

**Toledo Cutoff – Cleveland County,
Arkansas**
Rison, AR 71665

\$73,625
22± Acres
Cleveland County



Toledo Cutoff – Cleveland County, Arkansas
Rison, AR / Cleveland County

SUMMARY

City, State Zip

Rison, AR 71665

County

Cleveland County

Type

Commercial

Latitude / Longitude

33.9583798 / -92.1901777

Acreage

22

Price

\$73,625



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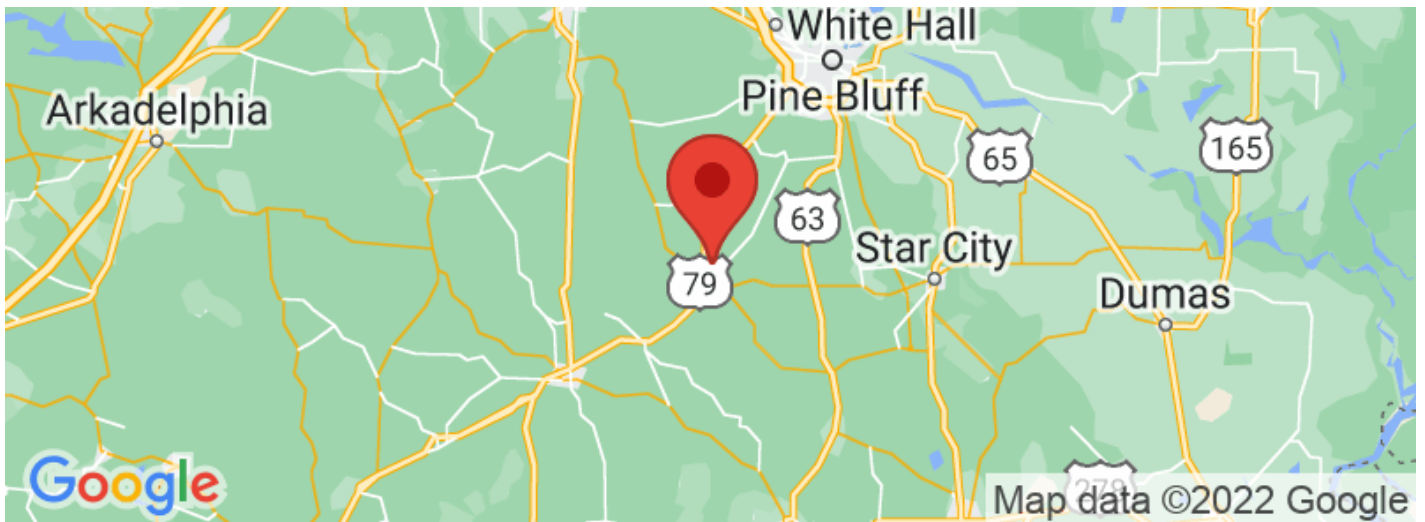
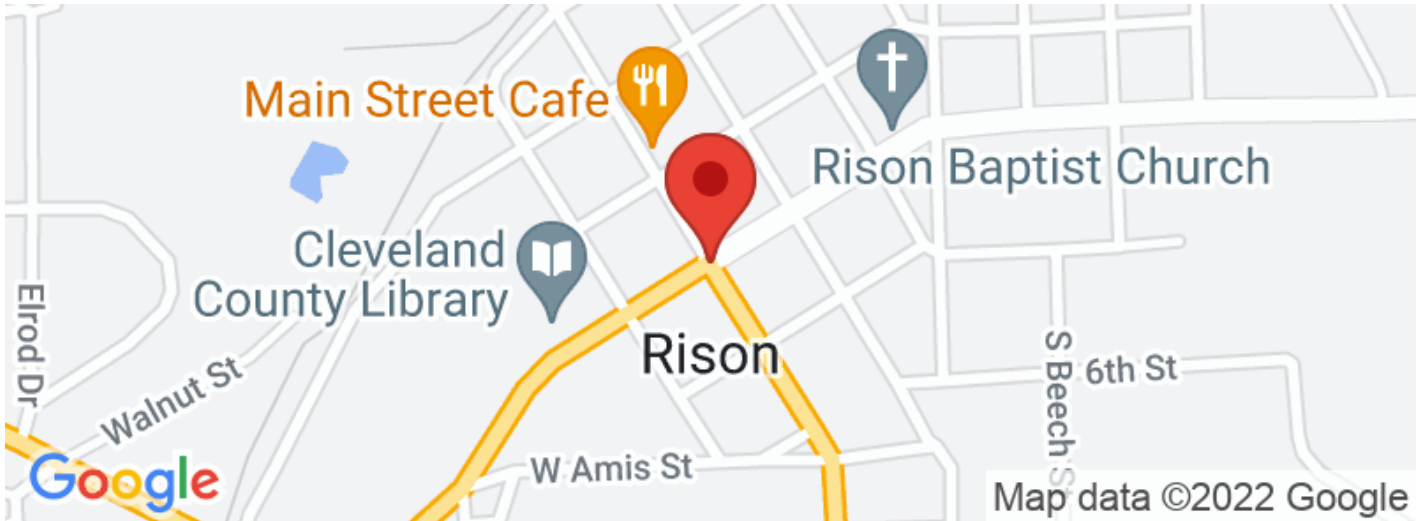
PROPERTY DESCRIPTION

