

Cross Roads 38
Grapevine, AR 72057

\$110,000
38.300± Acres
Grant County



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MORE INFO ONLINE:
www.forestryrealestate.com

Cross Roads 38
Grapevine, AR / Grant County

SUMMARY

City, State Zip

Grapevine, AR 72057

County

Grant County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.221941 / -92.320326

Acreage

38.300

Price

\$110,000

Property Website

<https://www.forestryrealestate.com/property/cross-roads-38-grant-arkansas/42563/>



**Cross Roads 38
Grapevine, AR / Grant County**

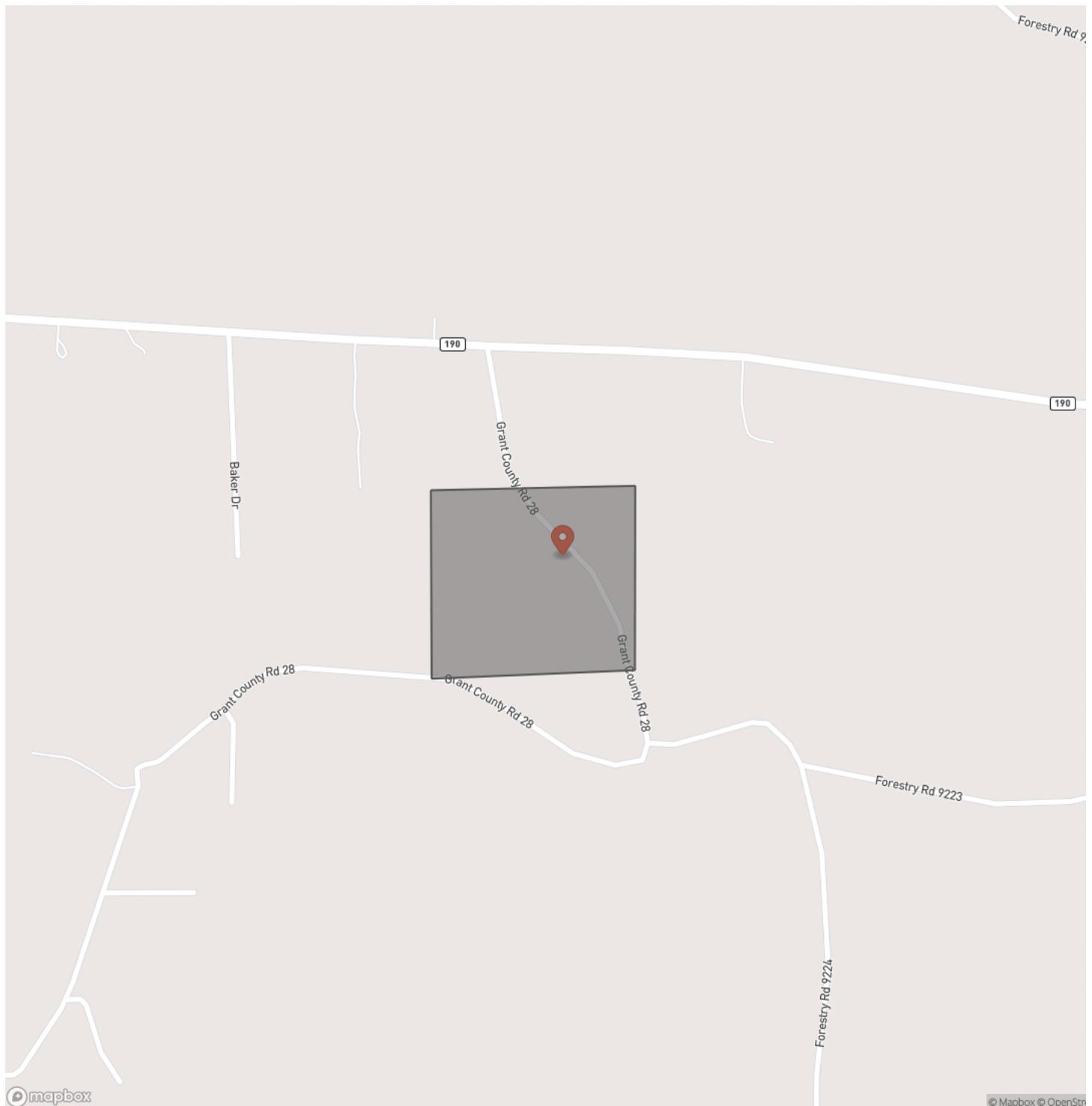
PROPERTY DESCRIPTION

The Cross Roads 38 opportunity in Grant County, Arkansas, is located near the community of Cross Roads and boasts a ten year old pre-merchantable pine plantation and sits alongside gravel County Road 28. The county road splits the property increasing the amount of road frontage available. The property makes an excellent investment with the potential for homesites and utilities readily available in the area. Although water service and power currently stop at the northern boundary line, extending these essential services is possible.

