



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**40± ACRES
LINCOLN COUNTY, AR**

\$130,000



OFFICE (479) 588-1034 | 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

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

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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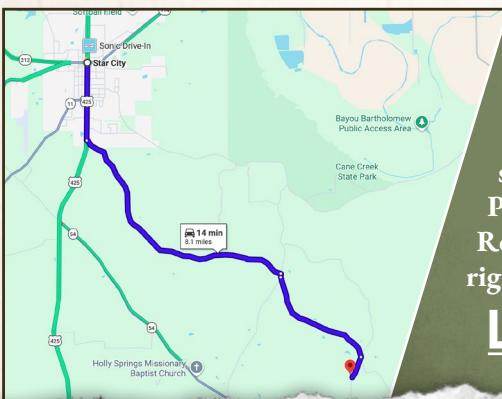
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Land **id.** **LINK**

County Road 23



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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