



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**40± ACRES**  
**LINCOLN COUNTY, AR**  
**\$130,000**



OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# THE LINCOLN 40

## PROPERTY PROFILE

### LOCATION:

- Gentry Road  
Star City, AR 71667
- Lincoln County
- 8± Miles SE of Star City
- 20± Miles N of Monticello
- 34± Miles SE of Pine Bluff
- 75± Miles SE of Little Rock
- 173± Miles SW of Memphis, TN

### COORDINATES:

- 33.8697, -91.77095

### TAX INFORMATION:

- Parcel ID 000-05356-000: \$53.08

### PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site
- Potential Gravel Pit
- Investment

### PROPERTY INFORMATION:

- 40.18± Clear-Cut Acres
- 2± Acres of Removed Stumps
- Gravel Road Frontage
- Driveway
- Electricity Available



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**LANE SELF**  
LAND SPECIALIST

C: 870-723-4504

O: 479-588-1034

[lane@smalltownproperties.com](mailto:lane@smalltownproperties.com)

5607 Highway 71 South - Cove, AR 71937

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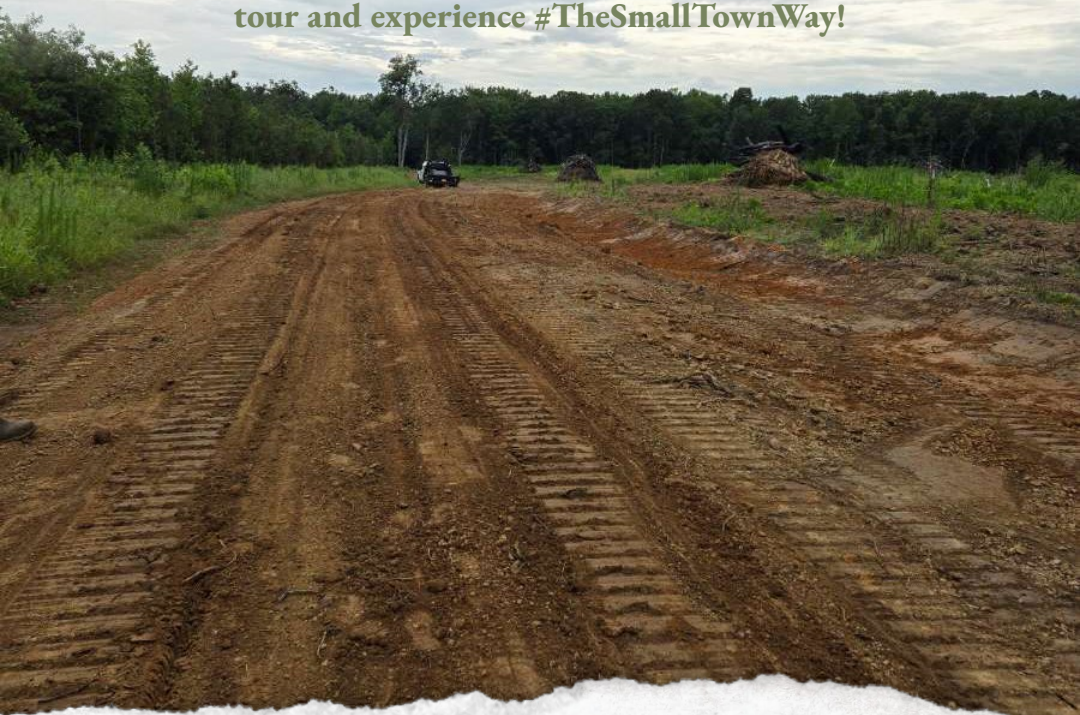
Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LINCOLN 40

**WELCOME TO THE LINCOLN 40 IN STAR CITY, ARKANSAS!** This Lincoln County tract consists of 40± acres of cut-over timberland offering excellent recreational and investment potential. With plenty of room for trails, food plots, or a homesite, the Lincoln 40 is ideal for hunting, future timber growth, or a private retreat.

The Lincoln 40 is accessible via a gravel, county-maintained road, and the property is easy to navigate. A recent burn has cleared the land, and there is a built-in driveway as well as an approximately two-acre area where stumps have been removed, making it a perfect spot to build a dream home! You want seclusion? The Lincoln 40 is definitely that.

**Give Lane Self a call today to schedule a private tour and experience #TheSmallTownWay!**



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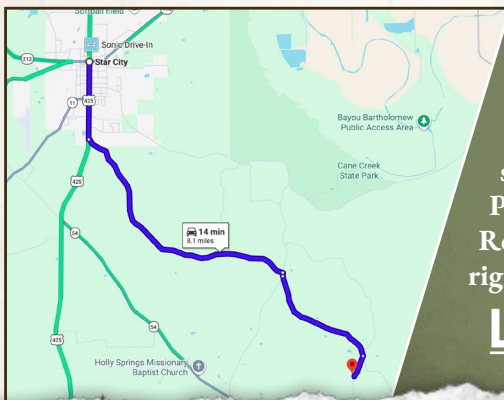
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40± ACRES

LINCOLN COUNTY, ARKANSAS

land **id.** LINK



Directions From Star City, AR: Travel on East Bradley Street for 1.3 miles. Turn left onto Goodfellow Road and continue for 4.4 miles. Turn right onto Garnett Road, and then immediately take a slight left turn to stay on Goodfellow Road. Proceed for 2 miles. Turn right onto County Road 23, and the destination will be on the right after 0.4 miles.

**LINK TO GOOGLE MAP DIRECTIONS**



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