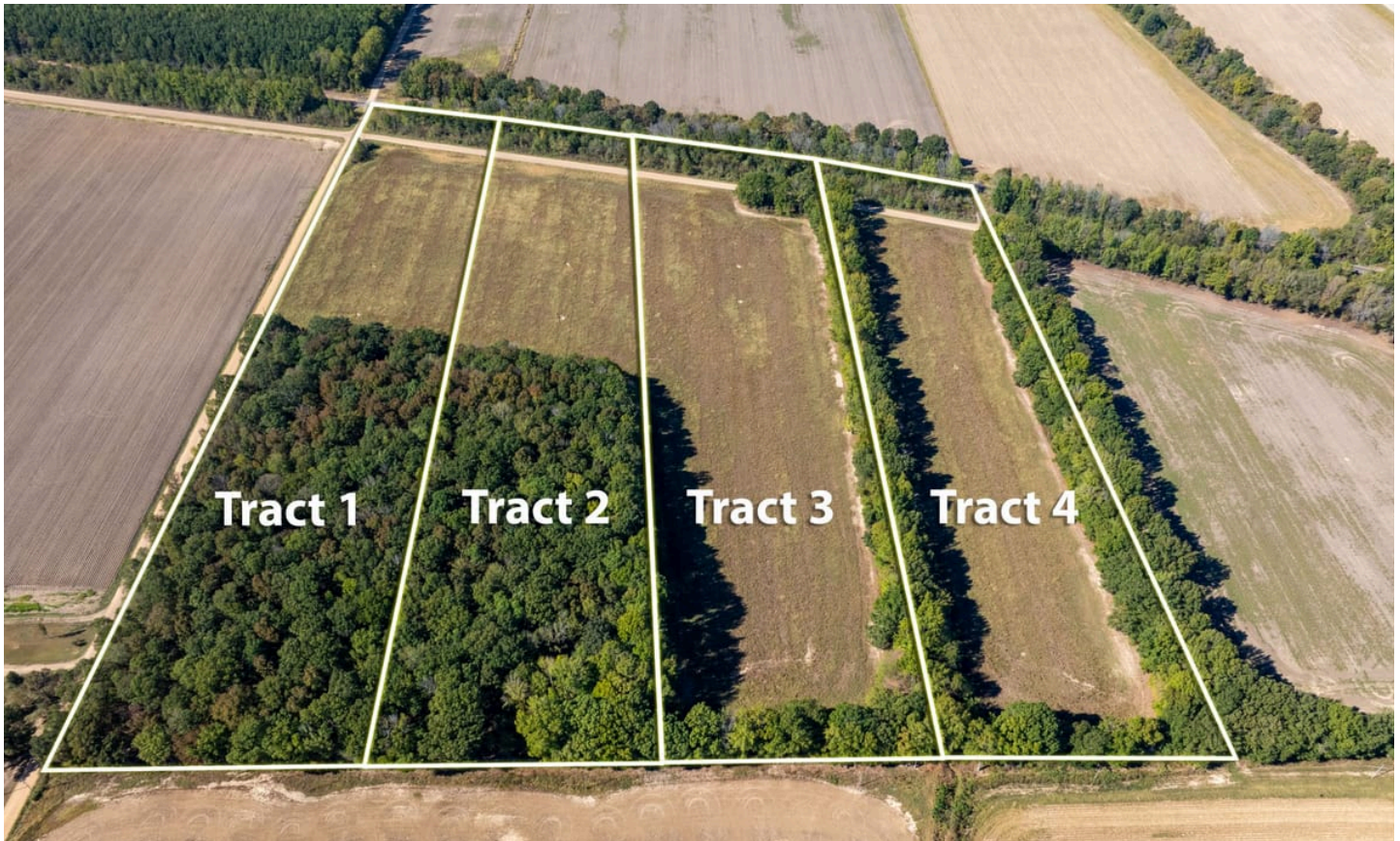


11.21 +/- Unrestricted Acres | Ready for Your Dream Home | Surveyed, Septic Evaluations & Utilities Nearby | Greene County, AR
Greene 921 Rd
Paragould, AR 72450

\$138,500
11.2± Acres
Greene County



**11.21 +/- Unrestricted Acres | Ready for Your Dream Home | Surveyed, Septic Evaluations & Utilities Nearby |
Greene County, AR
Paragould, AR / Greene County**

