

MIDWEST LAND GROUP PRESENTS



174 ACRES
MONTGOMERY COUNTY, AR

Pole Thicket Road, Black Springs, Arkansas



MIDWEST LAND GROUP IS HONORED TO PRESENT

174 +/- ACRES WITH CADDO RIVER FRONTAGE AND NATIONAL FOREST BOUNDARY

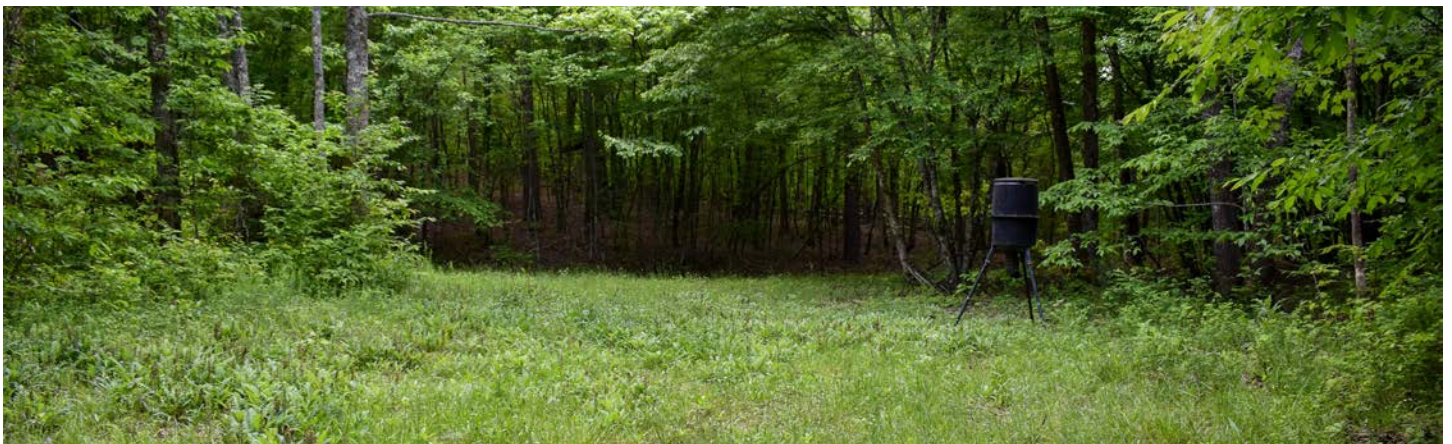
Located just outside of Norman in the community of Black Springs, this Montgomery County 174 +/- acres is loaded with hard to find features and has something for everyone! The crystal-clear waters of the Caddo River are some of the most sought after in the region, and after taking a look at the beautiful river frontage on this property it will be easy to see why.

As you pull through the steel gate and entryway, you'll wind down the gravel drive up to a park-like hilltop overlooking the river. Relaxing by the fire and listening to the babbling of the shoal directly below the hill is the definition of relaxation for many. From the cleared build site, it is an easy walk or side-by-side ride down the hill right to the edge of the water. Whether you enjoy fishing, floating, or just spending some time with your toes in the water, this is the perfect place for you. Along with the half mile of frontage along the Caddo River, the property boasts 1.2 miles of boundary with the Ouachita National Forest, giving access to hundreds of thousands

of acres for hunting, fishing, hiking, and enjoying The Natural State.

The property has an excellent road and trail system throughout, making accessing anywhere on the property a breeze. Rolling terrain across the entire tract makes a haven for wildlife, as well as the outdoorsman. Ridge tops, saddles, draws, and creek bottoms all tie together for the perfect blend of timber, terrain, feeding, and bedding areas for deer, turkey, and small game.

Electricity is available on the property's road frontage along Pole Thickett Road, and can be brought to any of the multiple build sites. All of this is only a few minutes from the Black Springs Country store, eight minutes from Norman, 25 minutes from Glenwood, and 45 minutes from Mena. Land with both Caddo River frontage and National Forest boundary can be hard to come by, and this one is truly special. Call today to schedule your UTV tour.



