158+/- Acre Multi-Purpose Farm With House Just Outside of Warren City Limits!! 168 Bradley 20 Warren, AR 71671

\$1,480,000 158± Acres Bradley County









### **SUMMARY**

**Address** 

168 Bradley 20

City, State Zip

Warren, AR 71671

County

**Bradley County** 

Type

Farms, Hunting Land, Ranches, Timberland

Taxes (Annually)

1750

**Dwelling Square Feet** 

1584

**Bedrooms / Bathrooms** 

2/2

Acreage

158

Price

\$1,480,000

### **Property Website**

https://arkansaslandforsale.com/property/158-acre-multi-purpose-farm-with-house-just-outside-of-warren-city-limits-bradley-arkansas/48244/









### **PROPERTY DESCRIPTION**

This 158+/- acre multipurpose farm conveniently sits just two miles outside of Warren, 26 miles from Fordyce, and 20 Miles from Monticello. This tract offers the comfort and peacefulness of country living with quick and easy access to town. The farm has a 2 bedroom 2 bathroom home that totals up to 1584 sq ft. The property consist of 40+/- acres of 17 year old pine plantation, some hardwood timber and the rest pastureland. The property lines are all fenced. Also located on the farm are 5 ponds that make for some great fishing. Franklin creek runs through the property providing year around water. The hunting is also excellent on this property. Currently the farm is producing about 600 rolls of hay per year. This property would be an excellent turn key cattle operation as well being able to sustain 100 head of momma cows. This tract is also offered as 130+/- acres without the home. If you are looking to own your own slice of heaven just outside of the city limits this is the place for you!! For any questions or if you would like to schedule a showing please contact exclusive listing agent Dustin Reid at 870-917-4054.



