



**AMERICAN
LEGACY**
LAND CO

FOR SALE

PRIME TIMBERLAND

Drew County, AR

40 +/- Acres

OFFERED AT:

\$140,000

ABOUT THIS PROPERTY:

This 40-acre tract in Drew County, Arkansas offers a scenic blend of hardwoods and pine, making it an excellent opportunity for outdoor enthusiasts and land investors alike. A winding creek bottom cuts through the property, enhancing its natural beauty. The diverse timber stand provides great habitat for local wildlife, including deer and turkey, making it a prime spot for hunting and recreation.

More About this Property:

Just a short drive from Monticello, this property delivers the peace and privacy of the woods with the convenience of town nearby. Whether you're looking to hunt, explore, or simply invest in quality timberland, this property checks all the boxes.

Accessed via a recorded deeded easement, the property offers both seclusion and secure entry. With potential for future timber harvest or enhanced wildlife management, it presents an opportunity to create long term value while enjoying the land today.

Legal Description: SE ¼ SE ¼ 27-14S-07W Drew County, AR

Address: 000 Deal Rd Monticello, AR 71655

Directions from nearest town: From Monticello, take HWY 425 south 6.5 miles. Turn left onto Valley Junction Rd. After approximately 2.5 miles turn left onto Deal Rd. After ¼ mile, easement to property will be on left.

