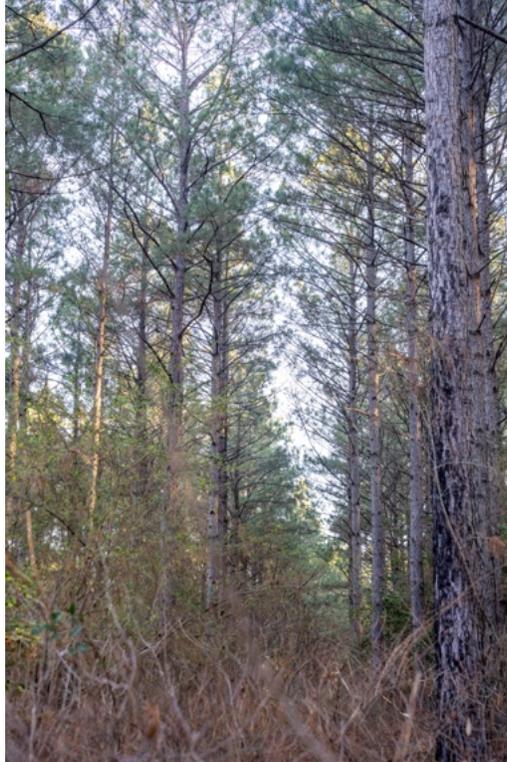


Brushy Creek Timberlands

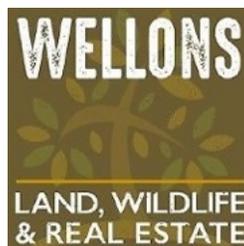


A perfect opportunity for timber investment as well as recreation.

210+/- total acres • Hempstead County, Arkansas

Acreage documented by Hempstead County Ownership - Final acreage to be determined by survey

Presented by:
Zach Flanagan





INVESTING IN THE FUTURE

DISCLOSURE STATEMENT

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Brushy Creek Timberlands Property Overview

Located in Hempstead County just east of Nashville, Arkansas, this 210± acre tract offers a strong combination of timber value, water features, and quality recreational ground

Brushy Creek runs through the property, supported by a natural spring that provides year-round water and helps sustain wildlife throughout the seasons. The terrain features a mix of hills and valleys, creating natural funnels that enhance wildlife movement and make the property well suited for whitetail deer hunting along with other small game.

The timber consists of mature hardwoods ready for harvest, offering immediate income potential. In addition, portions of the property could be cleared and replanted in pine for long-term investment and management.

The area is known for producing quality whitetail deer, and the property reflects that, with heavily used trails and abundant deer sign throughout.

With county road frontage, the property offers reliable access while maintaining a private, off-the-beaten-path feel. It is conveniently located just minutes from Nashville and Murfreesboro, 30 minutes from Hope, one hour from Texarkana, and within easy reach of Millwood Lake, Lake Greeson, and Crater of Diamonds State Park.

This is a well-rounded tract that offers both immediate and long-term value, whether you are looking for a hunting property, timber investment, or a place to enjoy and manage over time.

Property Highlights:

- 210± acres in Hempstead County, Arkansas
- Located just east of Nashville, AR
- Brushy Creek runs through the property
- Rolling terrain with a mix of hills and valleys
- Natural funnels that support strong wildlife movement
- Well suited for whitetail deer and small game hunting
- Heavily used wildlife trails and abundant deer sign
- Mature hardwood timber ready for harvest
- Immediate income potential from timber
- County road frontage providing reliable access
- Secluded, private setting off the beaten path
- Minutes from Nashville and Murfreesboro, AR
- ~30 minutes to Hope, AR
- ~1 hour to Texarkana
- ~2 hours to Little Rock
- ~30 minutes to Millwood Lake
- ~45 minutes to Lake Greeson
- ~20 minutes to Crater of Diamonds State Park

Mineral Rights:

All mineral rights owned by the Sellers (if any) shall be transferred upon closing, but the Sellers do not warrant or guarantee ownership.