Toledo Cutoff is 23 acres, more or less, with access just off Hwy 35. It has 18 acres, more or less of Plantation Pine planted in 2014 and some mature hardwoods. It could be a good opportunity for a small development. Most utilities are available just off Hwy 35. This tract is conveniently located just 4 min outside of Rison, Arkansas.

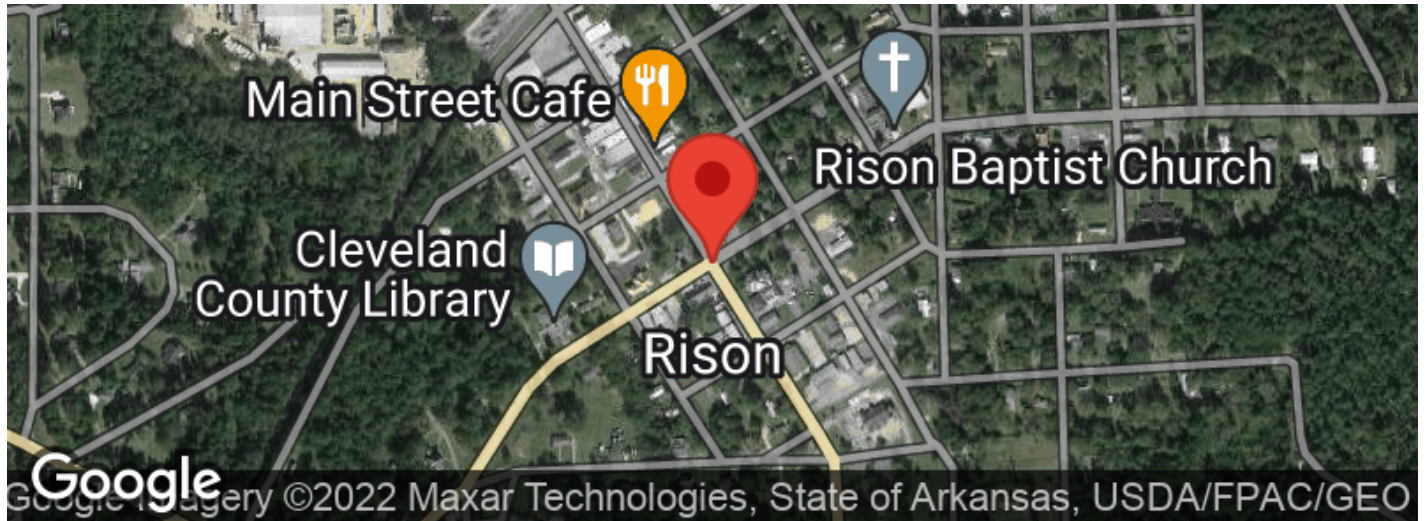
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Locator Maps



Aerial Maps



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Rison, AR / Cleveland County**

LISTING REPRESENTATIVE

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NOTES

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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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