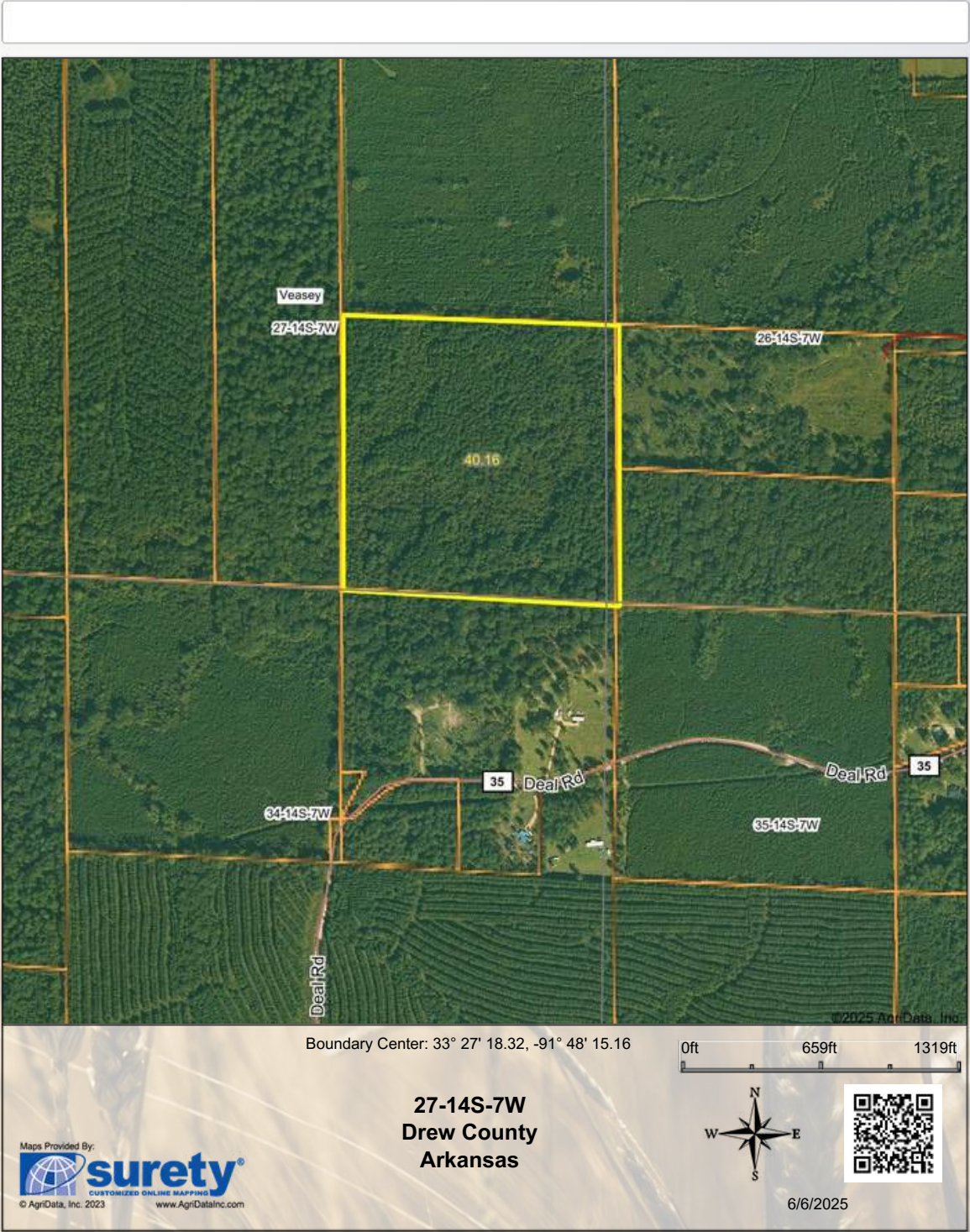
Taxes for Tract: \$47

Income Potential: Hunting lease, timber sales

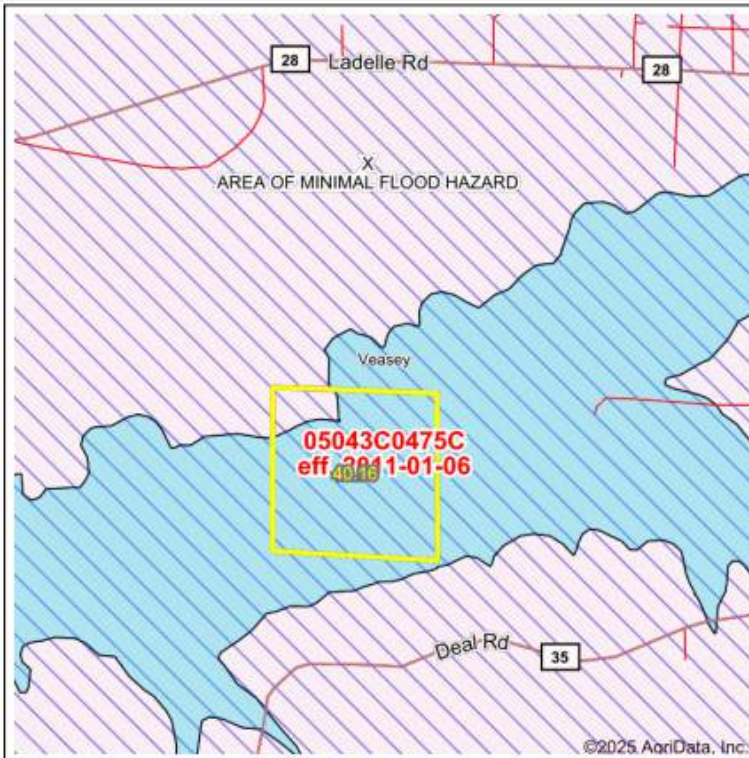
FEATURES:

- 40 +/- acres of timber
- Prime wildlife habitat
- Recreational or income potential
- Convenient location
- Quiet, secluded setting