SUMMARY

Address

Greene 921 Rd

City, State Zip

Paragould, AR 72450

County

Greene County

Type

Lot, Undeveloped Land

Latitude / Longitude

35.981702 / -90.529103

Acreage

11.2

Price

\$138,500

Property Website

www.mossyoakproperties.com



**11.21 +/- Unrestricted Acres | Ready for Your Dream Home | Surveyed, Septic Evaluations & Utilities Nearby |
Greene County, AR
Paragould, AR / Greene County**

PROPERTY DESCRIPTION

11.21 +/- ACRES | BUILD YOUR DREAM HOME | NO RESTRICTIONS | SURVEYED | NEAR JONESBORO, BROOKLAND & PARAGOULD, ARKANSAS

1 Greene 921 Road | Paragould, Arkansas 72450 | Greene County

11.21 +/- Acres | Four Available Tracts | Approximately 44.2 +/- Acres Available as a Whole

COUNTRY LIVING WITH CITY CONVENIENCE - THE PERFECT PLACE TO BUILD YOUR DREAM HOME!

Imagine building your dream home on 11.21 +/- beautiful acres, where you have the privacy of country living, room for your family to grow, and the convenience of being just minutes from Jonesboro, Brookland, and Paragould, Arkansas!

Located just off Highway 49 near the intersection of Stewart Road and Old Bethel Road, this beautiful Greene County property offers something that is becoming increasingly difficult to find in Northeast Arkansas: **unrestricted acreage, available septic evaluation documentation, a boundary survey, and the opportunity to build exactly what you want!**

Whether you've dreamed of a custom-built home with a long driveway, a farmhouse surrounded by open ground, a place for a shop and your recreational equipment, or simply having enough acreage that your neighbors aren't right outside your windows, this property deserves your attention.

And perhaps one of the greatest advantages? **You can purchase one tract of approximately 11.2 acres or explore purchasing all four tracts together!**

FOUR INDIVIDUAL TRACTS - CHOOSE THE ACREAGE THAT FITS YOUR DREAM!

The seller is offering four individual tracts of approximately 11.2 acres each, with the opportunity to purchase them individually or together.

Each tract offers the freedom to create your own country lifestyle without sacrificing the convenience of nearby communities.

Depending on the tract, you'll find a beautiful combination of open ground and mature timber, providing opportunities for homesites, outdoor recreation, wildlife enjoyment, gardens, and much more.

With no property restrictions, you have the flexibility to plan your property around your needs and your future, subject to applicable county requirements, permits, and other laws.

Picture a beautiful home overlooking your own acreage, a large shop for your equipment, a garden, a few animals, or simply a peaceful place to sit on the porch and enjoy the outdoors.

This is the kind of property where you can create something truly special.

SEPTIC EVALUATIONS COMPLETED IN APRIL 2026

One of the most valuable features of these tracts is the preliminary work the seller has already completed.

Each of the four individual tracts has septic soil evaluation/percolation documentation through the Arkansas Department of Health, dated April 2026.

The documentation was prepared in connection with a proposed approximately 1,500-square-foot, three-bedroom home.

The seller will provide the available documentation to the new owner.

Important: Buyers should independently verify all septic evaluations, permits, proposed home specifications, expiration dates, and installation requirements with the Arkansas Department of Health. Updates, additional evaluations, approvals, or new permits may be required before construction.

Having this documentation available gives prospective buyers an excellent starting point as they begin planning their future homesite.

UTILITIES & PROPERTY INFORMATION

- **Acreage:** Approximately 11.21 +/- acres per tract
- **Available tracts:** Four individual parcels
- **Total acreage:** Approximately 44.2 +/- acres, subject to survey verification
- **County:** Greene County, Arkansas
- **Restrictions:** No property restrictions reported
- **Survey:** Boundary survey available
- **Septic:** April 2026 evaluation documentation available for each tract
- **Water:** Available along the west side; buyers to verify connection requirements
- **Electricity:** Power currently located along the south side; seller plans to extend power to the west side
- **Terrain:** Combination of open ground and mature timber on select tracts
- **Improvements:** Vacant land, offering a blank canvas for future development
- **Access:** Convenient road frontage

Buyers should verify utility availability, connection costs, easements, and any proposed improvements with the appropriate providers.

