

**Scenic Highway 7 Gateway of the Ozark
Mountains**
Dover, AR 72837

\$75,000
8 +/- acres
Pope County



Scenic Highway 7 Gateway of the Ozark Mountains Dover, AR / Pope County

SUMMARY

City, State Zip

Dover, AR 72837

County

Pope County

Type

Residential Property, Commercial, Lot

Latitude / Longitude

35.4704 / -93.1370

Acreage

8

Price

\$75,000

Property Website

<https://www.mossyoakproperties.com/property/scenic-highway-7-gateway-of-the-ozark-mountains-pope-arkansas/17479/>



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PROPERTY DESCRIPTION

Scenic 7 Gateway acreage is finally for sale. This 8+/- acres is located just North of Dover and has over 1800 foot of Hwy frontage on both Scenic Hwy 7 and Hwy 164 (Property is at the intersection of the two major Ozark Mtn Hwy routes) . This property also has secluded areas and an old home site that would be ideal for a forever or vacation home location. It also has the major intersection frontage to both highways that provide a countless flow of recreational visitors of the National Forest (1.5 miles away), Longpool Campground, Big Piney Creek launch, floating and swimming areas. Hikers, Hunters, Canoers, Fisherman, Cyclist, Photographers are to name just a few that pass by the property. The sky is the limit with this Location!! Whether your building that dream home, cabin or maybe a gift shop, restaurant, bed and breakfast then is hard to argue with this dream location in the Gateway of the Ozark Mountains.

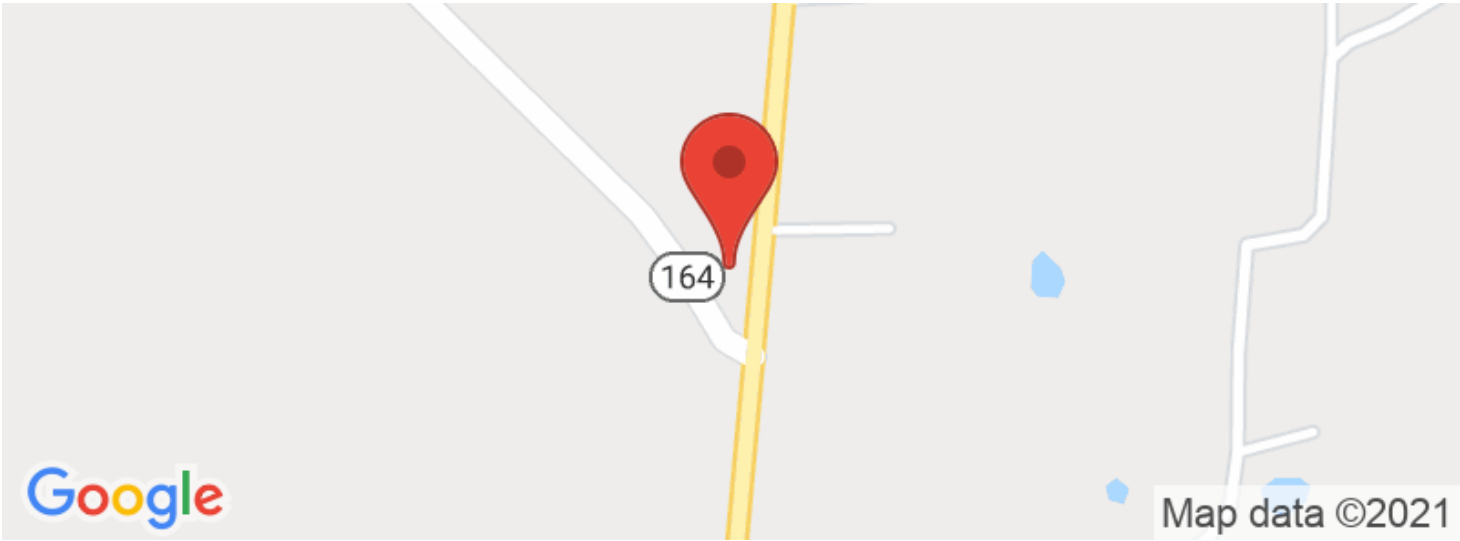
hiking trails whitetail deer small game ATV trails Dover, AR mixed use residential, commercial, development water sports road frontage biking trails bird watching whitewater 8 acre property Pope County



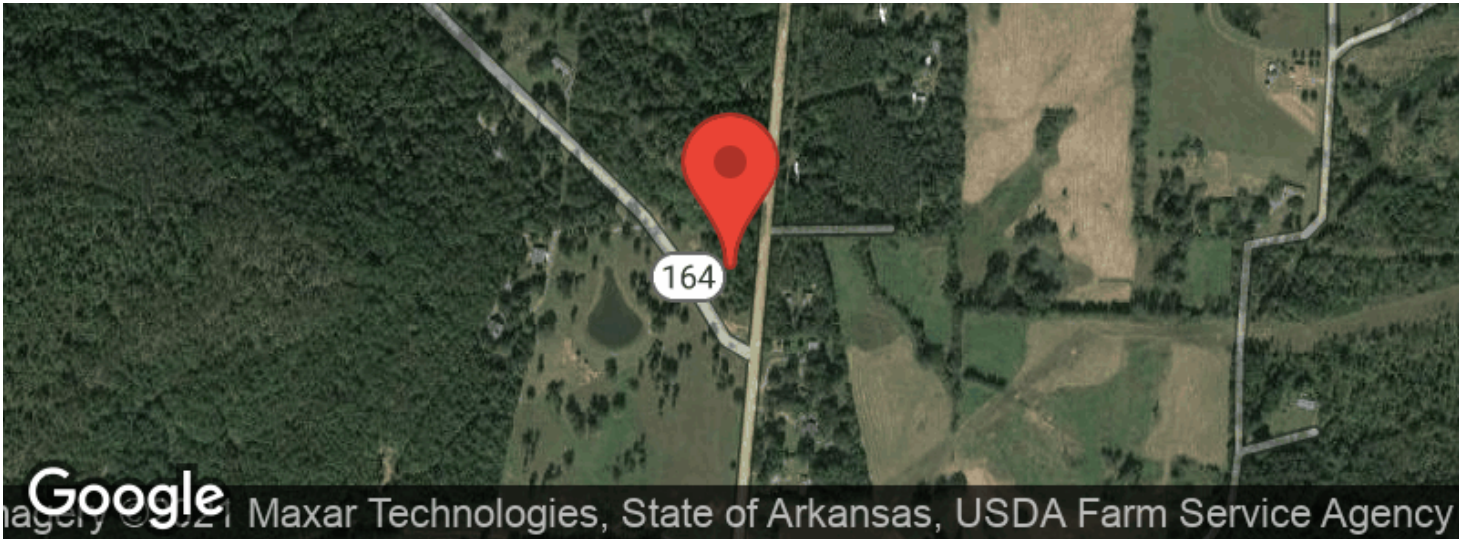
Scenic Highway 7 Gateway of the Ozark Mountains
Dover, AR / Pope County



Locator Maps



Aerial Maps



Scenic Highway 7 Gateway of the Ozark Mountains
Dover, AR / Pope County

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Natural Farms and Wildlife

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