DREW COUNTY,
ARKANSAS



FEMA Report

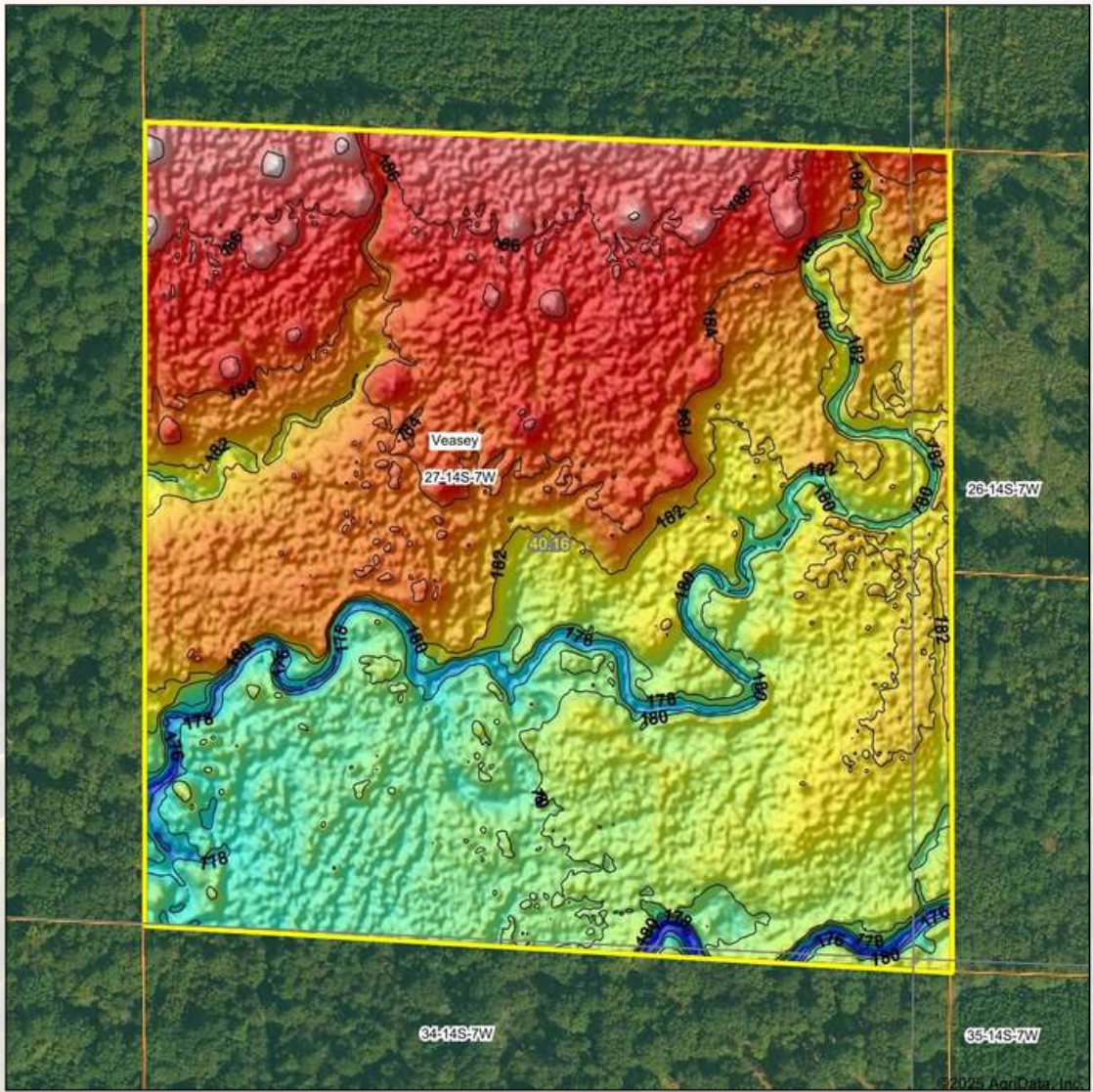


Map Center: 33° 27' 25.46, -91° 48' 12.28
 State: AR Acres: 40.18
 County: Drew Date: 6/6/2025
 Location: 27-14S-7W
 Township: Veasey

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
DREW COUNTY	050430	Drew	Regular	40.18	100%
Total				40.18	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	36.63	91.2%	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	3.55	8.8%	
Total			40.18	100%	
Panel	Effective Date	Acres	Percent		
05043C0475C	1/6/2011	40.18	100%		
Total		40.18	100%		

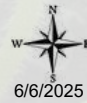


Low Elevation High

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2
Min: 173.9
Max: 189.1
Range: 15.2
Average: 182.3
Standard Deviation: 2.62 ft

