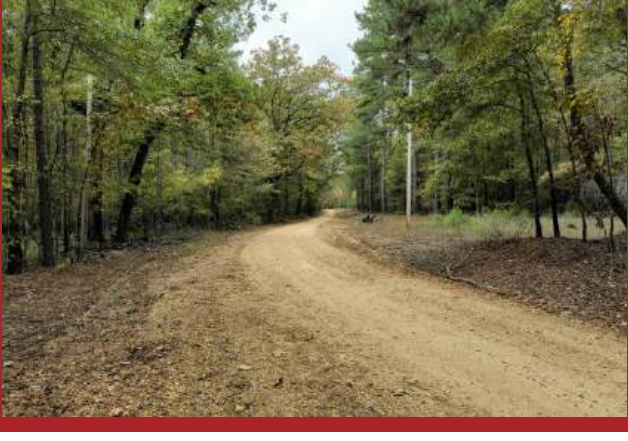




**AMERICAN
LEGACY**
LAND CO

FOR SALE

TIMBERLAND AND HUNTING PROPERTY

Calhoun County, AR

157 +/- Acres

OFFERED AT:

\$449,000

ABOUT THIS PROPERTY:

This beautiful 157 +/- acre timber property in Calhoun County has been in the same family for three generations, reflecting years of care and stewardship. The land features a healthy mix of mature hardwoods and pine, creating a diverse landscape ideal for both timber value and wildlife habitat. With power available along the county road and easy access, this property offers excellent potential for a hunting camp, recreational getaway, or long-term timber investment.

More About this Property:

Hunters and outdoor enthusiasts will find this tract exceptional. The property has not been hunted in the past two years, giving deer, turkey, and small game populations the opportunity to thrive undisturbed. Multiple established food plot sites and natural corridors support a variety of wildlife, making it an outstanding candidate for a personalized wildlife management program. An internal trail system provides great access throughout the property for ATVs or side-by-sides, connecting stands, plots, and scenic areas.

This tract fronts a county-maintained road with power available, offering convenience without sacrificing seclusion. Located within 30 minutes of Fordyce, Hampton, and Warren, this South Arkansas timberland combines investment value with year-round recreational enjoyment. Whether you're looking to manage wildlife, grow timber, or simply relax in a peaceful setting, this 157 +/- acre property provides the perfect foundation for your vision.