LOCATION, LOCATION, LOCATION - COUNTRY PRIVACY JUST MINUTES FROM TOWN!

One of the strongest selling points of this property is its location.

Situated in Greene County between the growing communities of Jonesboro, Brookland, and Paragould, this acreage provides the opportunity to enjoy peaceful country living while remaining conveniently located near shopping, restaurants, schools, employment, and medical facilities.

With convenient access to Highway 49, you're connected to one of Northeast Arkansas's important transportation corridors.

NEA Baptist Memorial Hospital and the Jonesboro medical community are within the surrounding region, making this location especially appealing to buyers who want acreage without feeling isolated from everyday conveniences.

You can enjoy the quiet of the country, watch the wildlife, and have room to spread out, while still being within easy reach of everything the surrounding cities have to offer.

INVESTORS & DEVELOPERS - DON'T OVERLOOK THE OPPORTUNITY!

While each 11.2 +/- acre tract would make a wonderful private homesite, **the opportunity to purchase all four tracts together creates another exciting possibility.**

With approximately 44.2 +/- acres available as a whole, investors and developers may want to explore the potential for additional residential development.

As Jonesboro, Brookland, and Paragould continue to attract interest from homebuyers seeking more space outside the city, properties offering this combination of acreage, access, and flexibility deserve consideration.

The overall acreage could potentially be evaluated for smaller residential parcels, a country-style subdivision, multiple family homesites, or a long-term land investment.

Any future subdivision, lot configuration, road construction, utility extension, or residential development would be subject to applicable governmental approvals, engineering, septic suitability, access, and utility requirements.

Whether you're buying one tract to build your forever home or considering the entire property as an investment, this land offers flexibility and potential.

DIRECTIONS

From Jonesboro, travel Highway 49 toward Brookland and Paragould. Turn left onto Stewart Road. The property is located near the intersection of Stewart Road and Old Bethel Road, on the left. Contact the listing agent for the survey, specific tract locations, and additional directions.

YOUR LAND. YOUR HOME. YOUR FUTURE.

There is something special about owning enough land to truly enjoy it.

Enough room for your children or grandchildren to play. Enough space to build the home you've always wanted. Enough privacy to enjoy the quiet evenings and beautiful Arkansas countryside.

You don't have to choose between having acreage and being close to town. Here, you can have both!

With four individual tracts available, no reported property restrictions, a boundary survey, septic documentation, and nearby utilities, this is an opportunity worth exploring.

Come walk the land, choose your favorite tract, and start imagining what you could build here!

PROUDLY LISTED BY

Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123).

Pamela Welch | Principal Broker & Land Specialist, [870-897-0700](tel:870-897-0700). Call or text me anytime.

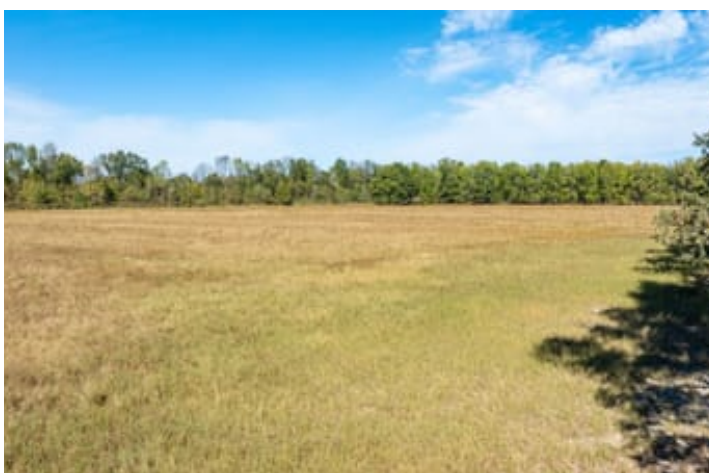
We don't just sell land. We help you find the place where your next chapter begins.

Contact Pamela Welch today for available tracts, surveys, septic documentation, pricing, or to schedule a private property tour!

Equal Housing Opportunity, www.WeSellArkansas.com.



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:
<https://wesellarkansas.com/>

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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Cave City, AR 72521

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