

3 +/- Acres, Septic Installed, Meter Loop on site, Water
Hook-up Ready, Pleasant Plains, Arkansas
Blackland Road
Pleasant Plains, AR 72568

\$49,900
3.11± Acres
Independence County



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Pleasant Plains, AR / Independence County**

SUMMARY

Address

Blackland Road

City, State Zip

Pleasant Plains, AR 72568

County

Independence County

Type

Recreational Land, Timberland

Latitude / Longitude

35.585822 / -91.584881

Bedrooms / Bathrooms

3 / 2

Acreage

3.11

Price

\$49,900

Property Website

<https://www.mossyoakproperties.com/property/3-acres-septic-installed-meter-loop-on-site-water-hook-up-ready-pleasant-plains-arkansas/independence/arkansas/84529/>



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PROPERTY DESCRIPTION

3+/- Acres – Blackland Rd, Pleasant Plains, AR

Ready to Build, Park a Camper, or Invest in Land

This 3 +/- acre tract sits in a **prime location just outside of Pleasant Plains** in Independence County. Located on **Blackland Road**, this paved route stretches from **Highway 167 on one end to Newport Road on the other**, making it a convenient corridor between Pleasant Plains and Newport, AR.

Whether you're looking to build your dream home or need a ready-to-go spot for a camper or tiny home, this property has a strong head start. The **meter loop is already installed (Entergy putting in their pole in next few days)**—you just need to get a meter— and **county water hookup is available for only \$1,200 (per seller)** when you're ready to build.

Key Features:

- 3± acres of open, buildable land
 - Blackland Road frontage – paved and well-traveled
 - Great location between Hwy 167 and Newport
 - Electric meter loop already installed
 - Septic and leach field lines installed for a 2,000 sq ft home (per seller)
 - County water tap available for \$1,200 (per seller)
 - Perfect for camper, home, or future investment
 - Nice and level, already half cleared with some woods with a driveway
 - No known restrictions
-

If you've been looking for land that's already prepped and positioned for your next step—this is it. We will have better pictures and drone soon...

Call or text Pamela Welch at [870-897-0700](tel:870-897-0700) to schedule your showing.

Mossy Oak Properties Selling Arkansas – Office: [870-495-2123](tel:870-495-2123)