Address: 000 County Rd 81 Hampton, AR 71744

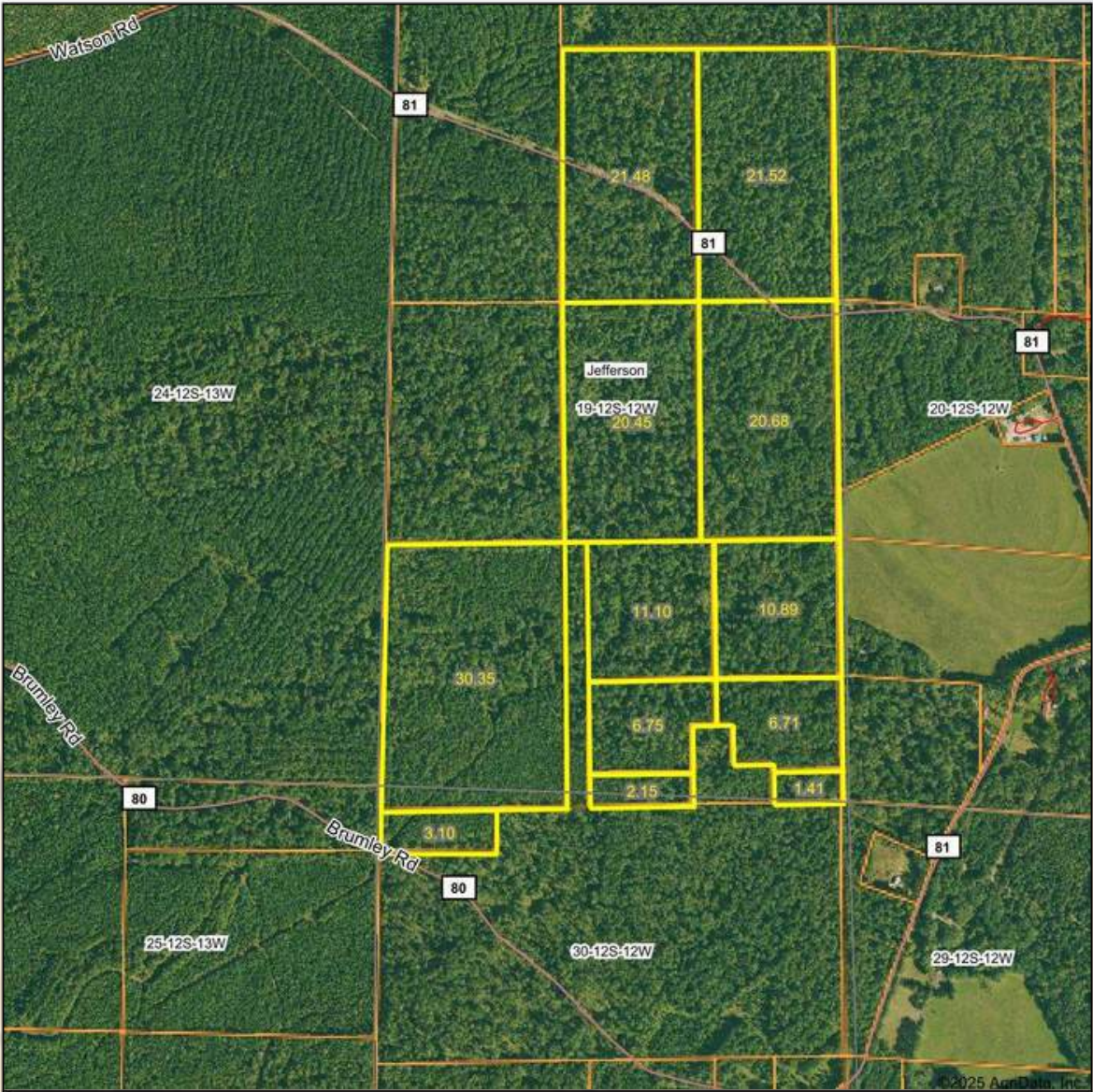
Directions: From Fordyce, take AR-274 approximately 14 miles. Turn right onto W Grand Ave in Tinsman. After .2 miles, turn right onto CR-80. In 2.8 miles, the property will be on both sides of road.

Legal Description: 19-12S-12W and 30-12S-12W PT FRL N 1/2 NE 1/4 Calhoun County, AR

FEATURES:

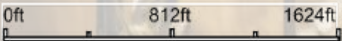
- 157 +/- Acres
- Mixed hardwood and pine timber
- Excellent deer, turkey, and small game hunting
- County road frontage
- Multiple ATV and access trails throughout the property
- Electric power available along one road
- Private and secluded, yet easy to access