PROPERTY FEATURES

PRICE: **\$1,250,000** | COUNTY: **MONTGOMERY** | STATE: **ARKANSAS** | ACRES: **174**

- 1.2 miles of Ouachita National Forest boundary
- Half mile of Caddo River frontage
- Excellent road and trail system throughout property
- Frontage on Pole Thickett Road
- Electric available at the road
- Multiple build sites
- Easy access to the river
- Abundance of deer and turkey
- Multiple seasonal creeks
- Excellent variety of topography
- 3 minutes from Black Springs Store
- 8 minutes to Norman
- 25 minutes to Glenwood
- 45 minutes to Mena



174 +/- ACRES

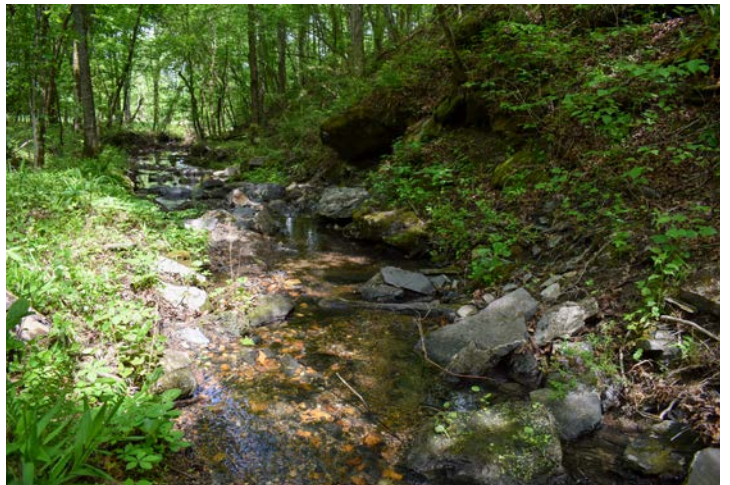
Ridge tops, saddles, draws, and creek bottoms all tie together for the perfect blend of timber, terrain, feeding, and bedding areas for deer, turkey, and small game.



