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**Old Washington Sportsman 60**  
Washington, AR 71862

**\$159,000**  
60± Acres  
Hempstead County



**Old Washington Sportsman 60**  
**Washington, AR / Hempstead County**

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**SUMMARY**

**City, State Zip**

Washington, AR 71862

**County**

Hempstead County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.78 / -93.716

**Acreage**

60

**Price**

\$159,000

**Property Website**

<https://www.mossyoakproperties.com/property/old-washington-sportsman-60-hempstead-arkansas/54744/>



**Old Washington Sportsman 60**  
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**PROPERTY DESCRIPTION**

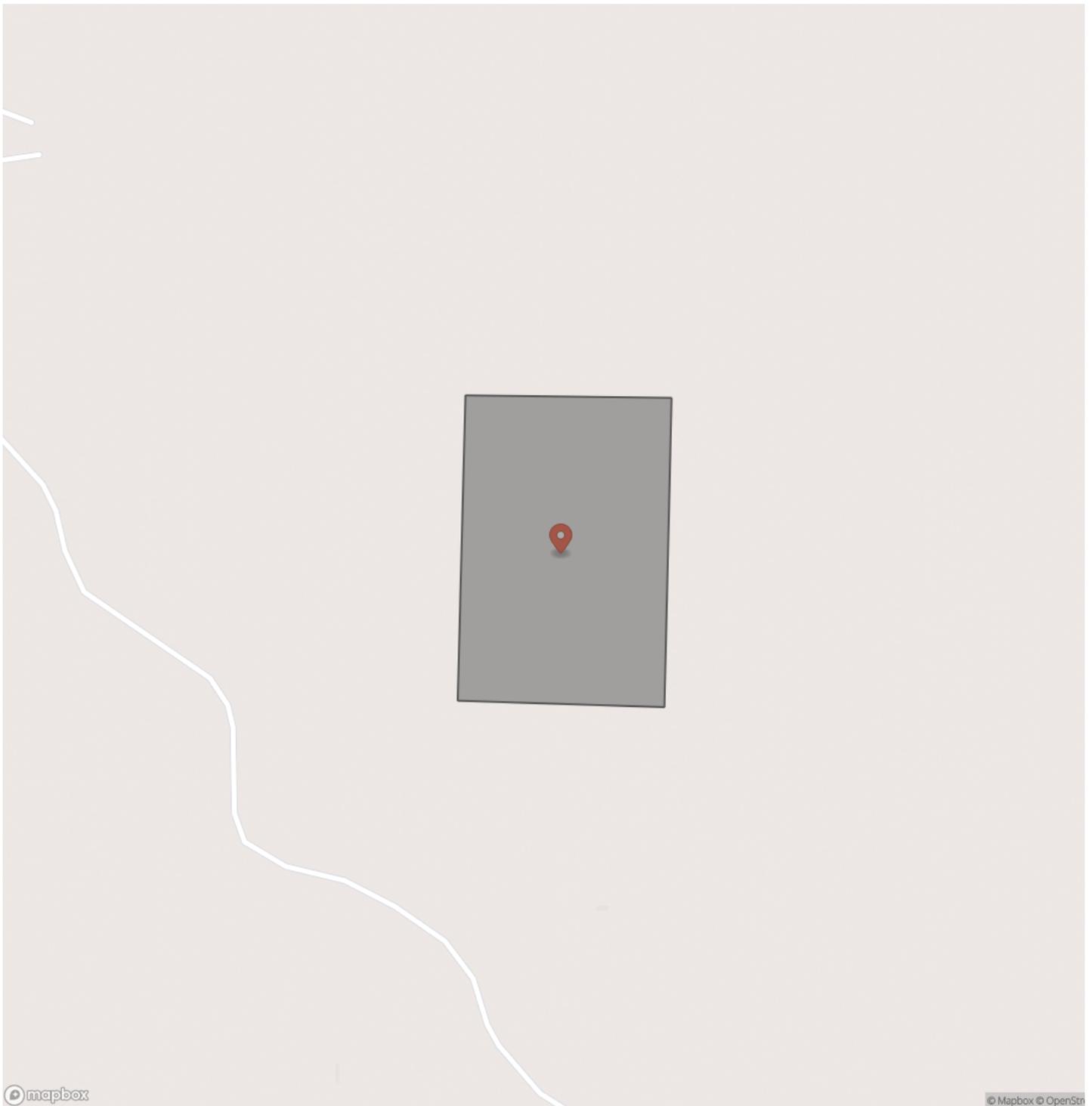
Property ID: LAHEMPDB60

Located in the Historic Old Washington area, this property is loaded with recreational opportunity. Within 15 minutes of exit 31 on I-30 in Hope, AR, makes this property easily accessible from wherever someone may be coming from. The timber is