Aerial Map



Boundary Center: 33.657123, -92.377043

19-12S-12W
Calhoun County
Arkansas



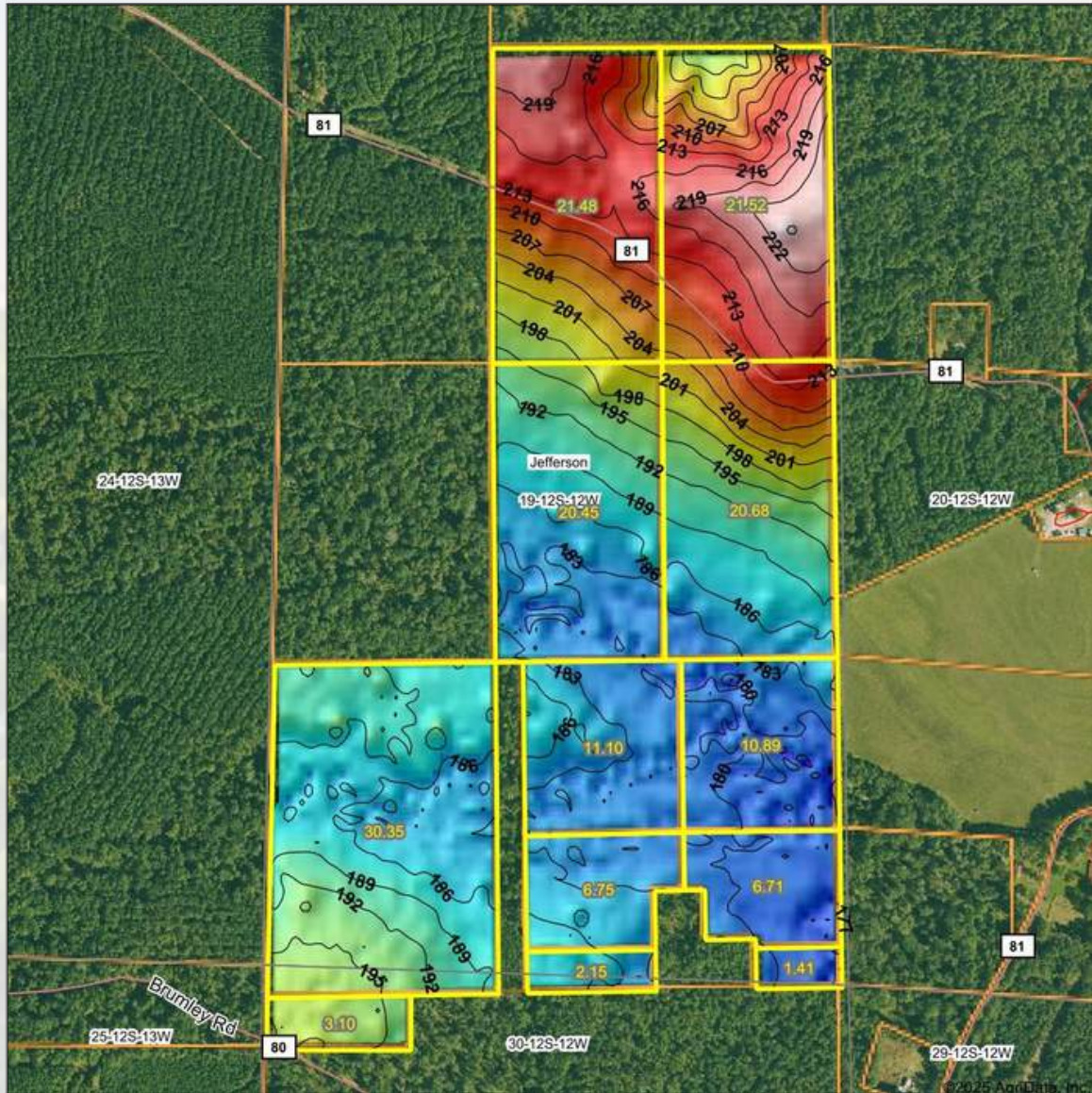
11/12/2025



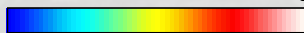
HELPING YOU BUY
AND SELL LAND



Topography Hillshade



Low Elevation High



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 3
Min: 172.9
Max: 226.9
Range: 54.0
Average: 194.2
Standard Deviation: 13.12 ft