STEEL GATE & ENTRYWAY

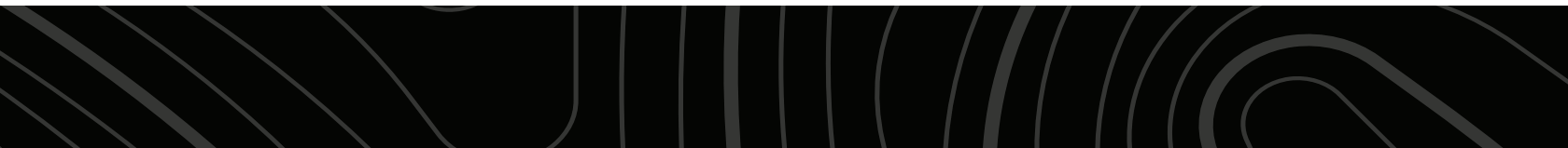


MULTIPLE SEASONAL CREEKS



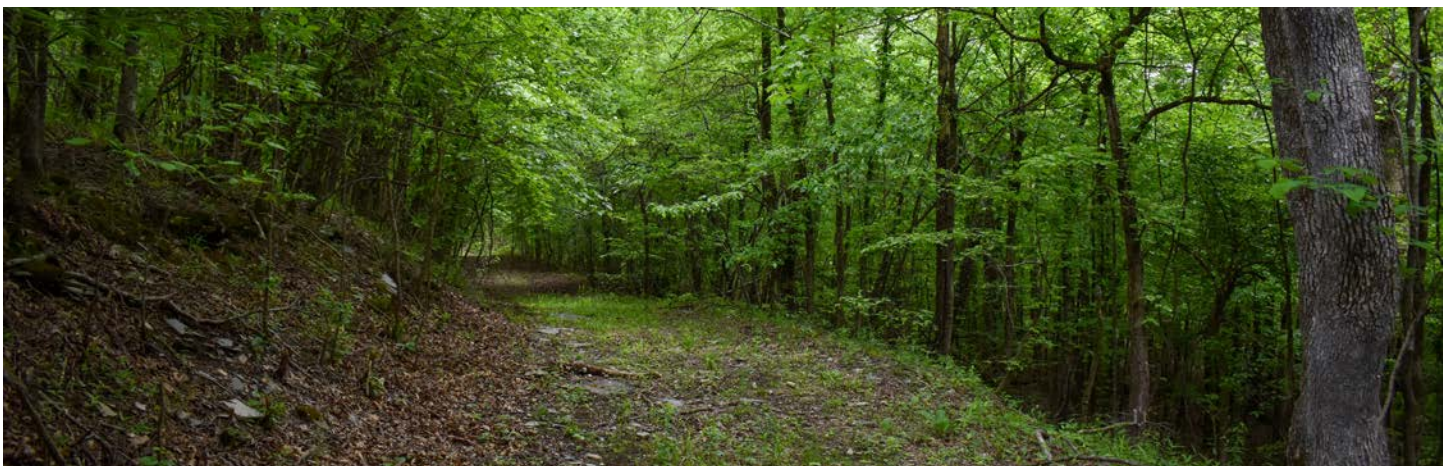
HALF-MILE OF CADDO RIVER FRONTAGE

From the cleared build site, it is an easy walk or side-by-side ride down the hill right to the edge of the water. Whether you enjoy fishing, floating, or just spending some time with your toes in the water, this is the perfect place for you.

