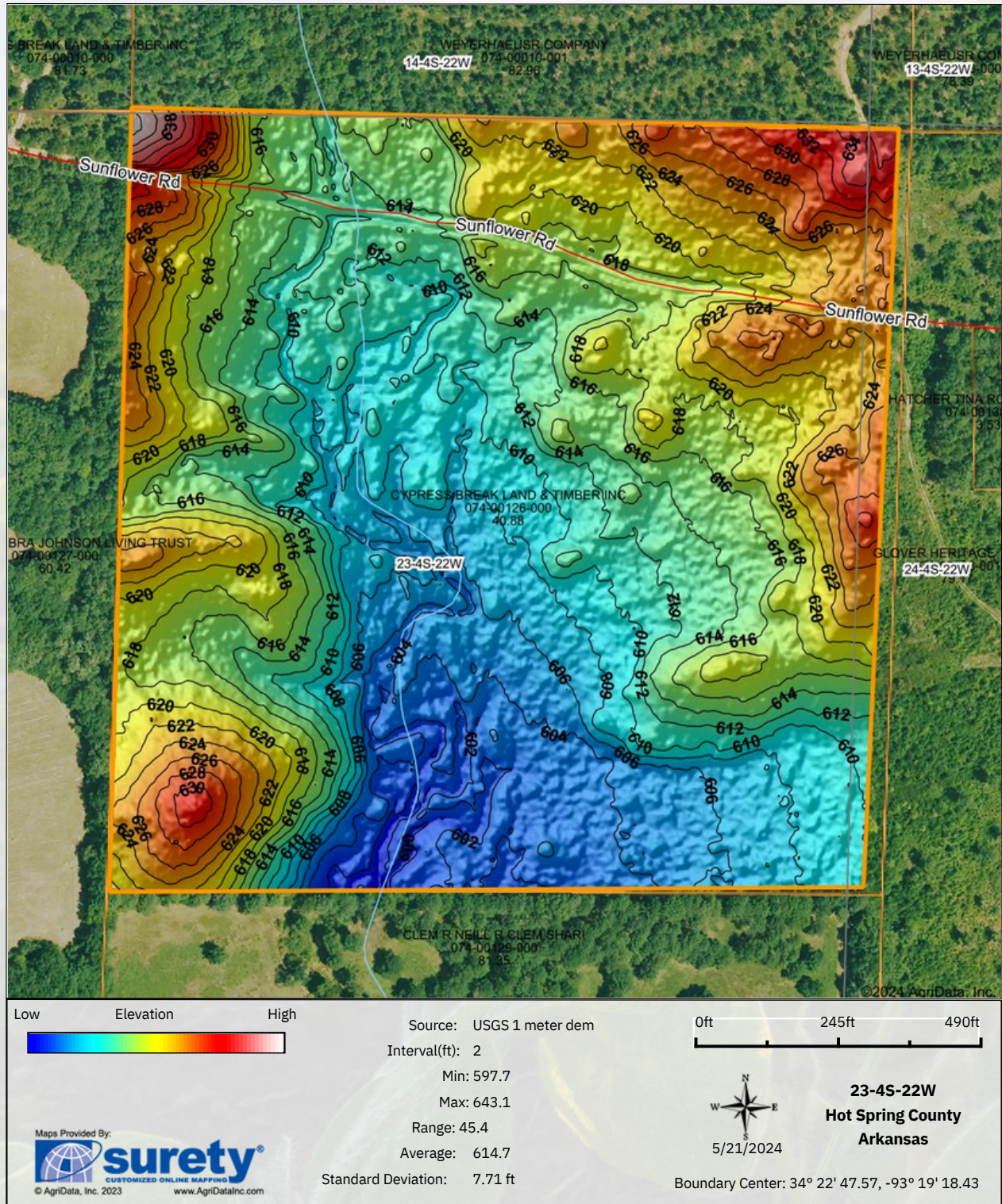
23-4S-22W
Hot Spring County
Arkansas



5/21/2024

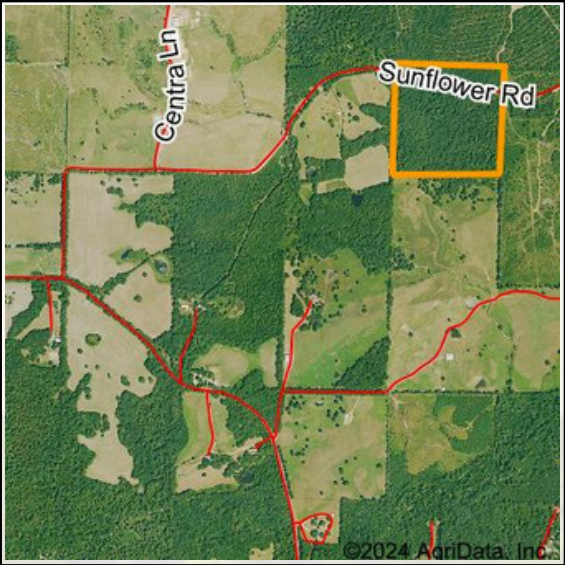
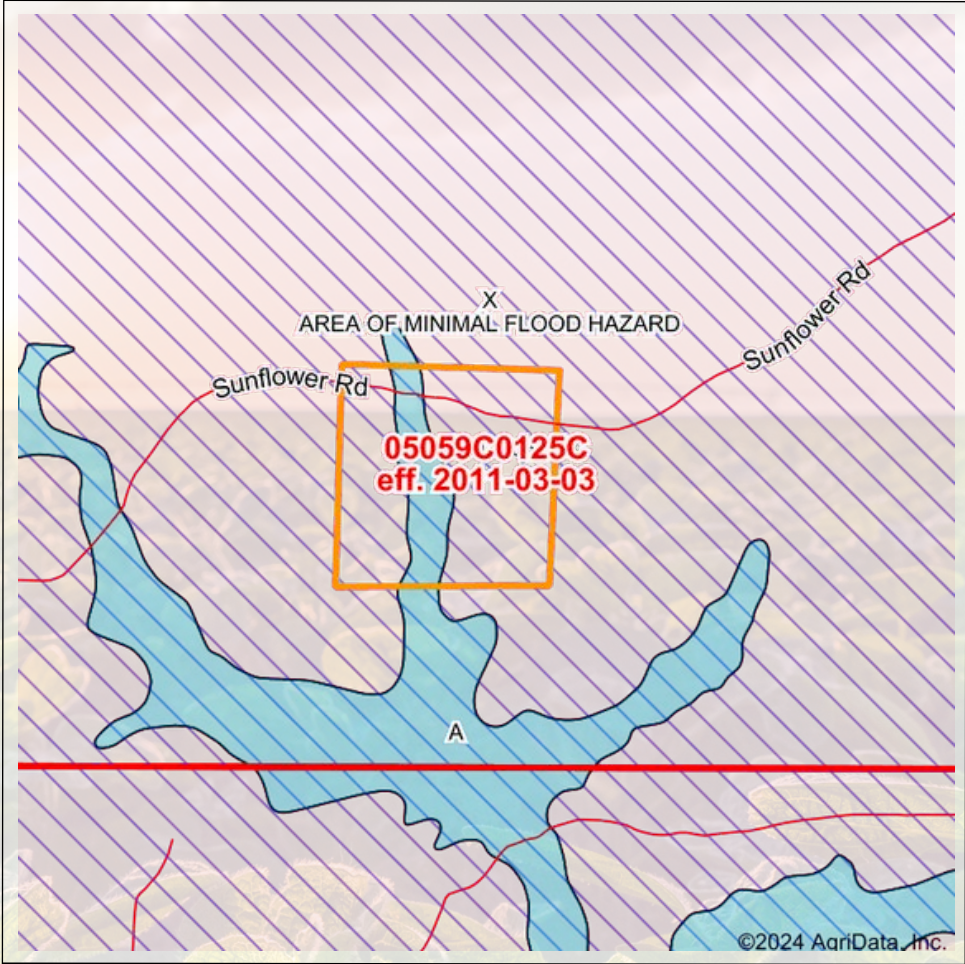


Topography Hillshade





FEMA Report



Map Center: 34° 22' 47.22, -93° 19' 15.65
State: AR Acres: 40
County: Hot Spring Date: 5/21/2024
Location: 23-4S-22W
Township: Henderson

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Name		Number	County	NFIP Participation	Acres	Percent
HOT SPRING COUNTY		050437	Hot Spring	Regular	40	100%
Total					40	100%
Map Change		Date	Case No.		Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500year Floodplain		33.06	82.6%
A			100year Floodplain		6.94	17.4%
Total					40.00	100%
Panel		Effective Date			Acres	Percent
05059C0125C		3/3/2011			40	100%
Total					40	100%