0ft 654ft 1309ft

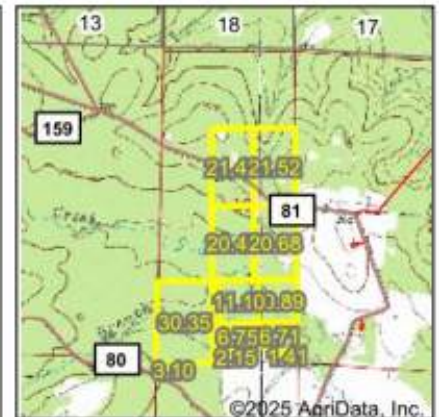
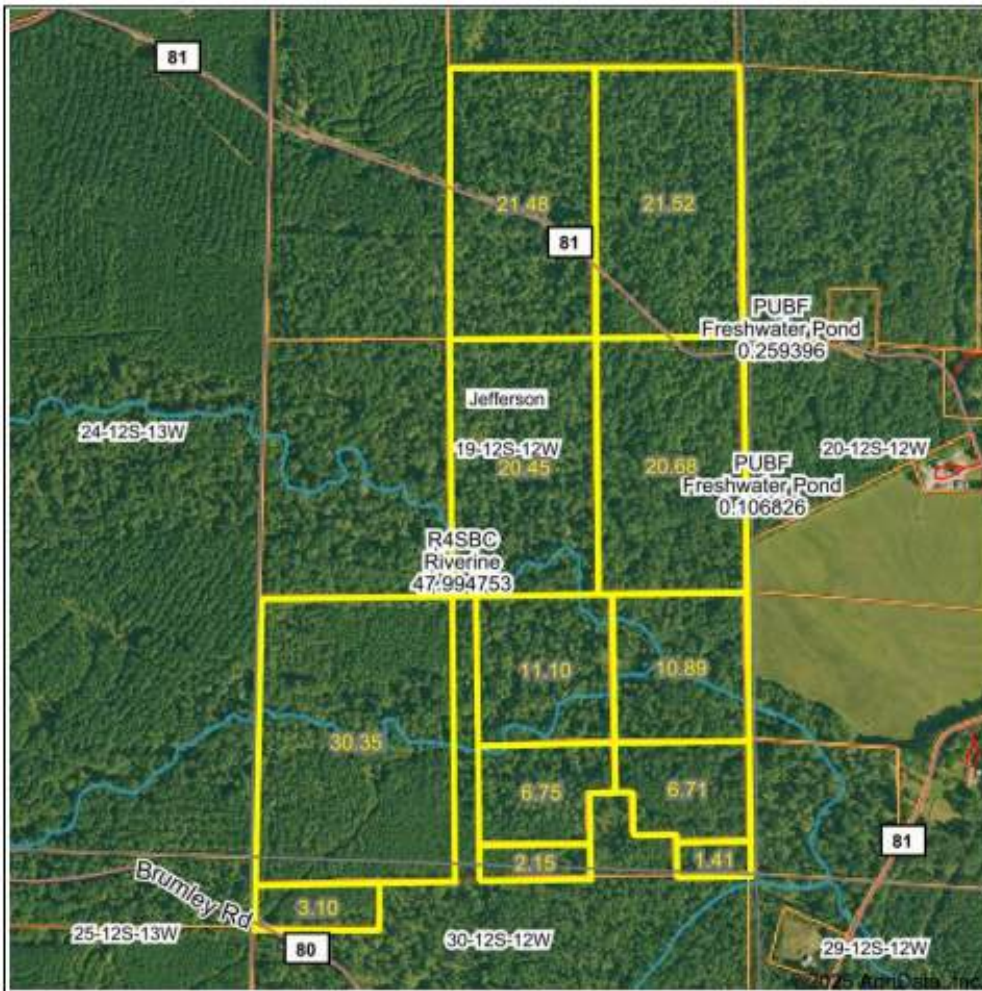


11/9/2025

19-12S-12W
Calhoun County
Arkansas

Boundary Center: 33.657123, -92.377043

Wetlands Map



State: **Arkansas**
 Location: **19-12S-12W**
 County: **Calhoun**
 Township: **Jefferson**
 Date: **11/9/2025**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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0ft 996ft 1991ft