Price:

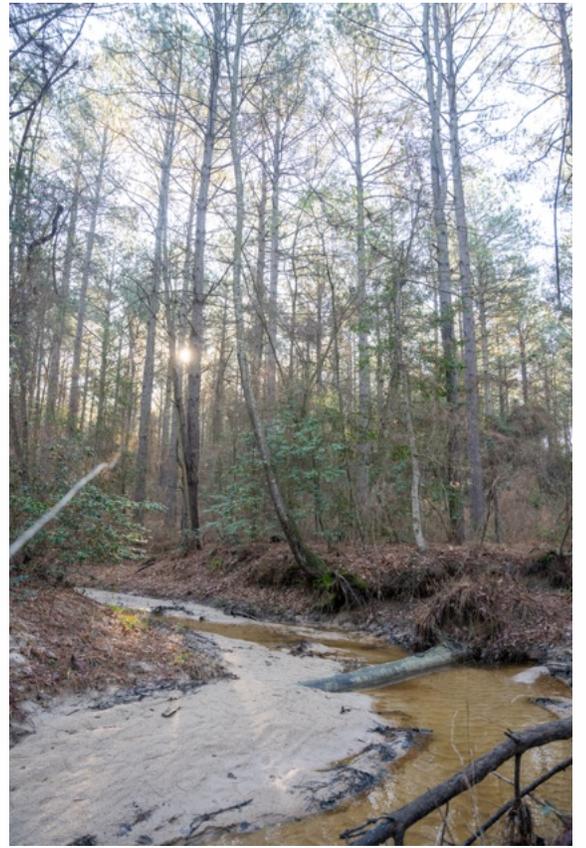
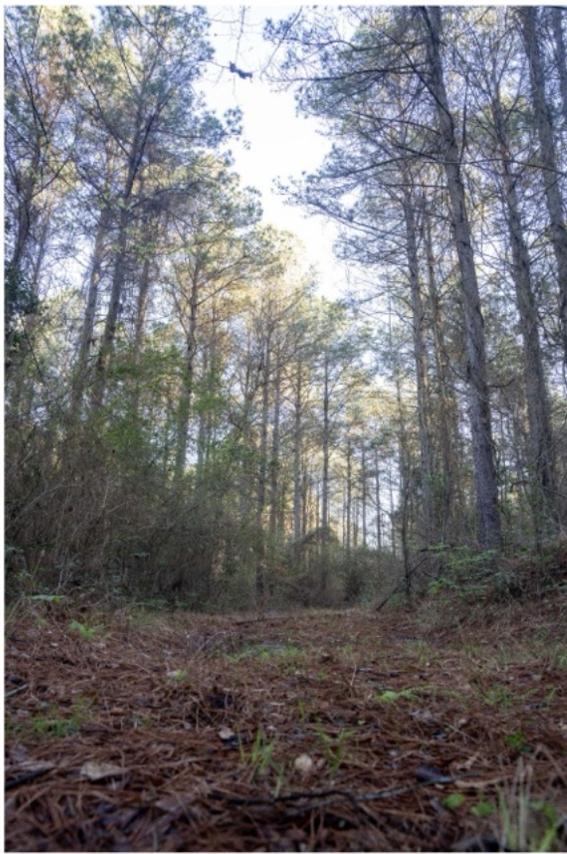
The listing price is \$590,100