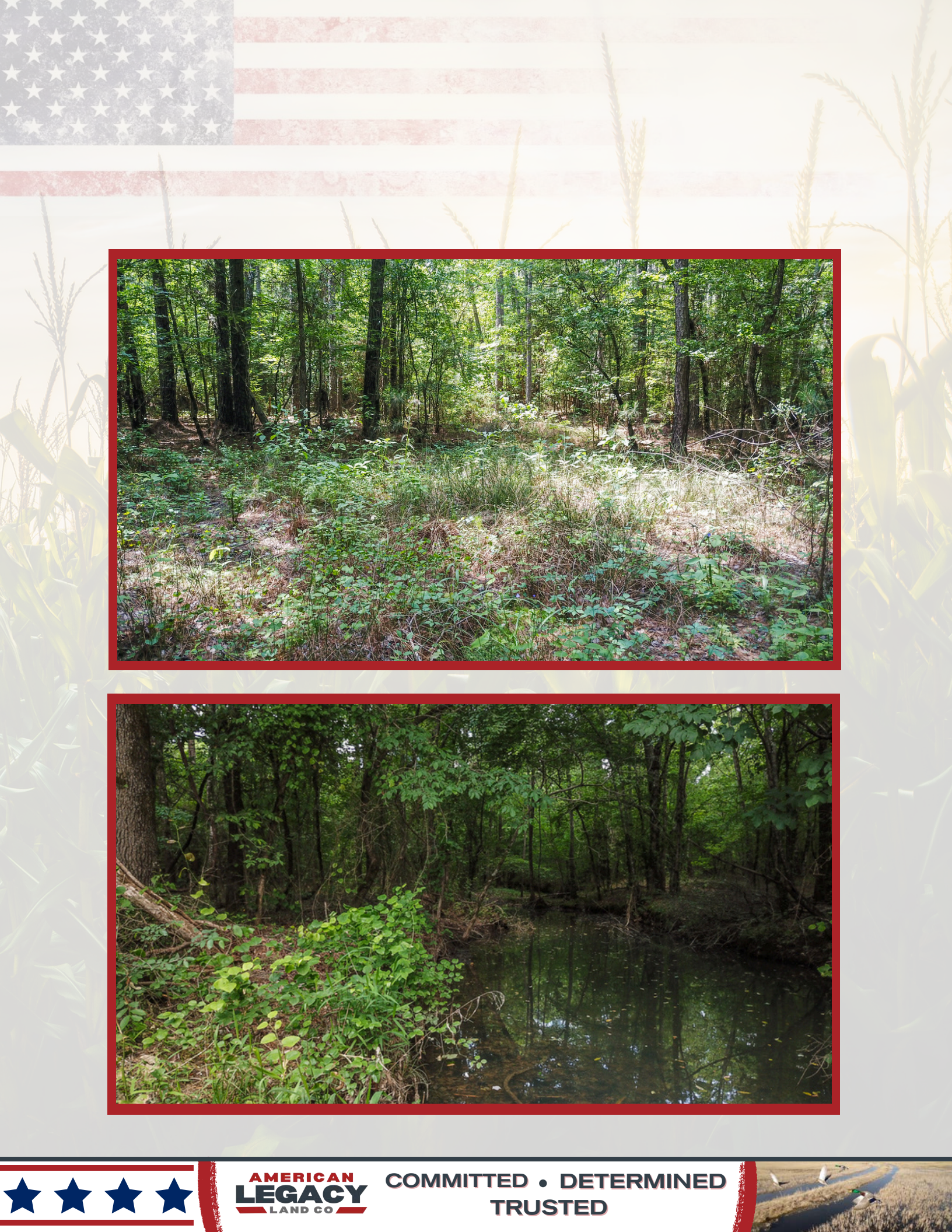
FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT





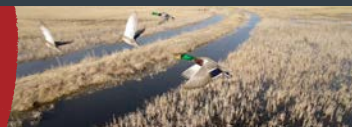
AMERICAN LEGACY LAND CO.





**AMERICAN
LEGACY**
LAND CO

**COMMITTED • DETERMINED
TRUSTED**





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, RESPONSIBLE BROKER



870-224-1144



Jeff@AmericanLegacyLandCo.com



All information contained herein is believed to be accurate but not guaranteed. All listings are subject to prior sale, change or withdrawal without notice. Buyer is urged to conduct independent inspection and investigation of the property to determine age, condition, and other relevant information prior to purchasing. Brokers and agents are not responsible for any errors in advertising. All measurements approximate.