mixed variety including many mature red and white oak trees that provide an abundance of food sources for all types of wildlife. Pine trees are also planted and will provide income if the new owner seeks to harvest. High Creek runs through the property and makes for some beautiful landscape. Turkey, deer, squirrel, and rabbit are plentiful. Even an occasional hog will pass through. A small 1 acre pond on the property provides a water source and loads up at times with ducks! This would be the perfect property for someone wanting a good recreational or investment opportunity. A great chance to unwind and leave the stress of everyday life behind. This is the chance to own a manageable piece of ground without having to work yourself every time you visit. Lets get out and see God's beautiful creation together!

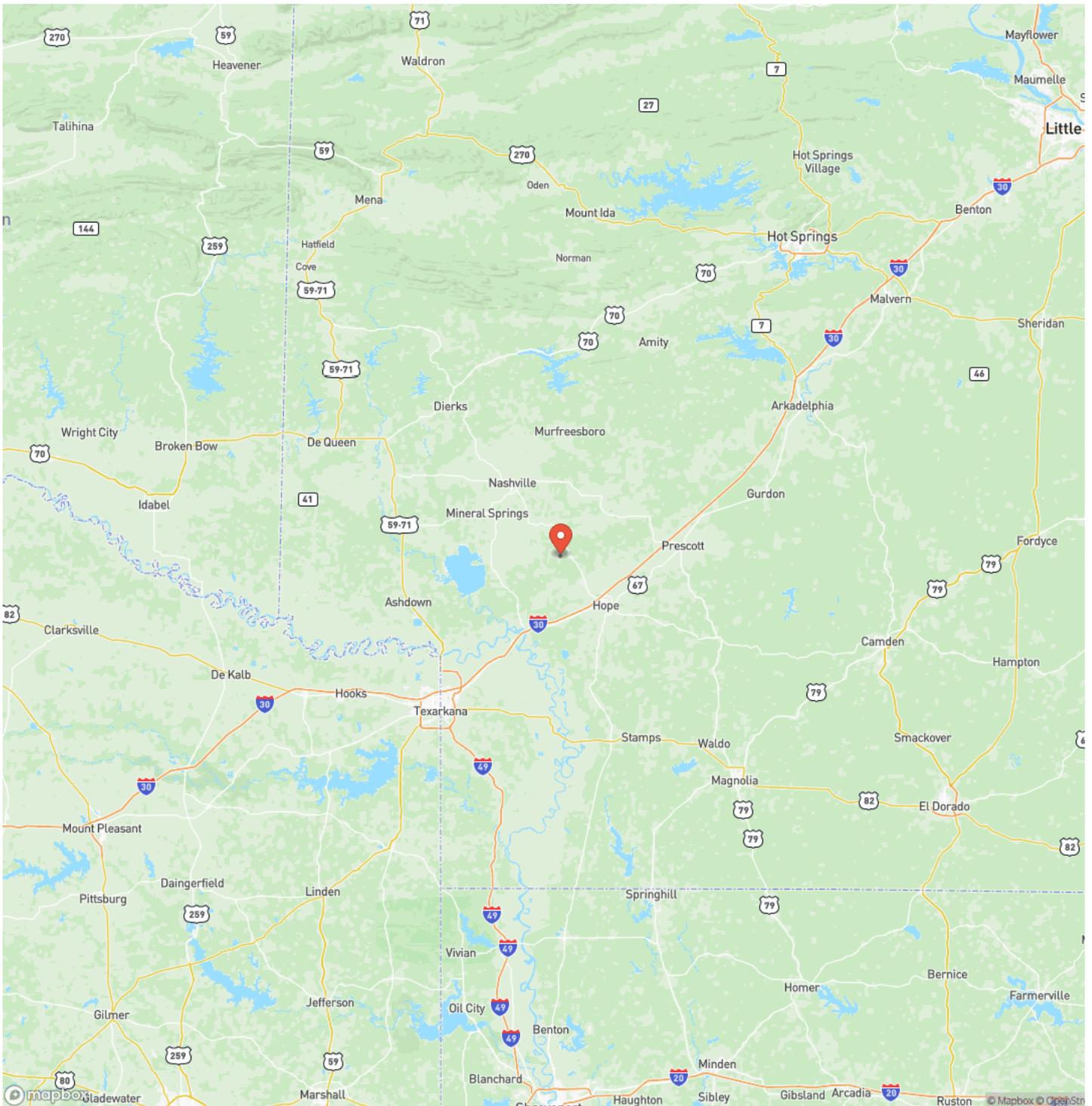
To schedule a viewing please contact Drake Butler at [870-397-3120](tel:870-397-3120) or [dbulter@mossyoakproperties.com](mailto:dbulter@mossyoakproperties.com)