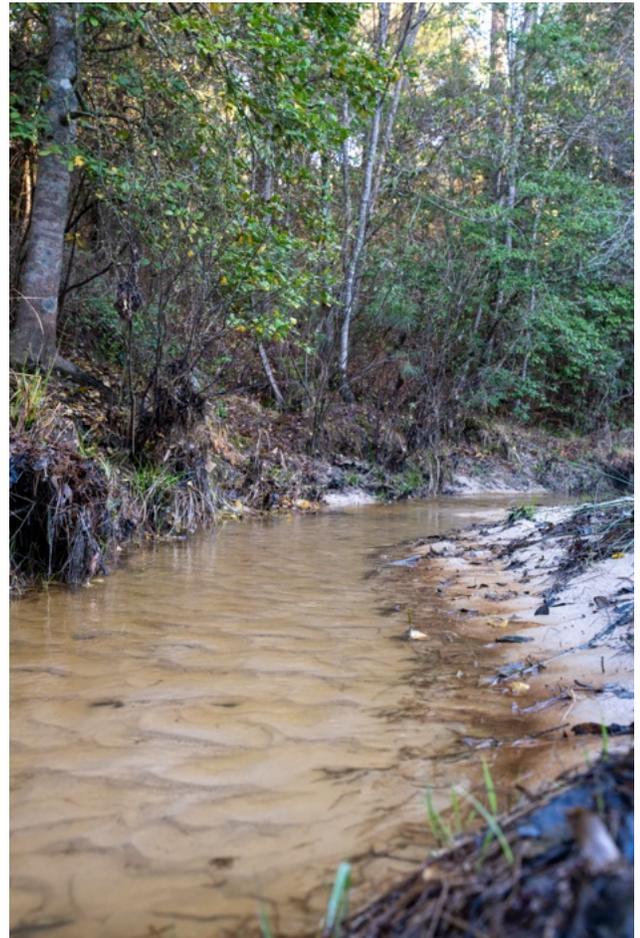


Contact Zach Flanagan for more information! Wellons Real Estate is the exclusive representative firm of the Seller. For additional information or to schedule a tour call Zach Flanagan 903-748-9610 or Zach@wellonsland.com. Furthermore, the information here within is intended only for the person(s) to which are agents/brokers of Wellons Real Estate and may contain proprietary, business-confidential and/or privileged material. All information here within has been reported to be truthful and accurate, however Wellons Land does not warrant or guarantee such. If you are not the intended recipient of this document you are hereby notified that any use, review, retransmission, dissemination, distribution, reproduction, or any action taken in reliance upon this message is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