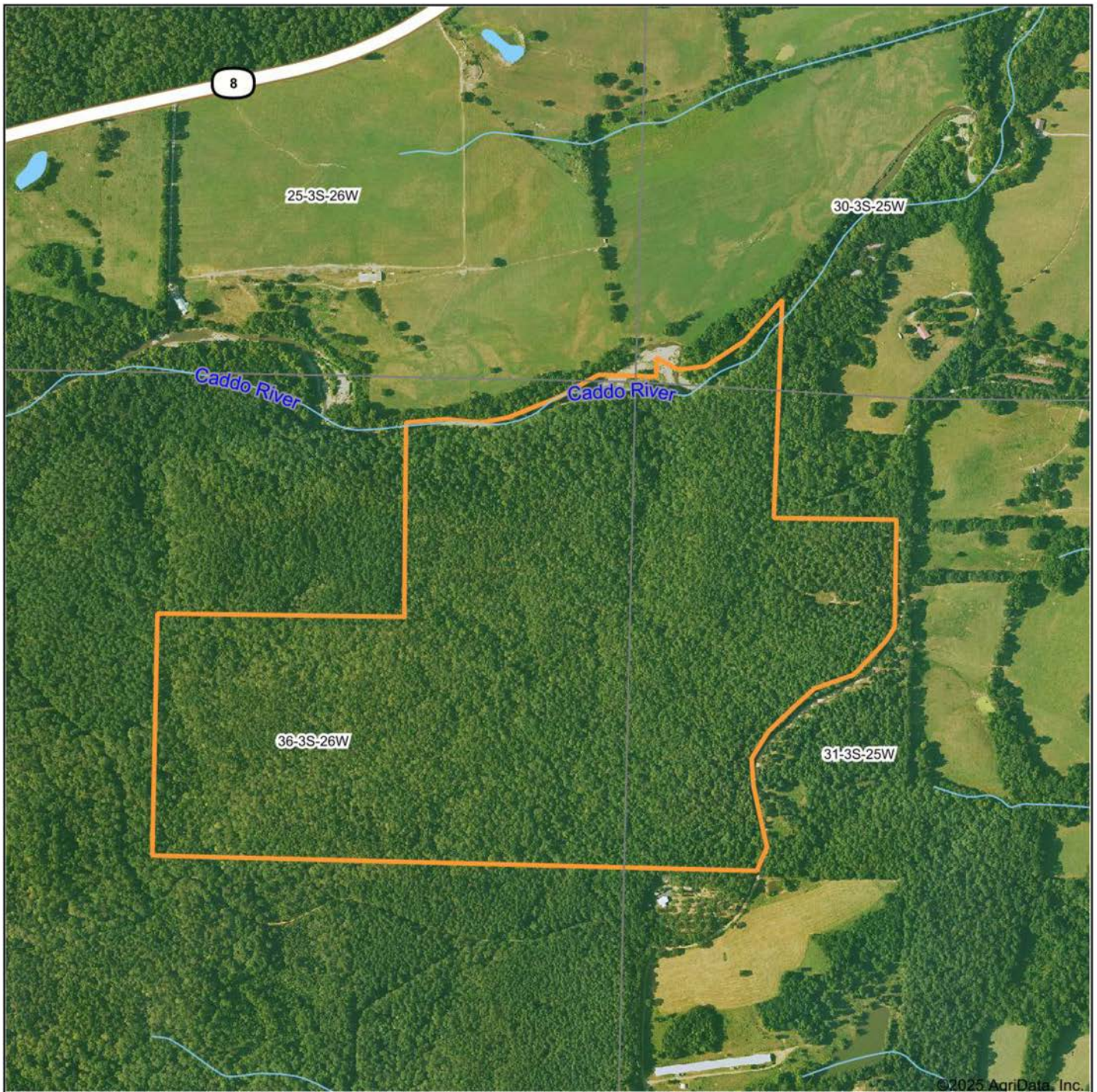


EXCELLENT ROAD & TRAIL SYSTEM

The property has an excellent road and trail system throughout, making accessing anywhere on the property a breeze.



AERIAL MAP



Maps Provided By:



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Boundary Center: 34° 26' 45.42, -93° 43' 34.82

