



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TEN 10± ACRE TRACTS
MONTGOMERY COUNTY, AR

TRACTS 1-5: \$12,000/ACRE | TRACTS 6-9: \$8,000/ACRE
TRACT 10: \$10,000/ACRE



Property Lines are Approximate

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

THE MONTGOMERY TRACTS

PROPERTY PROFILE

LOCATION:

- Ryan Road
Oden, AR 71961
- Montgomery County
- 4± Miles S of Ouachita River
- 5± Miles S of Pine Ridge
- 22± Miles E of Mena
- 30± Miles W of Ouachita Lake
- 54± Miles W of Hot Springs

COORDINATES:

- 34.55624, -93.90074

TAX INFORMATION:

- TBD

PROPERTY USE:

- Home Sites
- Development
- Recreation
- Investment

PROPERTY INFORMATION:

- 100± Total Acres
- 10 Individual Tracts
- Tracts 1-5: \$12,000/Acre
- Tracts 6-9: \$8,000/Acre
- Tract 10: \$10,000/Acre
 - Steel Truss Barn
 - Water Well
- Electricity Available
- National Forest Boundaries on Multiple Tracts



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY TRACTS

ARE YOU LOOKING FOR A PERFECT GETAWAY OR PLACE TO BUILD YOUR DREAM HOME? Choose between ten 10± acre tracts situated off Ryan Road in Montgomery County, Arkansas. Located in the little community of Pine Ridge, made famous by the Lum and Abner Radio Broadcast from the 1930s to the 1950s, these tracts offer various options: future residence, recreational opportunities, and everything in between.

The ten separate tracts range in elevation from 840 feet to 1,005 feet. Electricity is easily accessible for your convenience.

The five northern tracts include a mountaintop of your own! Unbelievable views of the Ouachita Mountains, particularly Grapevine Mountain directly to the north, offer a unique perspective, making it one of the best locations for a future residence in the area. If a mountain view is a must, these outstanding tracts are worth considering!



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MORE ABOUT THE MONTGOMERY TRACTS

The five southern tracts each border the Ouachita National Forest, where unlimited outdoor adventures abound year-round—hunting, hiking, and exploring. If livestock or a hobby farm is on your radar, these tracts are also ideal for renovating into improved pasture or hay ground. A meandering spring can be utilized as a water supply for a large pond or even a lake.

This area is known for large amounts of public land, recreational areas, hunting, fishing, ATV riding, and live water. For those who crave the outdoors, there are endless opportunities to indulge in at your leisure.

Each tract will be surveyed for exact acreage and property boundaries, giving you the option to define your space. Purchase one or multiple tracts! If you desire to live the country life with many options for recreation, these tracts can make that happen for you!

Contact Luke Alston for more information and to schedule a viewing.



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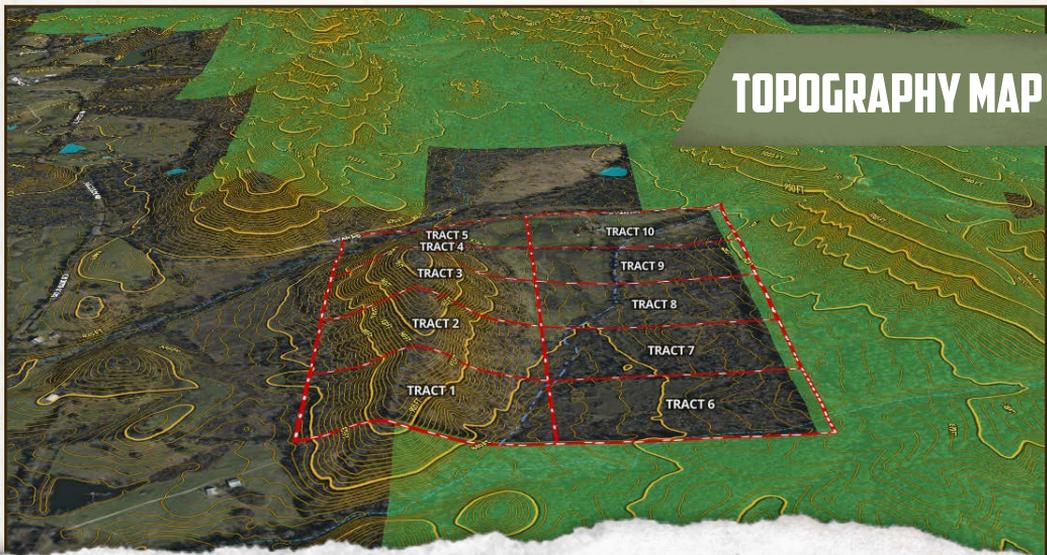
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3D MAP



TOPOGRAPHY MAP



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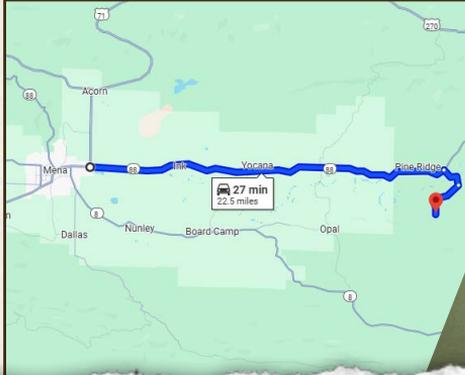
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land id. LINK



Directions From Mena, AR: Travel 19 miles on Hwy 88 East to the Pine Ridge Community. Turn right onto Little Hope Road merging right onto Southside Road. Turn left onto Ryan Road and in 1.0 mile the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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