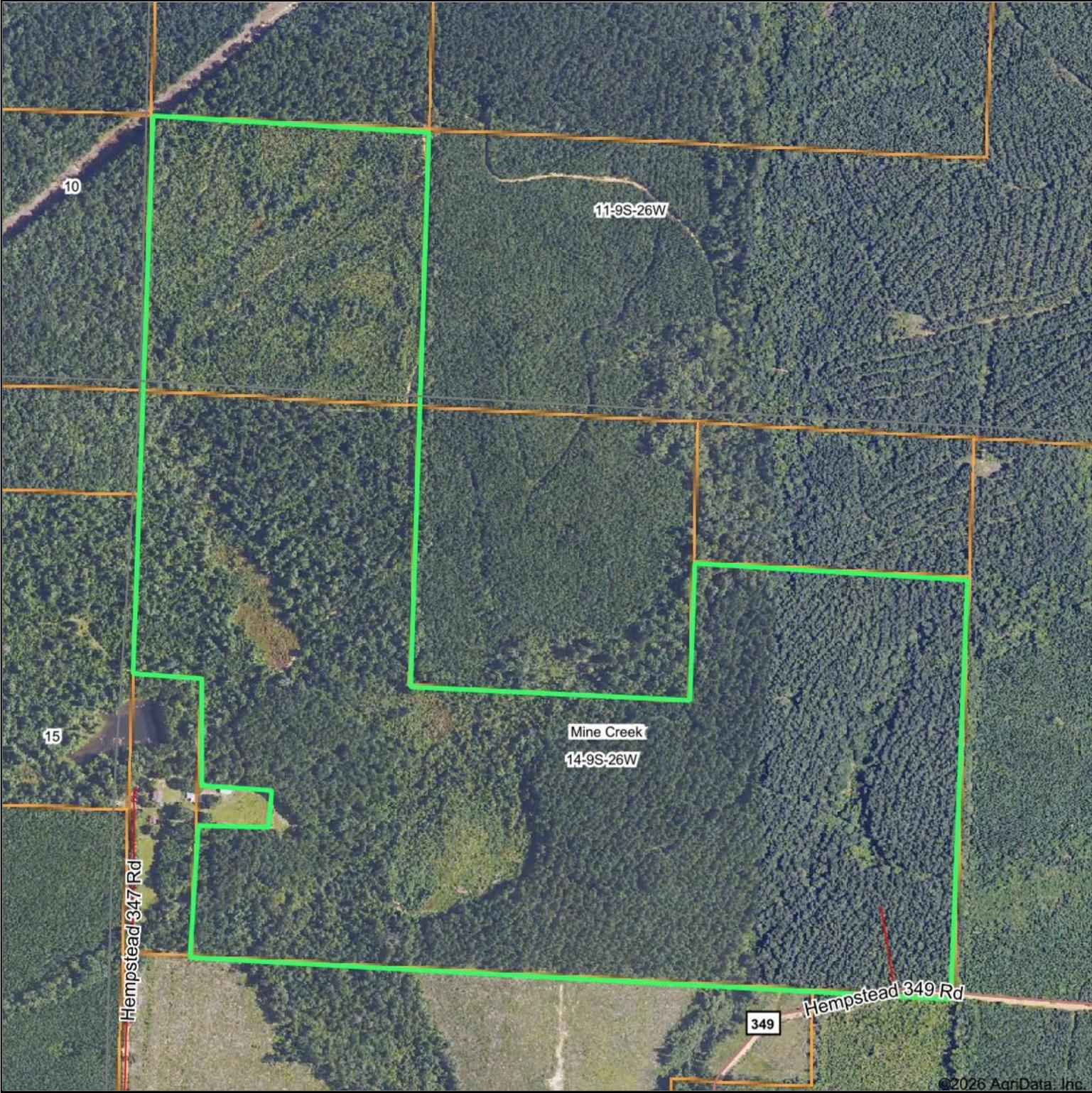








Aerial Map



Boundary Center: 33° 58' 32.67, -93° 44' 48.02

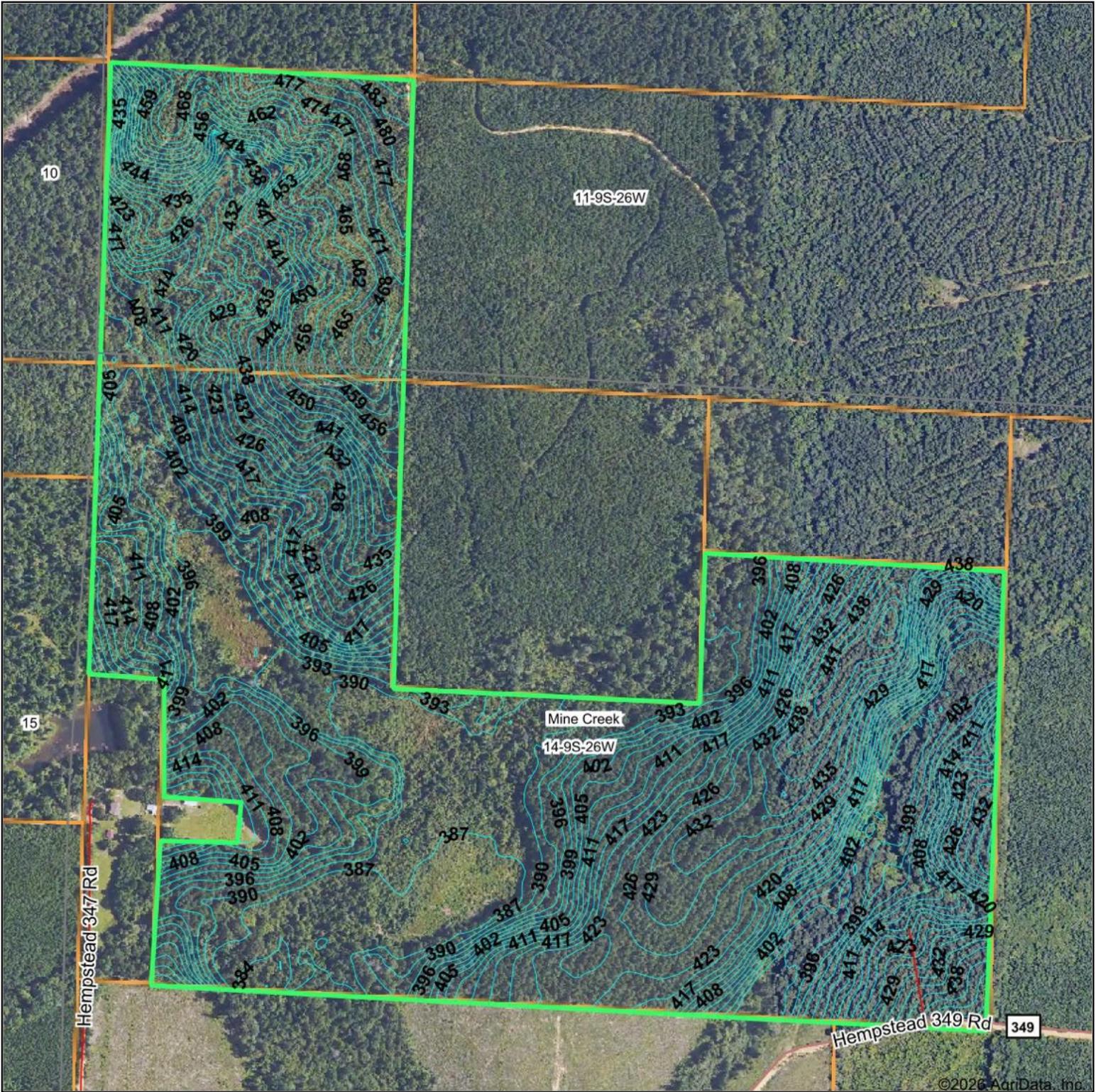


14-9S-26W
Hempstead County
Arkansas

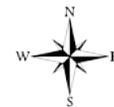


3/19/2026

Topography Contours



Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 381.2
Max: 488.5
Range: 107.3
Average: 417.5
Standard Deviation: 23.98 ft