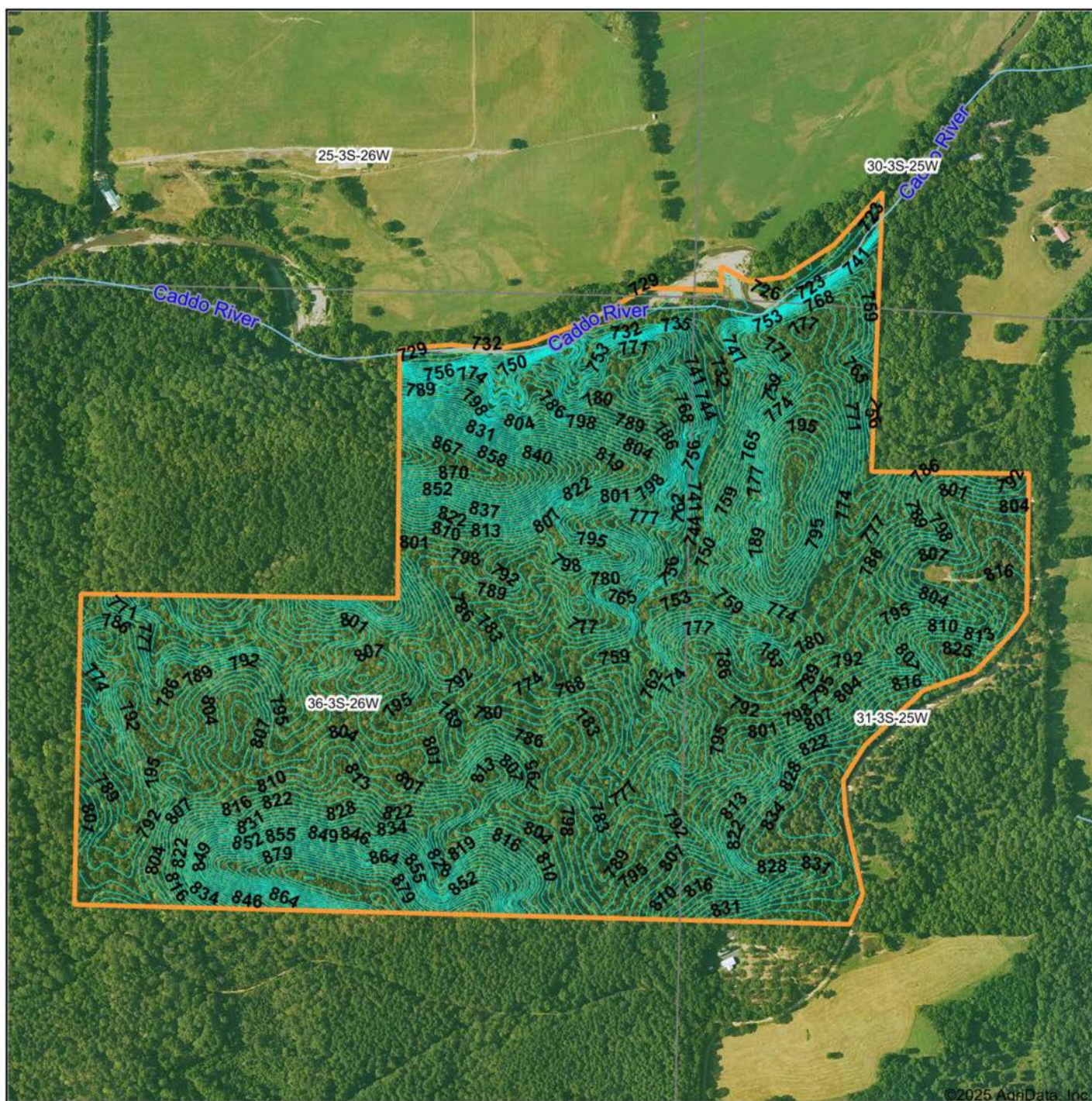
36-3S-26W
Montgomery County
Arkansas

0ft 844ft 1689ft



5/5/2025

TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 720.5

Max: 897.9

Range: 177.4

Average: 796.2

Standard Deviation: 31.36 ft

0ft 662ft 1324ft