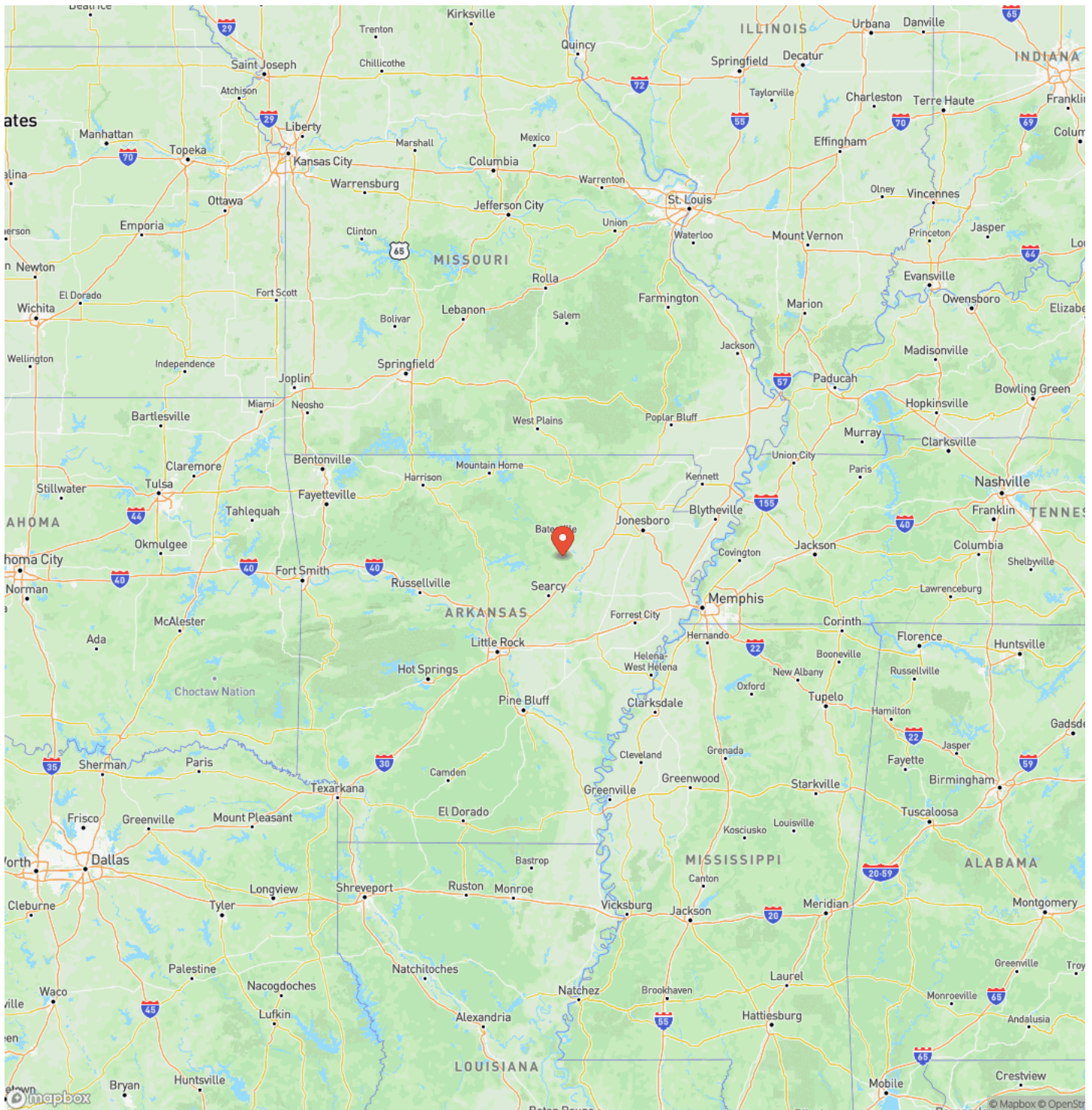
Equal Housing Opportunity

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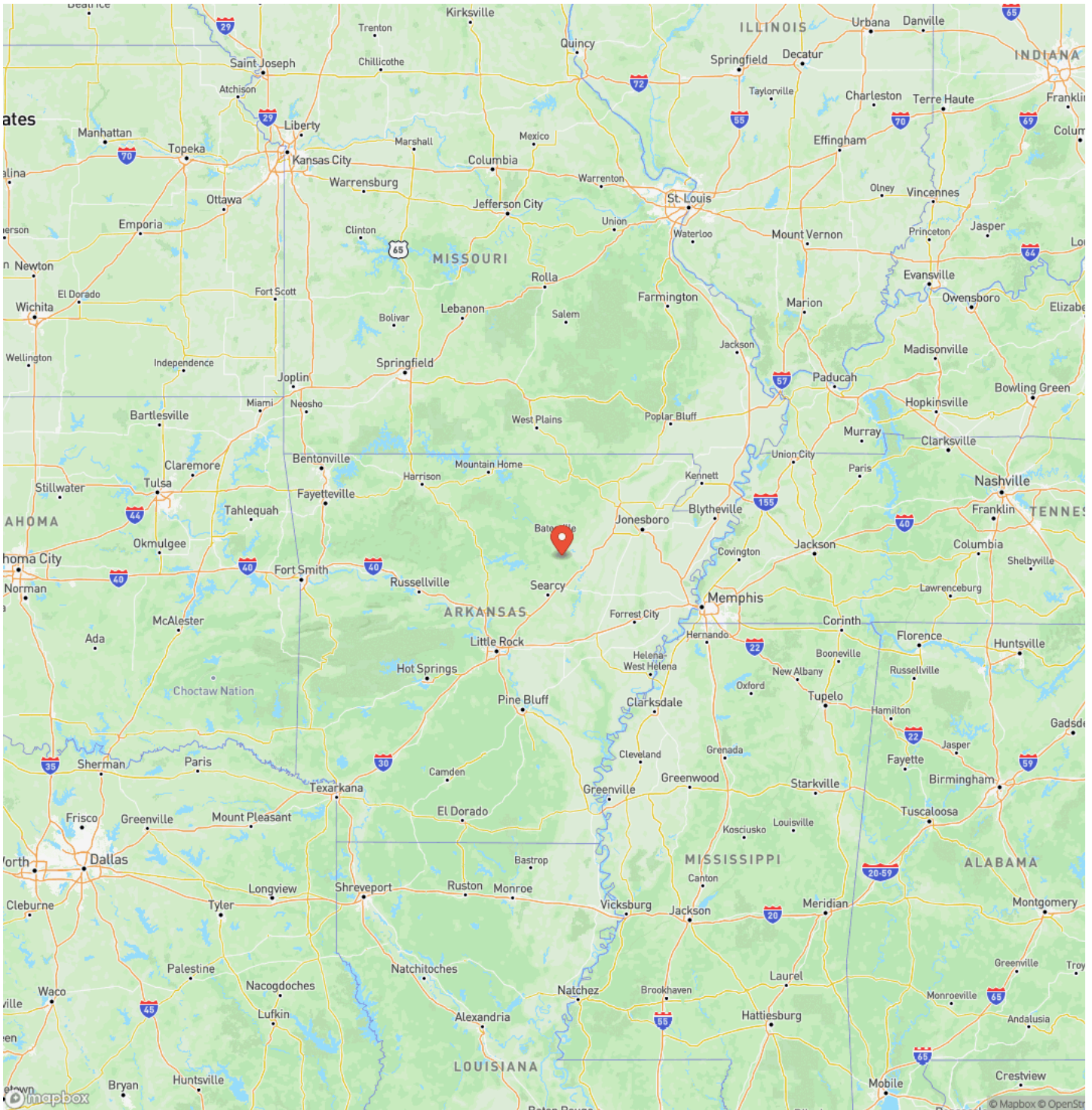
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Locator Map