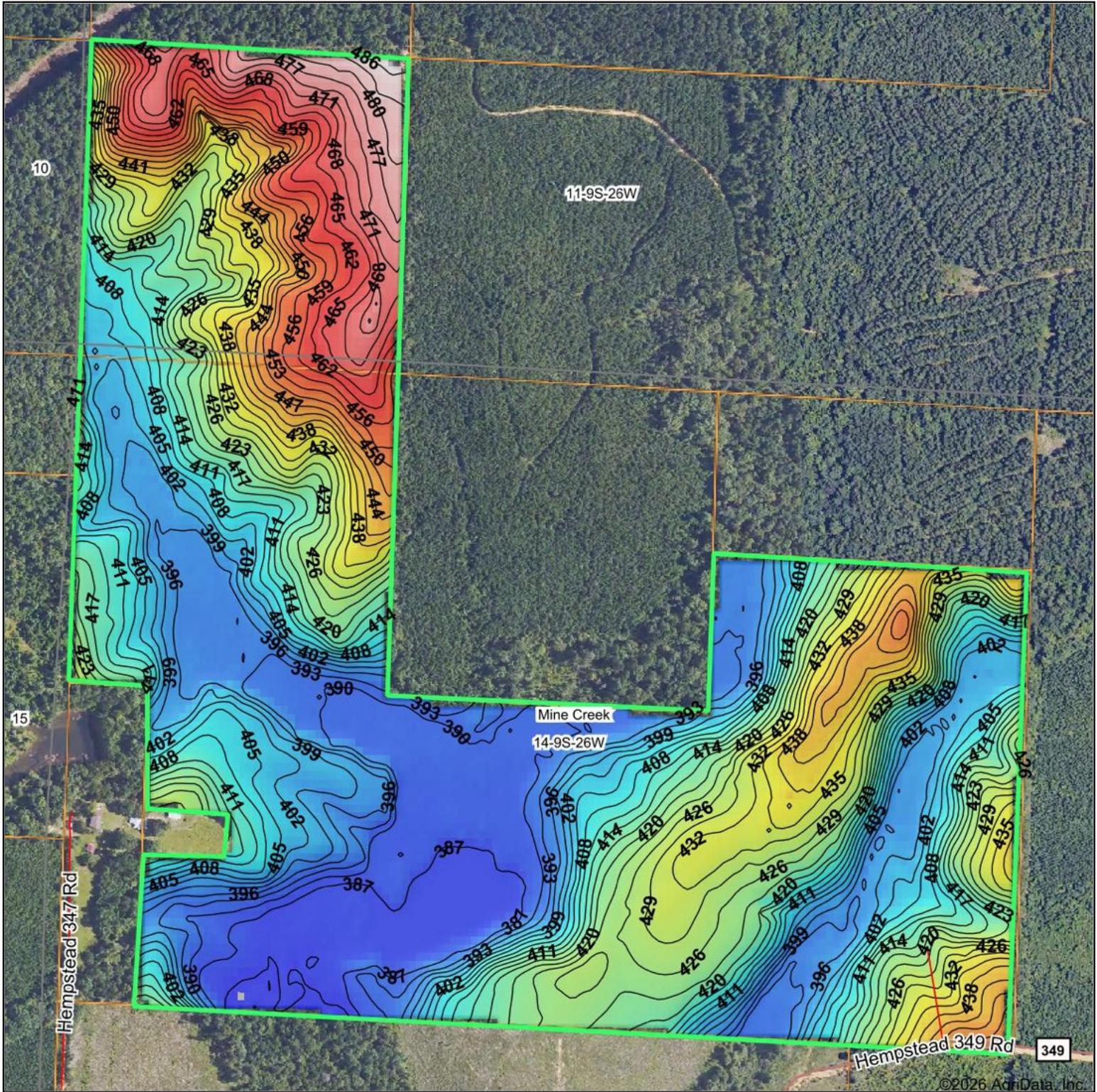


3/19/2026

14-9S-26W
Hempstead County
Arkansas

Boundary Center: 33° 58' 32.67, -93° 44' 48.02

Topography Hillshade



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Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 3