Classification Code	Type	Acres
R4SBC	Riverine	1.92
Total Acres		1.92

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



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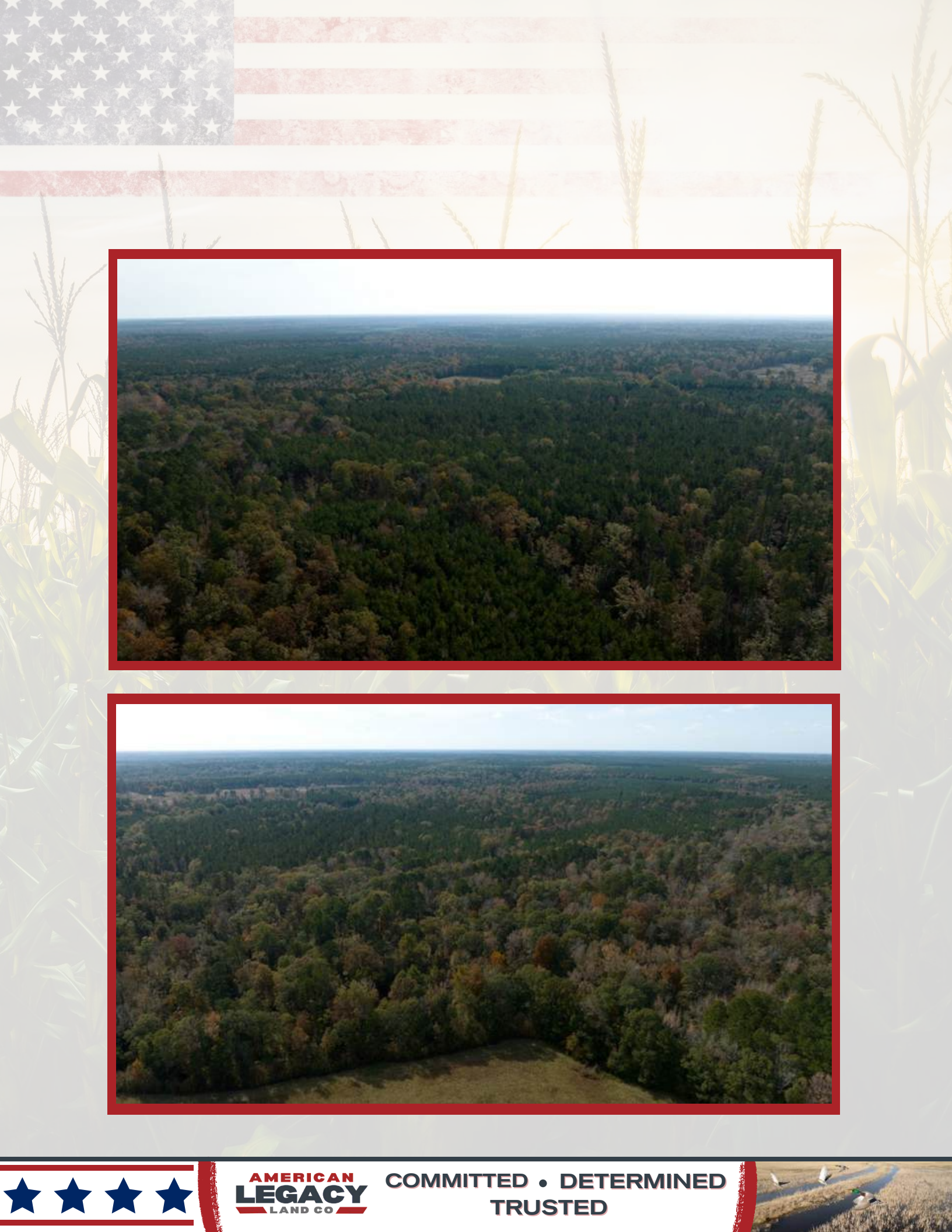
**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**





- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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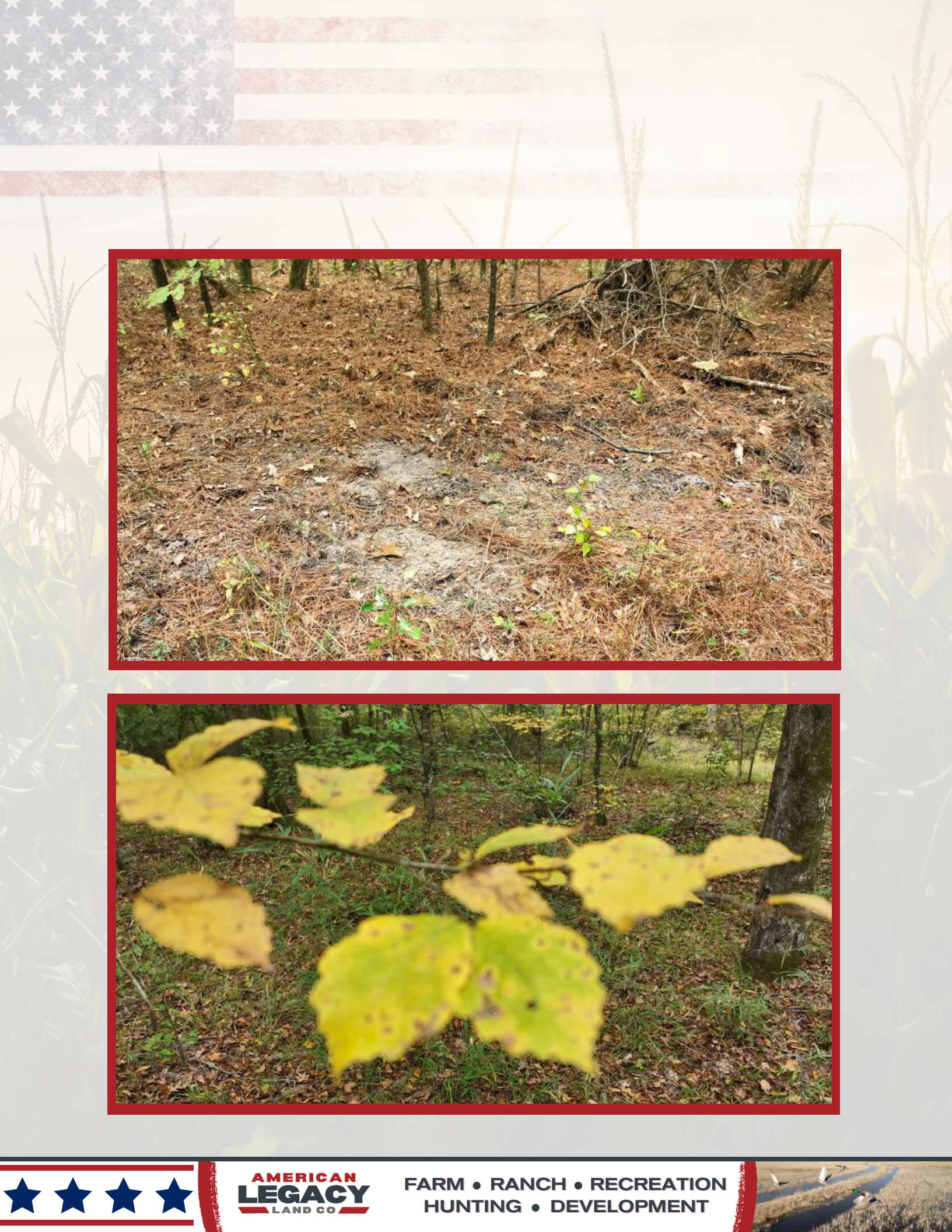


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HELPING **YOU** BUY
AND SELL LAND







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HUNTING • DEVELOPMENT





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



870-723-3221



Michael@AmericanLegacyLandCo.com