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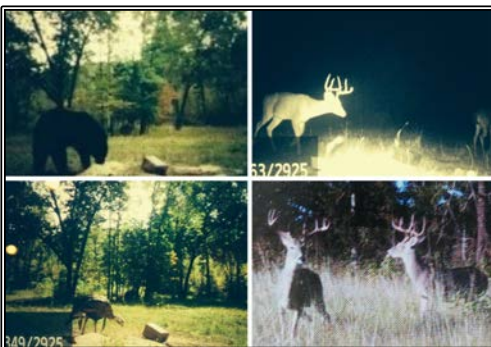
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SOUTHERN STATES REALTY



287 Vaughn Road, Glenwood, AR



Mill Creek at Burnham Mountain "Mountain Tract" is a well maintained, multi-use recreational tract located in the Ouachita Mountains in Southwest Arkansas. Located in Pike County, with access to the Caddo River within 5 minutes of the tract, Mill Creek at Burnham Mountain is conveniently located 33 miles Southwest of Hot Springs, AR, 100 miles Northeast of Texarkana, AR/TX and 90 miles Southwest of Little Rock, AR. As you enter the private entrance to this property, you will see that the tract is 200 acres +/- of diverse rolling and mountain terrain including 95% mature hardwood timber, a few small meadows, well maintained interior road systems, a well maintained Log Cabin Home, 3,000 feet +/- of live water in Mill Creek, adequate road frontage, and nearly 200 acres of Burnham Mountain and many other high end amenities and finishes. The property has multiple deer stands, food plots and feeders in place for the whitetail enthusiasts. The diverse habitat provides ample opportunity for any sportsman to chase other game including eastern turkey, squirrels, and other small game. In addition to the hunting opportunities, the mountain provides ample riding opportunities on horses or ATVs. The property has a private Log Cabin home on the tract that provides a great setting for family and friends to gather. The 2,100 sq. ft. Log Cabin includes 1 bedroom, 2 bathrooms and a loft. The Log Cabin is also centrally located on the tract while bordering Mill Creek and at the base of Burnham Mountain. The Log Cabin provides ample opportunities including family and friend gatherings, investment properties or an individual private home. Not every recreational tract provides income opportunities, but Mill Creek at Burnham Mountain "Mountain Tract" has multiple including but not limited to: timber investment, residential development and vacation home rentals. A high-end recreational tract with significant income opportunities is hard to come by, don't let this one pass you by.

34.340292, -93.57781 GPS

\$1,950,000

**200±
Acres**