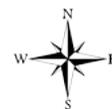
Min: 381.2

Max: 488.5

Range: 107.3

Average: 417.5

Standard Deviation: 23.98 ft

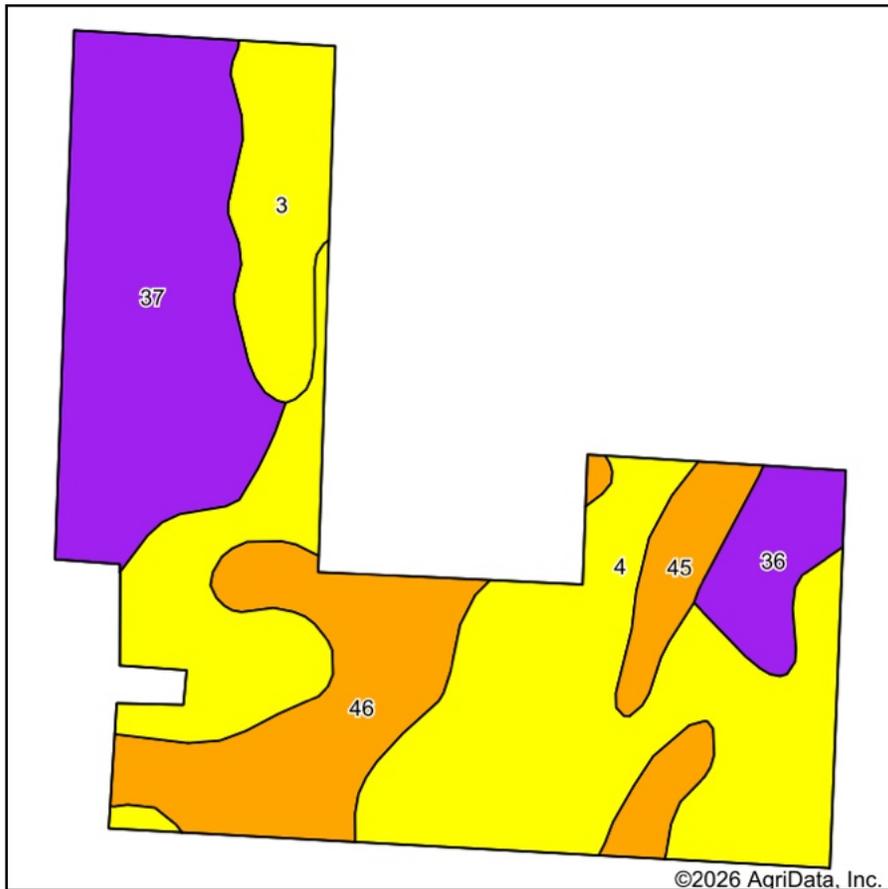


3/19/2026

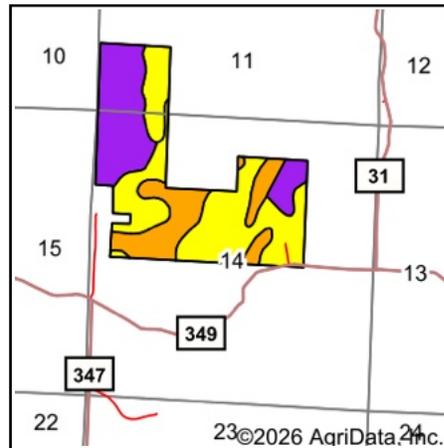
14-9S-26W
Hempstead County
Arkansas

Boundary Center: 33° 58' 32.67, -93° 44' 48.02

Soils Map



Soils data provided by USDA and NRCS.



State: **Arkansas**
 County: **Hempstead**
 Location: **14-9S-26W**
 Township: **Mine Creek**
 Acres: **206.5**
 Date: **3/19/2026**