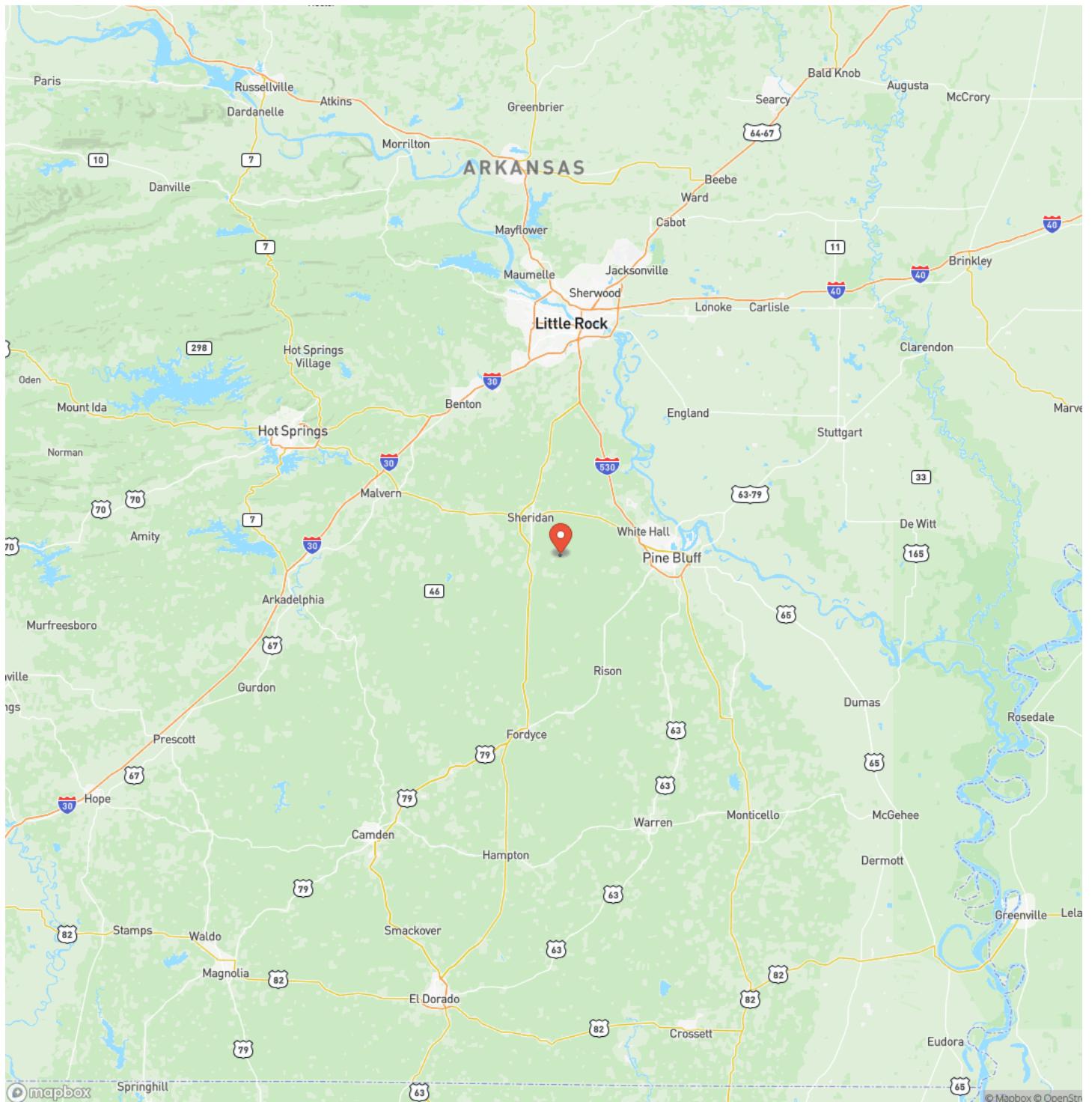
SELLER IS RETAINING MINERAL RIGHTS.



Locator Map



Locator Map



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Satellite Map



Cross Roads 38
Grapevine, AR / Grant County

LISTING REPRESENTATIVE

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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.



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