

4 +/- Acres, Cleared house spots, No restrictions, Sidney,  
Arkansas  
Toadpole Rd  
Sidney, AR 72577

**\$32,500**  
4.320± Acres  
Izard County





**4 +/- Acres, Cleared house spots, No restrictions, Sidney, Arkansas**  
**Sidney, AR / IZARD County**

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**SUMMARY**

**Address**

Toadpole Rd

**City, State Zip**

Sidney, AR 72577

**County**

Izard County

**Type**

Undeveloped Land, Residential Property, Hunting Land

**Latitude / Longitude**

36.03575 / -91.763238

**Acreage**

4.320

**Price**

\$32,500

**Property Website**

<https://www.mossyoakproperties.com/property/4-acres-cleared-house-spots-no-restrictions-sidney-arkansas-izard-arkansas/36030/>



**MOSSY OAK.**  
**PROPERTIES**  
Strawberry River Land & Homes  
*America's Land Specialist*

## 4 +/- Acres, Cleared house spots, No restrictions, Sidney, Arkansas Sidney, AR / IZARD County

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### PROPERTY DESCRIPTION

This is 4.32 +/- acres with no restrictions sitting in IZARD County just outside of Sidney, AR. This property has been developed for someone to be able to buy and build! Water and electric is all available just not on the property itself. You could build you a home or cabin and still have room to hunt, have a few animals and a garden! Small pieces like this will not last long! Listed with Mossy Oak Properties Strawberry River & Home [870-495-2123](tel:870-495-2123). Listing agents Pamela Welch, [870-897-0700](tel:870-897-0700) and Brayden Welch, [870-217-6727](tel:870-217-6727). Equal Housing Opportunity. Call us today to set up a time to view this property. [www.ArkansasLandAndHomes.us](http://www.ArkansasLandAndHomes.us)



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

pwelch@mossyoakproperties.com

**Address**

520 N Main

## City / State / Zip

Cave City, AR 72521

## NOTES



**MOSSY OAK.**  
**PROPERTIES**  
Strawberry River Land & Homes  
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**MORE INFO ONLINE:**

**MossyOakProperties.com**

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## **DISCLAIMERS**

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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 relation 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.



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