Area Symbol: AR057, Soil Area Version: 25

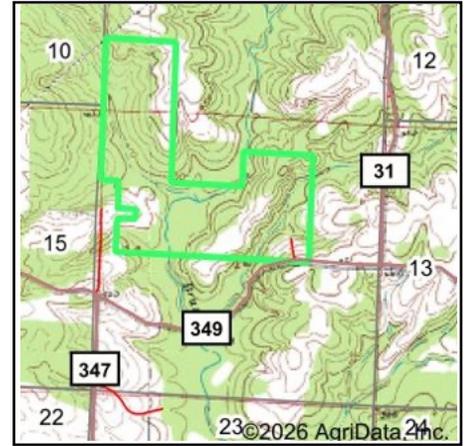
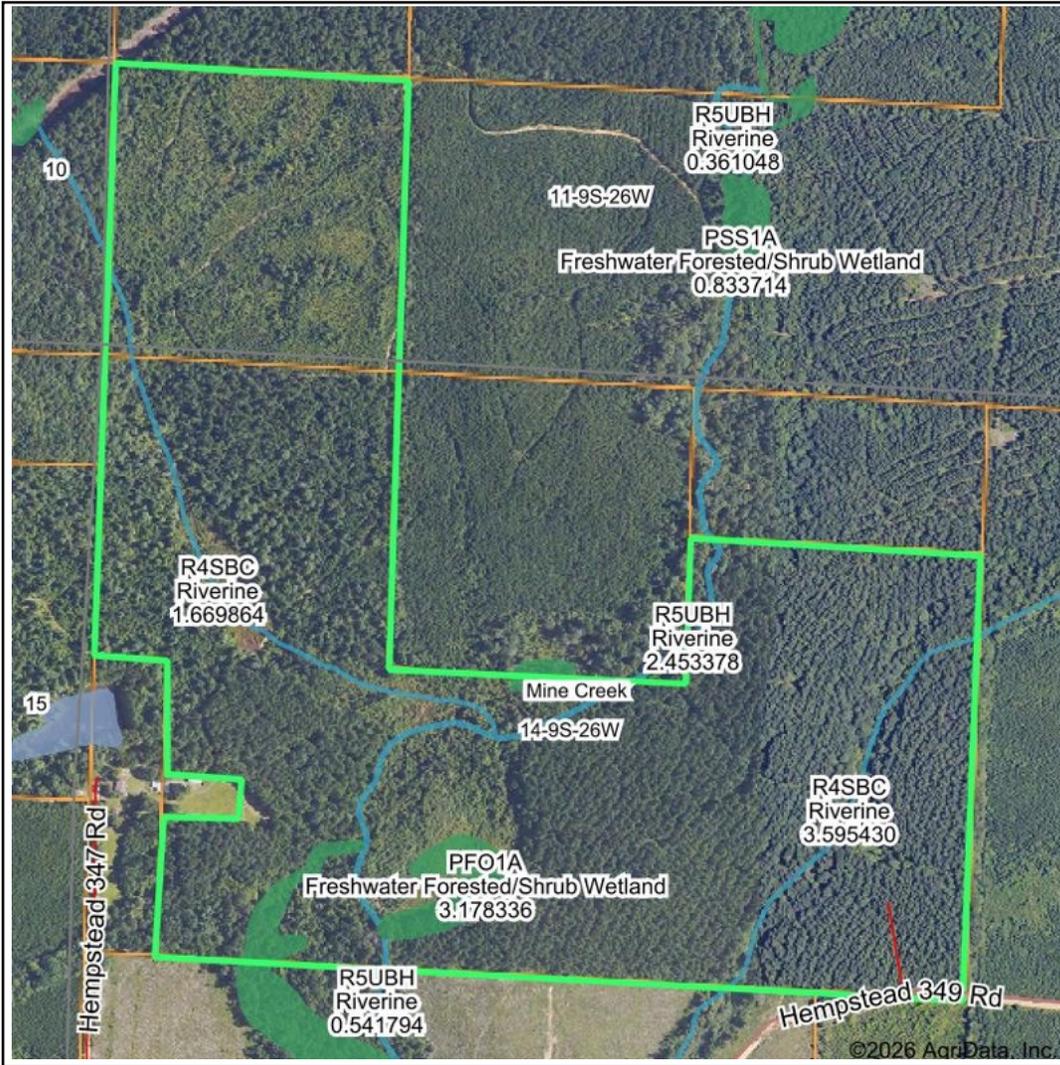
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Common bermudagrass AUM	*n NCCPI Soybeans	
4	Briley loamy fine sand, 3 to 8 percent slopes	84.52	41.0%			IVe		29	
37	Sacul-Kirvin association, rolling	51.29	24.8%			Vle	5.5	41	
46	Smithton fine sandy loam, 0 to 2 percent slopes	34.86	16.9%			IIIw		39	
3	Bowie fine sandy loam, 3 to 8 percent slopes	17.21	8.3%			IVe		48	
36	Sacul fine sandy loam, 8 to 15 percent slopes	10.53	5.1%			Vle		47	
45	Smithdale fine sandy loam, 3 to 8 percent slopes	8.09	3.9%			IIIe		36	
Weighted Average						4.39	*-	1.4	*n 36.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Wetlands Map



State: **Arkansas**
 Location: **14-9S-26W**
 County: **Hempstead**
 Township: **Mine Creek**
 Date: **3/19/2026**



Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	5.31
R4SBC	Riverine	2.27
R5UBH	Riverine	1.63
Total Acres		9.21

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