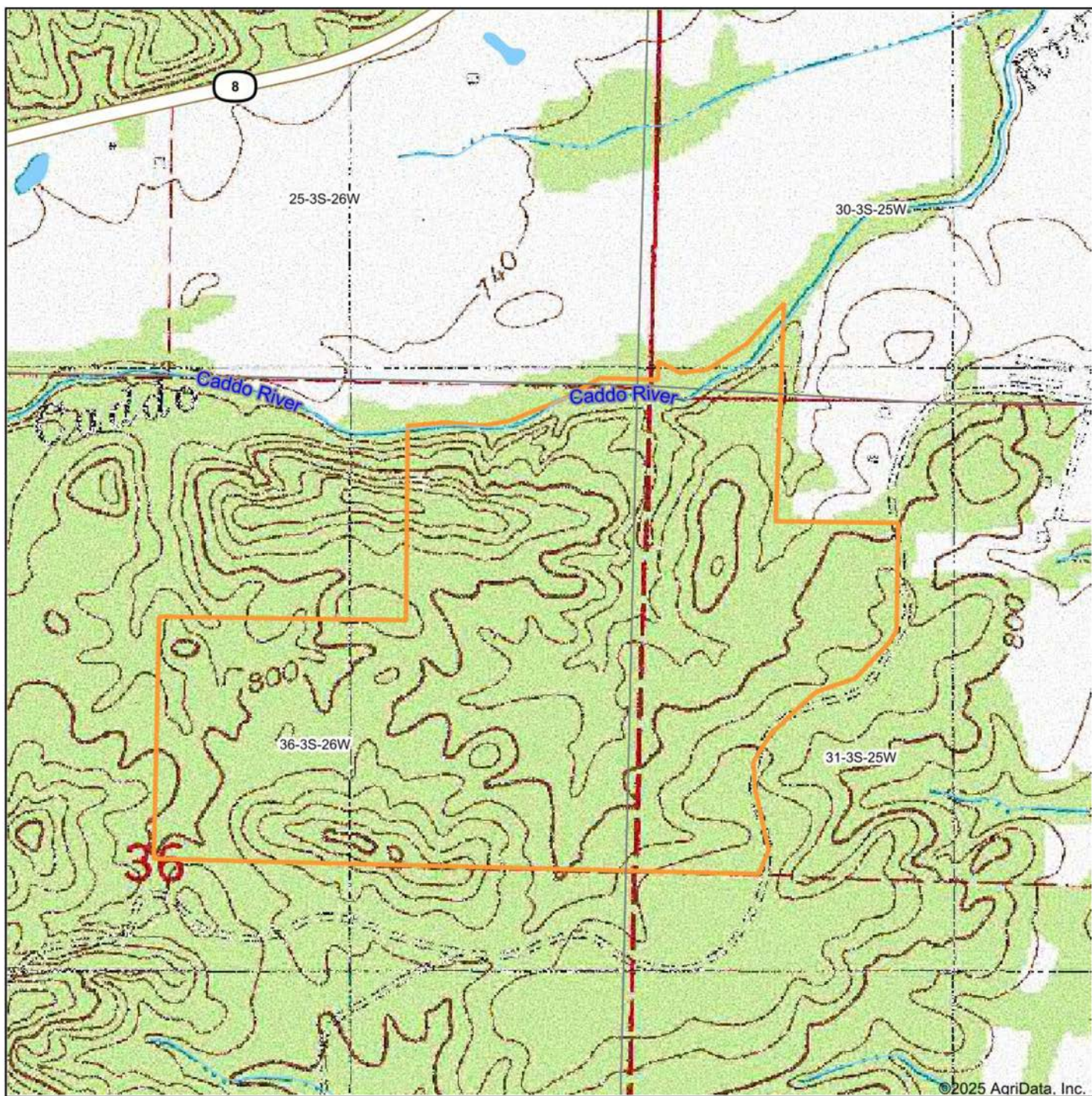


5/5/2025

36-3S-26W
Montgomery County
Arkansas

Boundary Center: 34° 26' 45.42, -93° 43' 34.82

TOPOGRAPHY MAP 2



Maps Provided By:



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Map Center: 34° 26' 47.3, -93° 43' 33.39