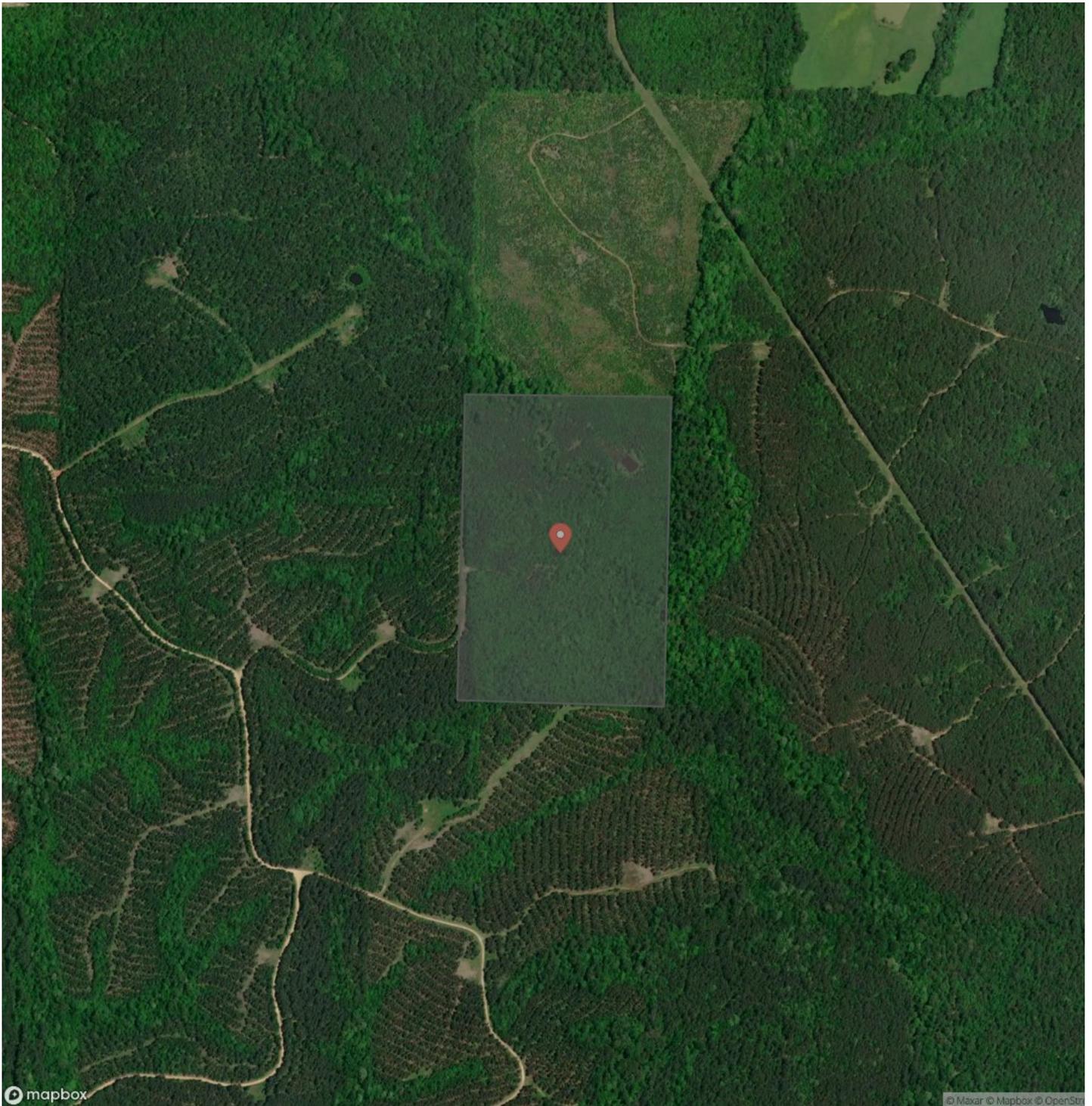
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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