**MORE INFO ONLINE:** 







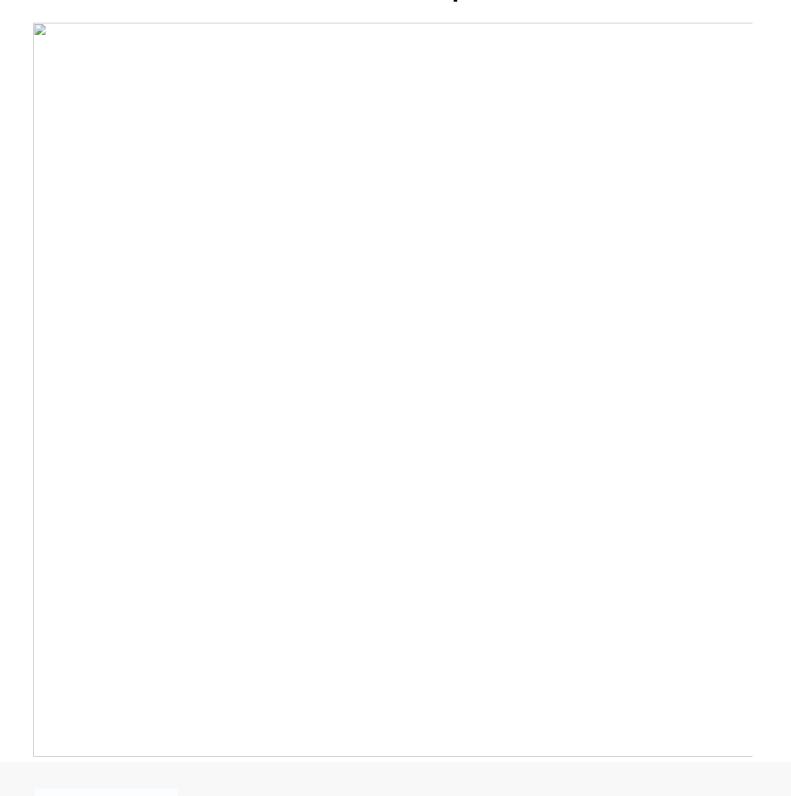






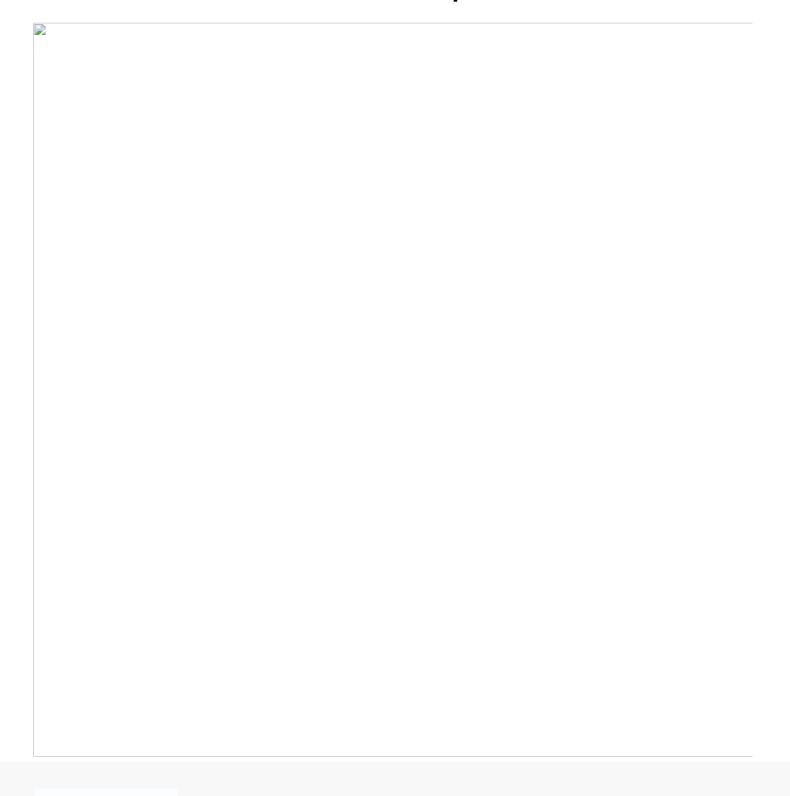


## **Locator Map**



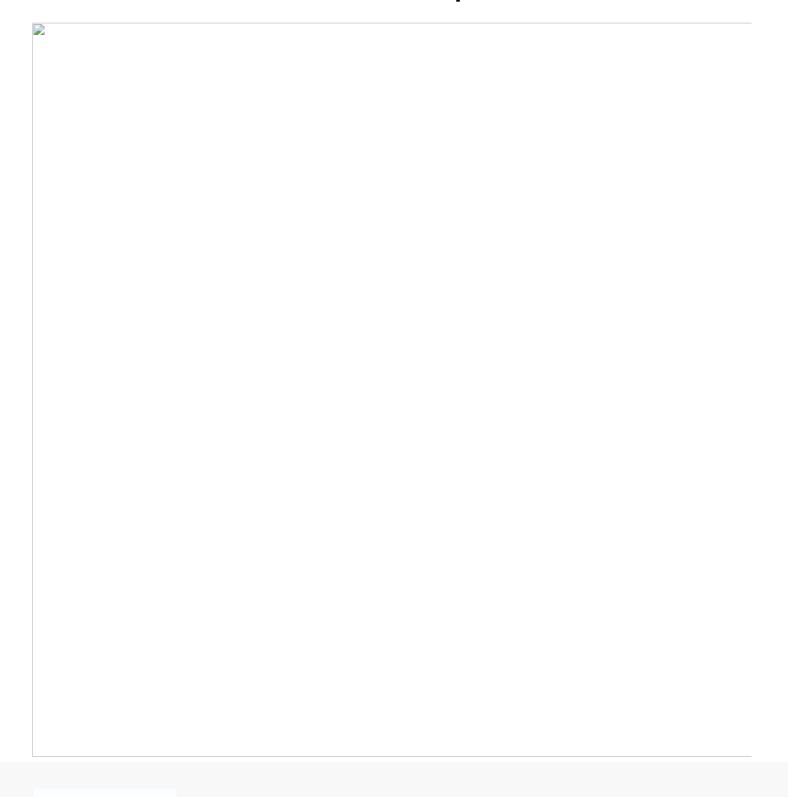


## **Locator Map**





## **Satellite Map**





## LISTING REPRESENTATIVE For more information contact:



### Representative

**Dustin Reid** 

### Mobile

(870) 917-4054

### Office

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#### Emai

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### Address

2024 North Main Street

### City / State / Zip

, AR 72114

<u>NOTES</u>			



<u>NOTES</u>



### **DISCLAIMERS**

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MORE INFO ONLINE:

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