

MIDWEST LAND GROUP PRESENTS



40 ACRES
MONTGOMERY COUNTY, AR

36 Missy Ridge, Oden, Arkansas, 71961



MIDWEST LAND GROUP IS HONORED TO PRESENT

40 +/- ACRES WITH OUACHITA RIVER FRONTAGE, NATIONAL FOREST BOUNDARY, & UTILITIES

The beautiful waters of the Ouachita River are some of the most sought-after in the region, being known for their great recreational opportunities. This 40 +/- acres just outside of Oden boasts just over a quarter of mile of frontage on the Ouachita River, along with 1,100 +/- feet of boundary with the Ouachita National Forest. Along with these hard-to-find amenities, the property also has two full camper hookups.

The Ouachita River frontage on this property is a mixture of beautiful shoals and deep pools of water, with easy access from the hay meadow. There are access points to the river both upstream and downstream, providing ample access for canoeing and kayaking. Just up the hill from the river and the hay meadow, you'll find the

camper hookups and build site. Underground 200-amp power is run to the property, supplying power to the camper hookups and storage building. Along with the electricity, there is a drilled well and septic tank installed, providing full service to the two camper hookups. This area of the property is on a hill well above the level of the river and out of any flood plain, giving the necessary space for campers or a future home site.

Ouachita River frontage properties rarely come to market, and the combination of national forest boundary and utilities that this one has makes it truly one of a kind. If you have been looking for the ultimate recreational riverfront property, don't miss out on this Montgomery County gem.



PROPERTY FEATURES

PRICE: **\$480,000** | COUNTY: **MONTGOMERY** | STATE: **ARKANSAS** | ACRES: **40**

- 40 +/- acres
- 1,450 +/- feet of Ouachita River Frontage
- 1,100 +/- feet of Ouachita National Forest Boundary
- Power, drilled well, and septic all on property
- Two full-service camper hookups
- Storage building with power
- Additional water and septic hookups
- Hilltop build site
- Mixture of timber and open fields
- Great hay meadow
- Easy access to the river
- Great mountain views
- Phenomenal floating and fishing opportunities
- Shirley Creek Recreation Area nearby
- Deer hunting
- Minutes from Oden
- 20 minutes from Mount Ida
- 35 minutes from Mena
- 1 hour and 10 minutes from Hot Springs



1,450 FEET OF OUACHITA RIVER FRONTAGE

This 40 +/- acres just outside of Oden boasts just over a quarter of mile of frontage on the Ouachita River, along with 1,100 +/- feet of boundary with the Ouachita National Forest.



EASY ACCESS TO RIVER



GREAT MOUNTAIN VIEWS

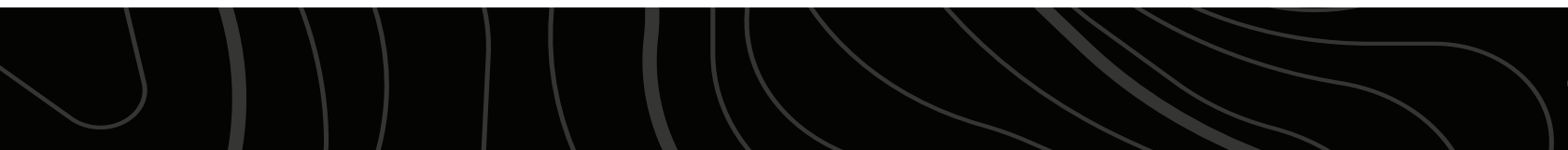


UTILITIES & CAMP SITE

Underground 200-amp power is run to the property, supplying power to the camper hookups and storage building. Along with the electricity, there is a drilled well and septic tank installed, providing full service to the two camper hookups.