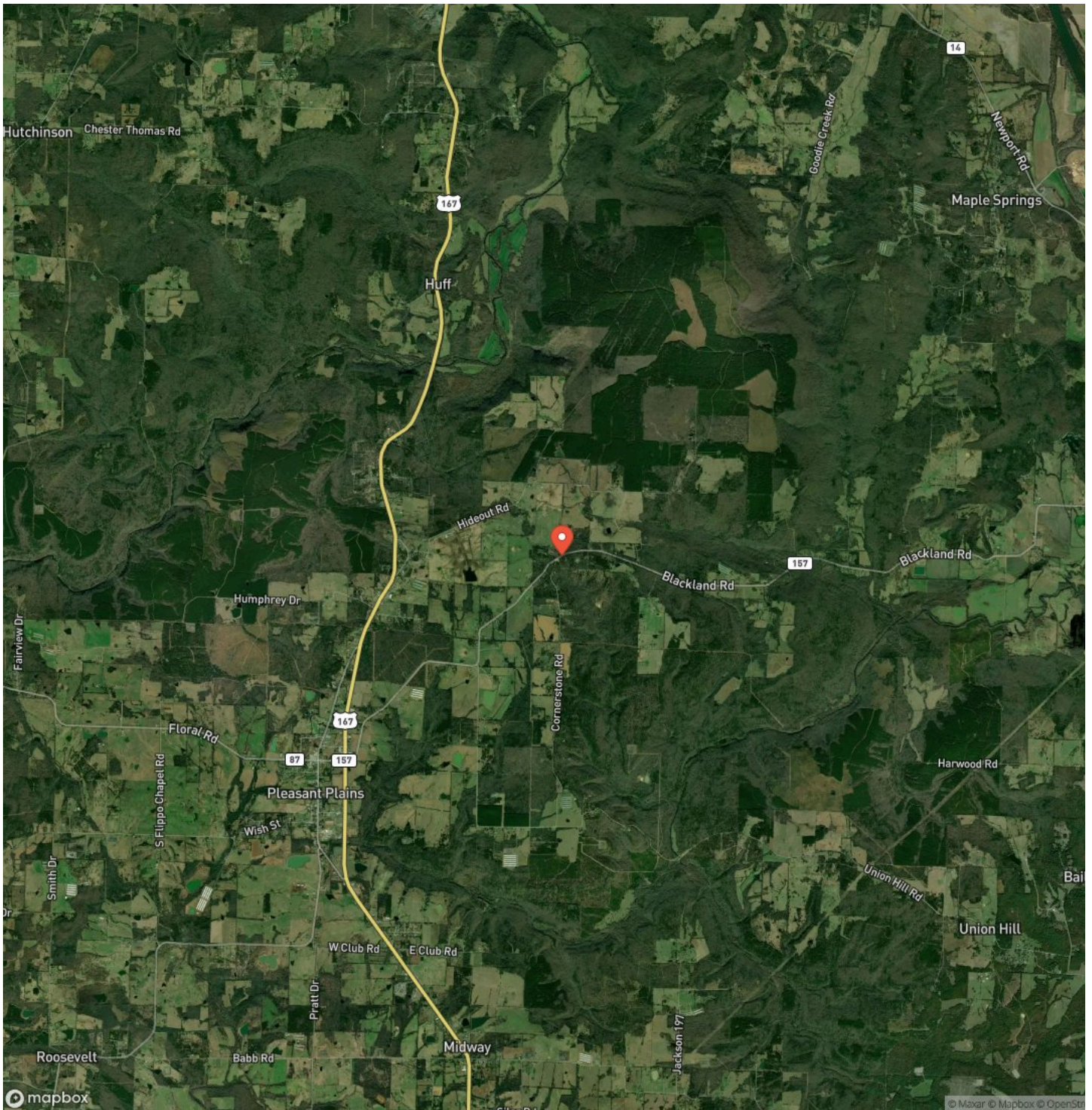
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Locator Map



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Satellite Map



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 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 Selling Arkansas

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