0ft 254ft 507ft



27-14S-7W
Drew County
Arkansas

Boundary Center: 33° 27' 18.32, -91° 48' 15.16

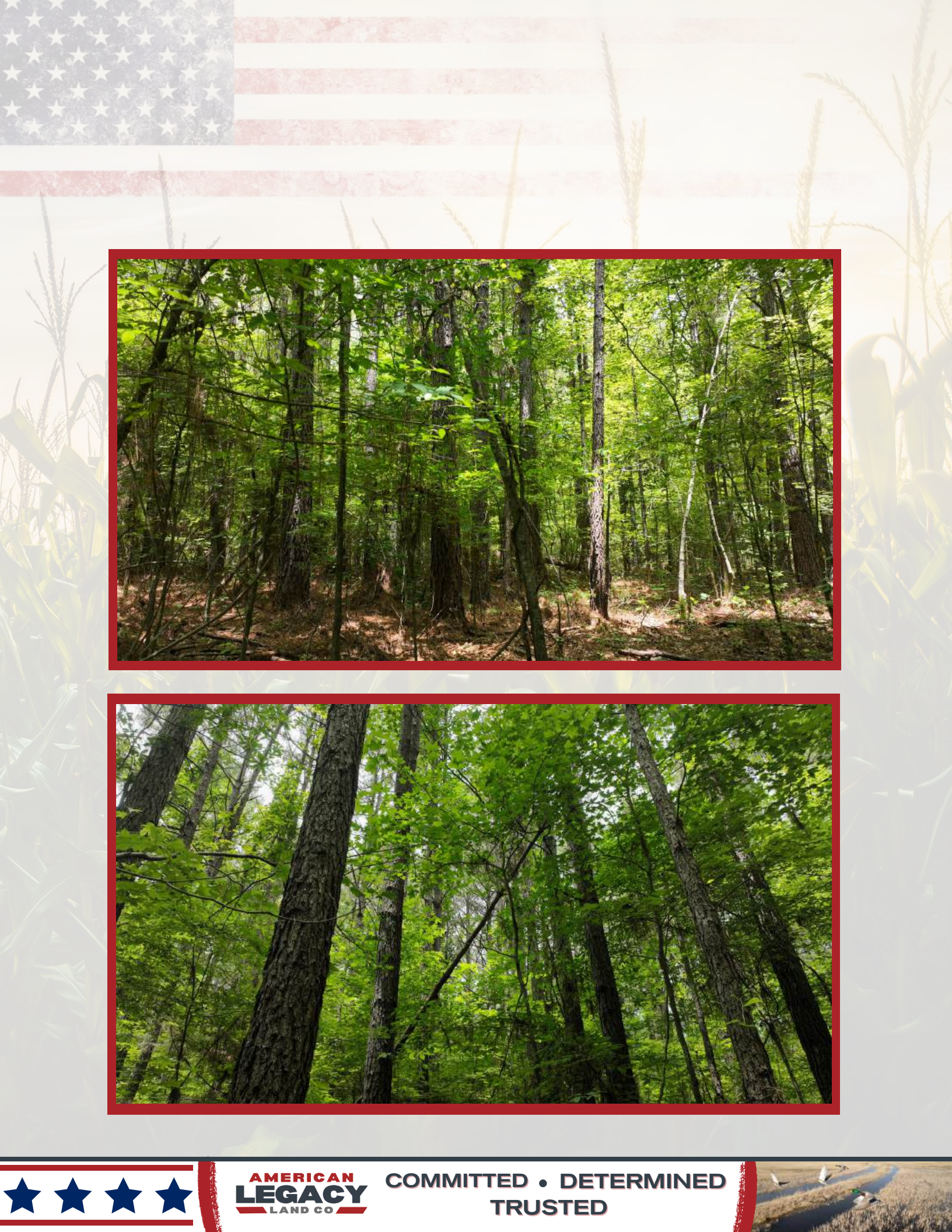


AMERICAN
LEGACY
LAND CO

FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT







AMERICAN
LEGACY
LAND CO

COMMITTED • DETERMINED
TRUSTED





About the Agent:

Michael has spent the majority of his life in Monticello, Arkansas as a multi-generational farmer. Growing up with deep roots in agriculture and land management, he has a strong appreciation for the value of land and property.

Michael's background in farming has given him a unique perspective on real estate-understanding not just the transaction, but the land itself, its potential, and its long-term value.

Michael enjoys spending time with his family. He and his wife, Andrea, have two children and two grandchildren. In his free time, Michael is an avid hunter and fisherman, making the most of Arkansas's great outdoors.



MICHAEL OLTMANN , LAND AGENT



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