GREAT HAY MEADOW



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 34° 36' 35.51, -93° 49' 14.68

31-1S-26W
Montgomery County
Arkansas

0ft 295ft 590ft



8/15/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 725.6

Max: 770.5

Range: 44.9

Average: 738.8

Standard Deviation: 8.76 ft

0ft 328ft 656ft

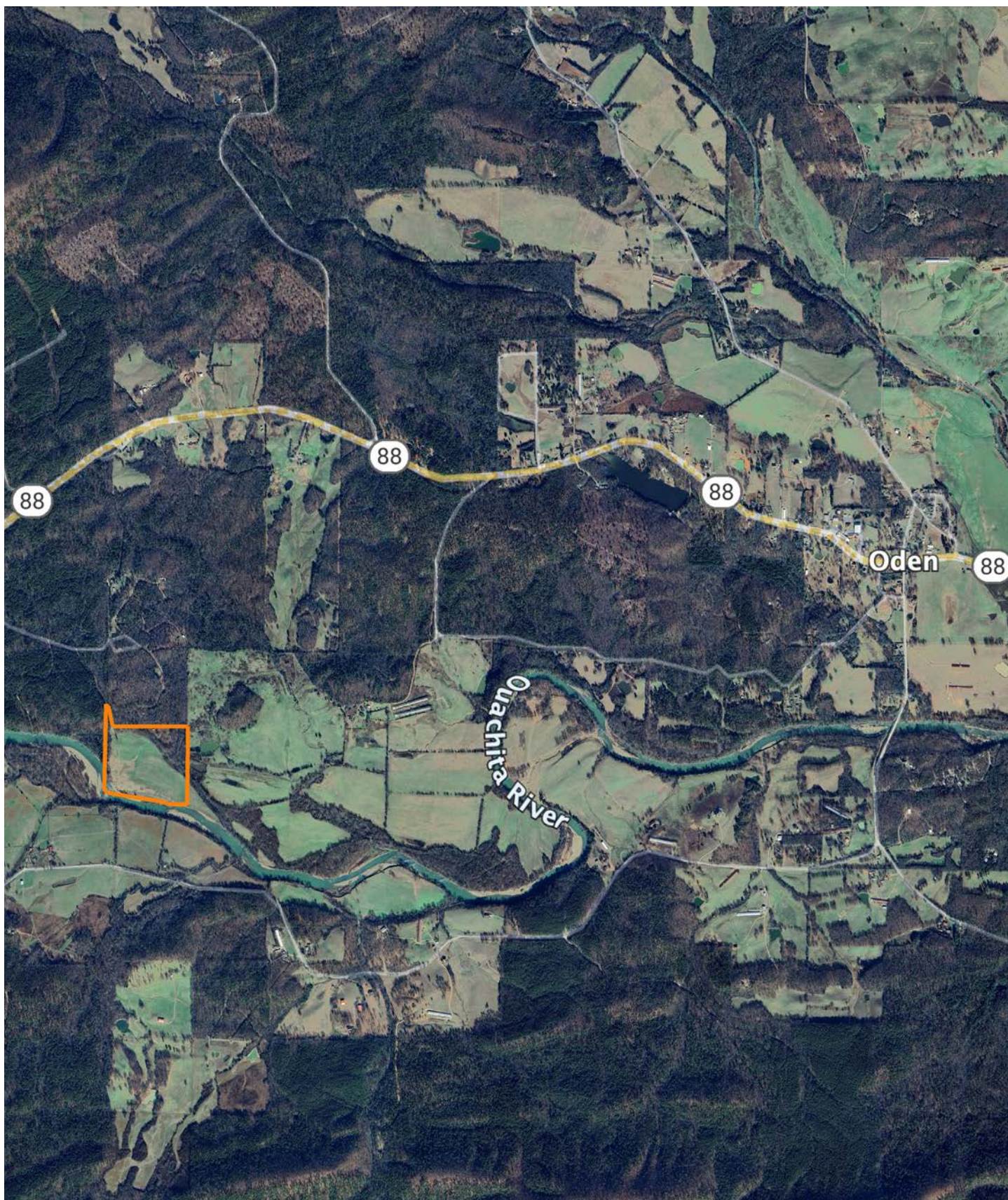


8/15/2025

31-1S-26W
Montgomery County
Arkansas

Boundary Center: 34° 36' 35.51, -93° 49' 14.68

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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