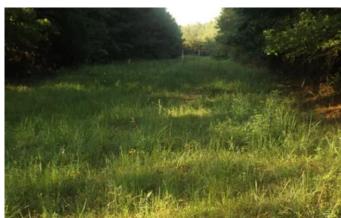
Golf Course 53 Crossett, AR 71635

\$185,550 53± Acres Ashley County









## Golf Course 53 Crossett, AR / Ashley County

# **SUMMARY**

City, State Zip

Crossett, AR 71635

County

**Ashley County** 

**Type** 

Timberland, Hunting Land, Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude

33.1763993808815 / -91.9049303864361

Taxes (Annually)

90

Acreage

53

**Price** 

\$185,550

**Property Website** 

https://www.mossyoakproperties.com/property/g olf-course-53-ashley-arkansas/19200/









### **PROPERTY DESCRIPTION**

This lovely 53+/- acres of pine timber is nestled along HWY 52 and Ashley RD 20 at the edge of North Crossett city limits. Close enough to the beautiful city of Crossett Arkansas for conveniences but out where you can enjoy and relax. Located 1 mile from Prairie Country Club Golf course, this would make a great location to build your dream home or have a hunting cabin to escape the chaos of the city. Deer and turkeys can be seen roaming the acreage. To tour the property or if you have any questions Please contact STEVEN HARVEY at 870-737-3637.

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

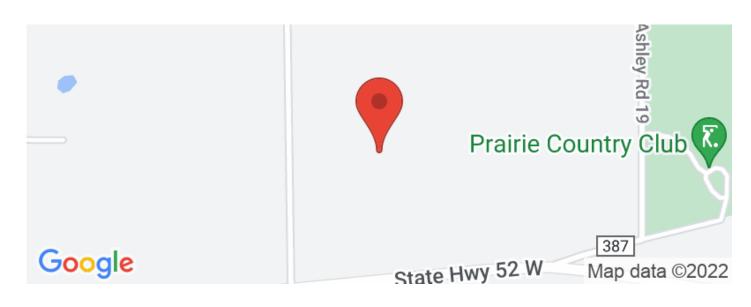


# Golf Course 53 Crossett, AR / Ashley County





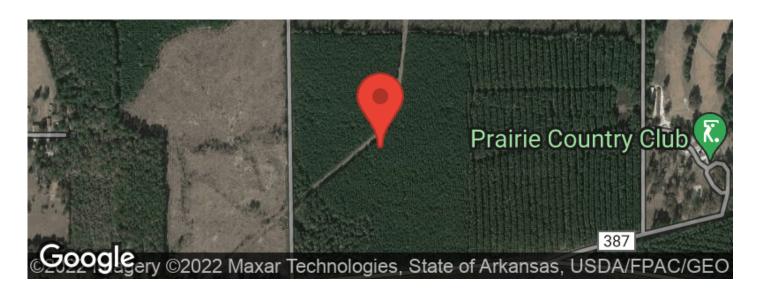
# **Locator Maps**







# **Aerial Maps**







## LISTING REPRESENTATIVE

For more information contact:



#### Representative

Steven Harvey

#### Mobile

(870) 737-3637

#### Office

(870) 807-6731

#### **Email**

sharvey@mossyoakproperties.com

#### **Address**

819 Lakewood Road

#### City / State / Zip

Camden, AR 71701

<b>NOTES</b>			
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<u>NOTES</u>	



### **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.



**MORE INFO ONLINE:** 

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