

**200 +/- Acres, Timber, Pasture, Hunting
Land, Izard, County, AR**
275 Canaan Lane
Zion, AR 72536

\$330,000
200 +/- acres
Izard County



200 +/- Acres, Timber, Pasture, Hunting Land, Izard, County, AR
Zion, AR / Izard County

SUMMARY

Address

275 Canaan Lane

City, State Zip

Zion, AR 72536

County

Izard County

Type

Farms, Hunting Land

Latitude / Longitude

36.0803476 / -91.7698675

Taxes (Annually)

200

Acreage

200

Price

\$330,000

Property Website

<https://www.mossyoakproperties.com/property/200-acres-timber-pasture-hunting-land-izard-county-ar-izard-arkansas/19963/>



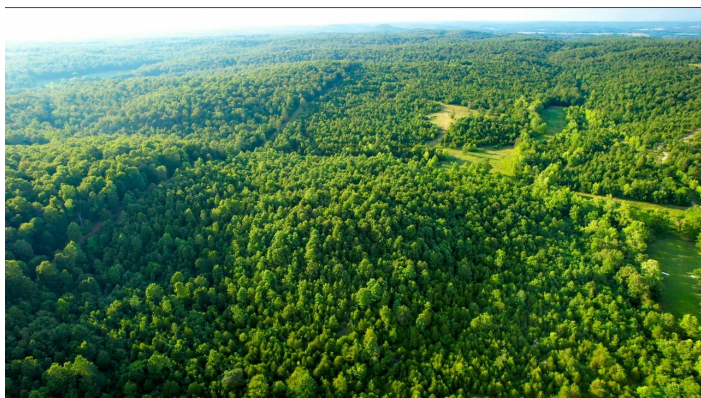
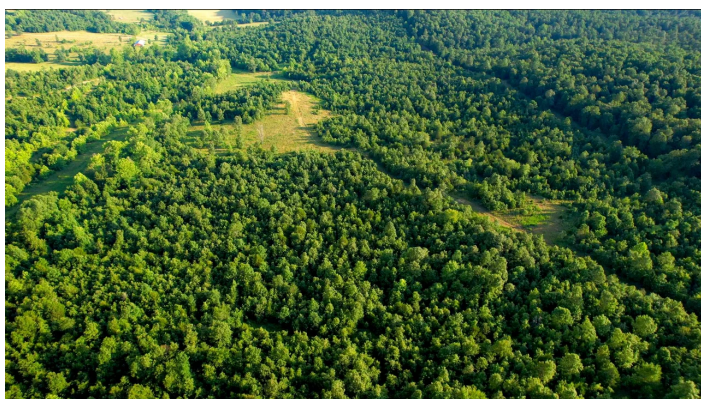
200 +/- Acres, Timber, Pasture, Hunting Land, Izard, County, AR
Zion, AR / Izard County

PROPERTY DESCRIPTION

This is an incredible piece of hunting land, timberland with some pasture! This would make an excellent piece for hunting! Loaded with whitetail deer, turkey and tons of rabbits & squirrels. If your looking for something that has it all then here you go. There is a creek that will help hold the wildlife. Lots of trails throughout. Located in Zion, AR just outside of Melbourne in Izard County. Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Pamela Welch at 870-897-0700 to view this property!



200 +/- Acres, Timber, Pasture, Hunting Land, IZARD, County, AR
Zion, AR / IZARD County



200 +/- Acres, Timber, Pasture, Hunting Land, Izard, County, AR
Zion, AR / Izard County

Locator Maps



200 +/- Acres, Timber, Pasture, Hunting Land, Izard, County, AR
Zion, AR / Izard County

Aerial Maps



200 +/- Acres, Timber, Pasture, Hunting Land, Izard, County, AR
Zion, AR / Izard County

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



[illegible]

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 Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com



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