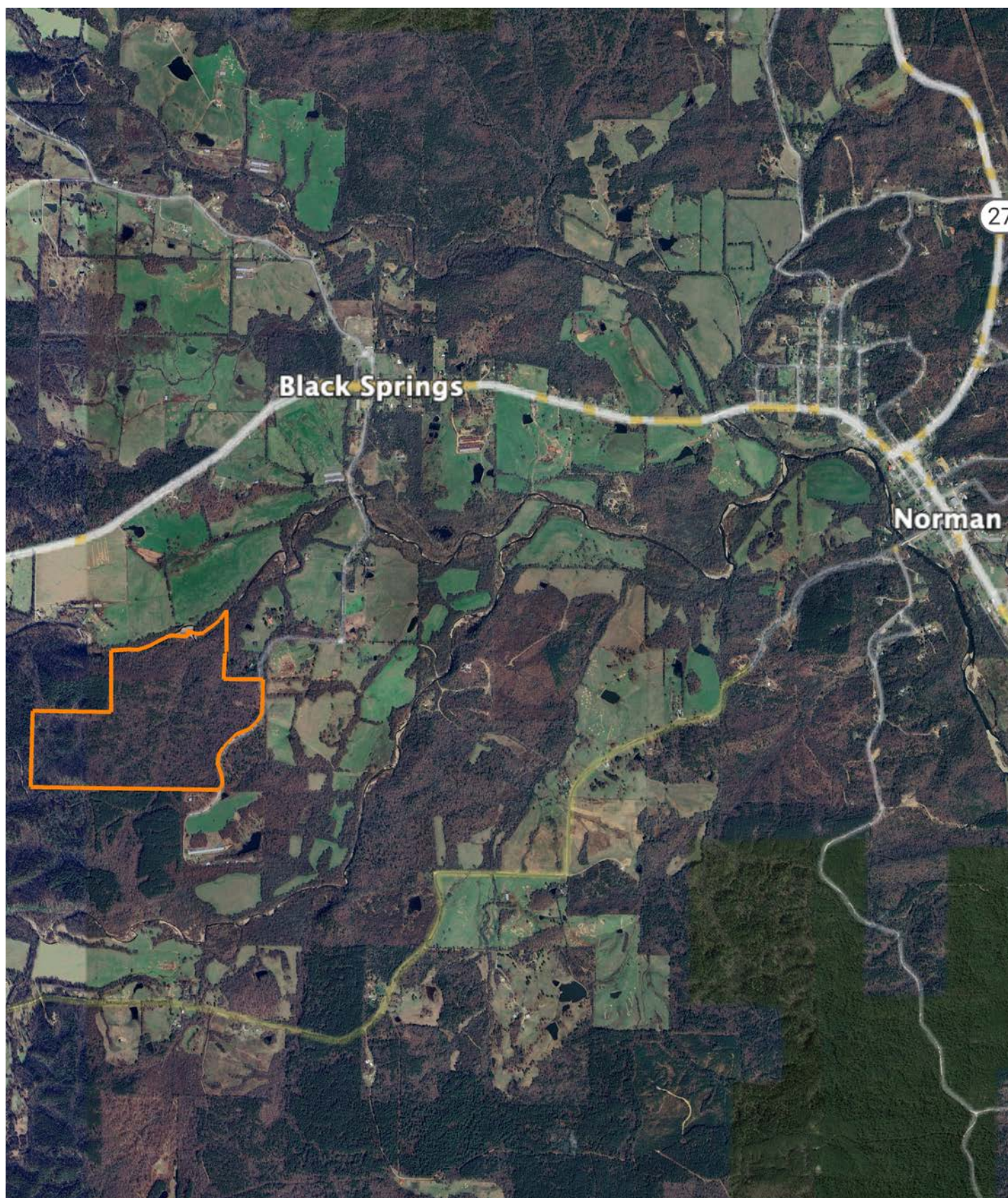
0ft 844ft 1689ft

36-3S-26W
Montgomery County
Arkansas



5/5/2025

OVERVIEW MAP



AGENT CONTACT

Jake Fowler has a love for agriculture. Between his formal education and lifetime of experience with cattle, horses, and poultry, he has a deep understanding of farming operations and how to maximize the efficiency of land. He knows the animals that can be raised in different areas, that soil and grass quality can make all the difference, and that location is integral to a farm's success. Jake has traveled all over western Arkansas and the River Valley area, gaining knowledge and contacts in the cattle, hay, horse, poultry, and timber industries. Born in Russellville, Arkansas, Jake went to Western Yell County High School in Havana, Arkansas, and Connors State College in Warner, Oklahoma, where he graduated cum laude. Before coming to Midwest Land Group, Jake pursued a career in logistics and land management.

Since joining Midwest Land Group, Jake has worked across western Arkansas and the Arkansas River Valley assisting clients with buying and selling cattle farms, estates, homes on acreage, hunting properties, timberland, and more. When he isn't busy helping clients, you can find Jake busy on the farm taking care of his land and cattle, deer hunting, turkey hunting, fishing, or team roping. Jake, his wife Lexie, and their son Wylie reside on their farm in Danville, Arkansas. Give Jake a call today to put his experience to work for you.



JAKE FOWLER, LAND AGENT
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MidwestLandGroup.com

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