

**Pigeon Roost Road**  
Cross Roads, AR 71943

**\$280,000**  
80± Acres  
Montgomery County



**Pigeon Roost Road**  
**Cross Roads, AR / Montgomery County**

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**SUMMARY**

**City, State Zip**

Cross Roads, AR 71943

**County**

Montgomery County

**Type**

Recreational Land, Timberland

**Latitude / Longitude**

34.3713 / -93.4559

**Acreage**

80

**Price**

\$280,000

**Property Website**

<https://www.forestryrealestate.com/property/pigeon-roost-road-montgomery-arkansas/37791/>



## Pigeon Roost Road Cross Roads, AR / Montgomery County

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### **PROPERTY DESCRIPTION**

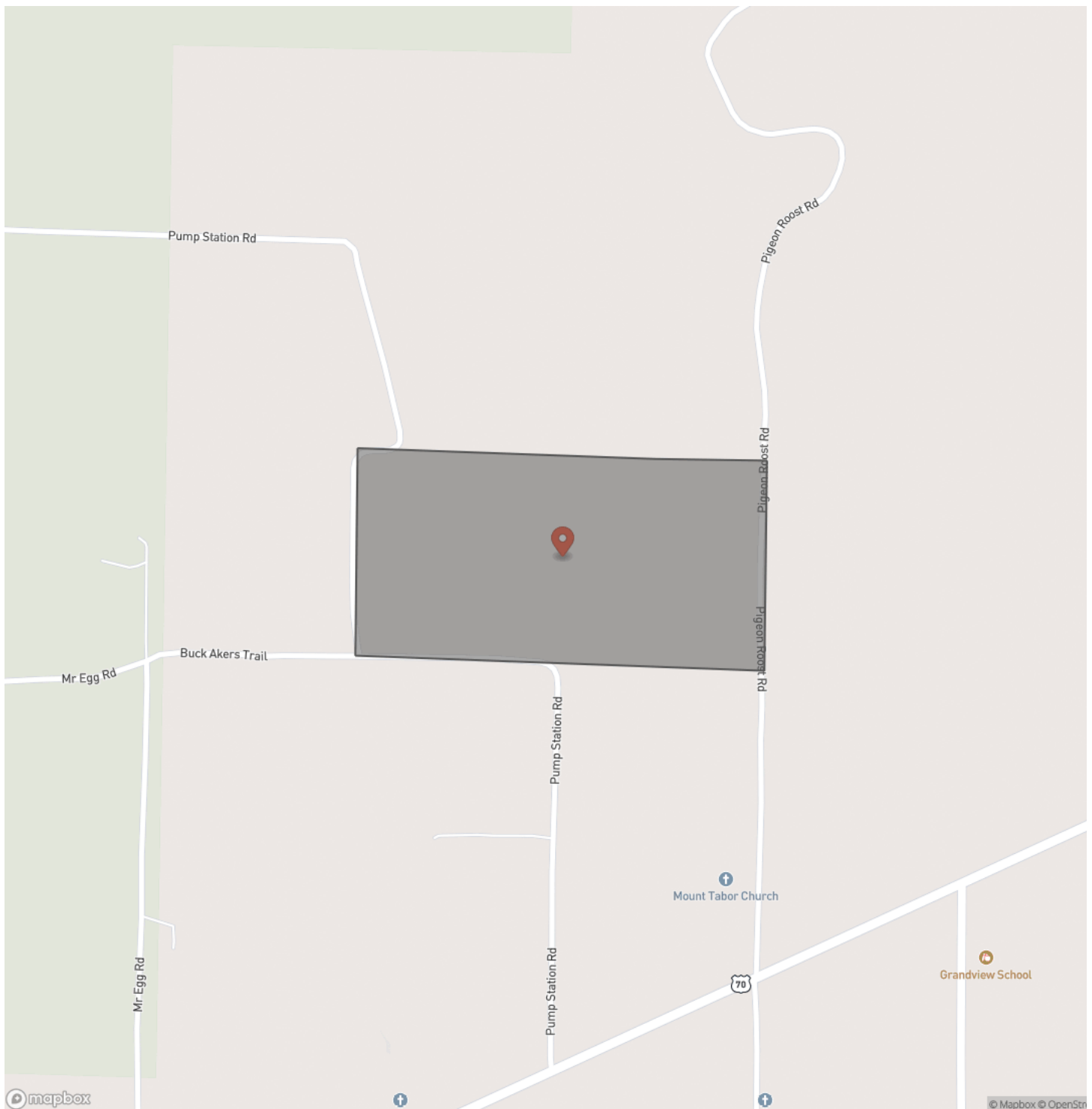
This 80-acre tract is located about a quarter mile off Highway 70 In Montgomery County between Glenwood and Percy. This tract provides two access points from county gravel roads. One access point is on Pigeon Roost Road on the eastern side of the property, and the other is on Pump Station Road on the southern and western boundary lines. Both entrances are gated. This property has a quarter mile of road frontage on Pigeon Roost Road and a half mile on Pump Station Road. It has approximately 80 acres of mature pine trees and a drainage on the western boundary. This tract provides excellent deer hunting with a small creek running through it. There are utilities readily available, including municipal water with Kimzey Regional Water. This property is roughly 25 miles from Hot Springs, making it a 35 minute drive as Highway 70 goes from this tract to Hot Springs. Please get in touch with DDK Forestry Real Estate to set up your showing today.



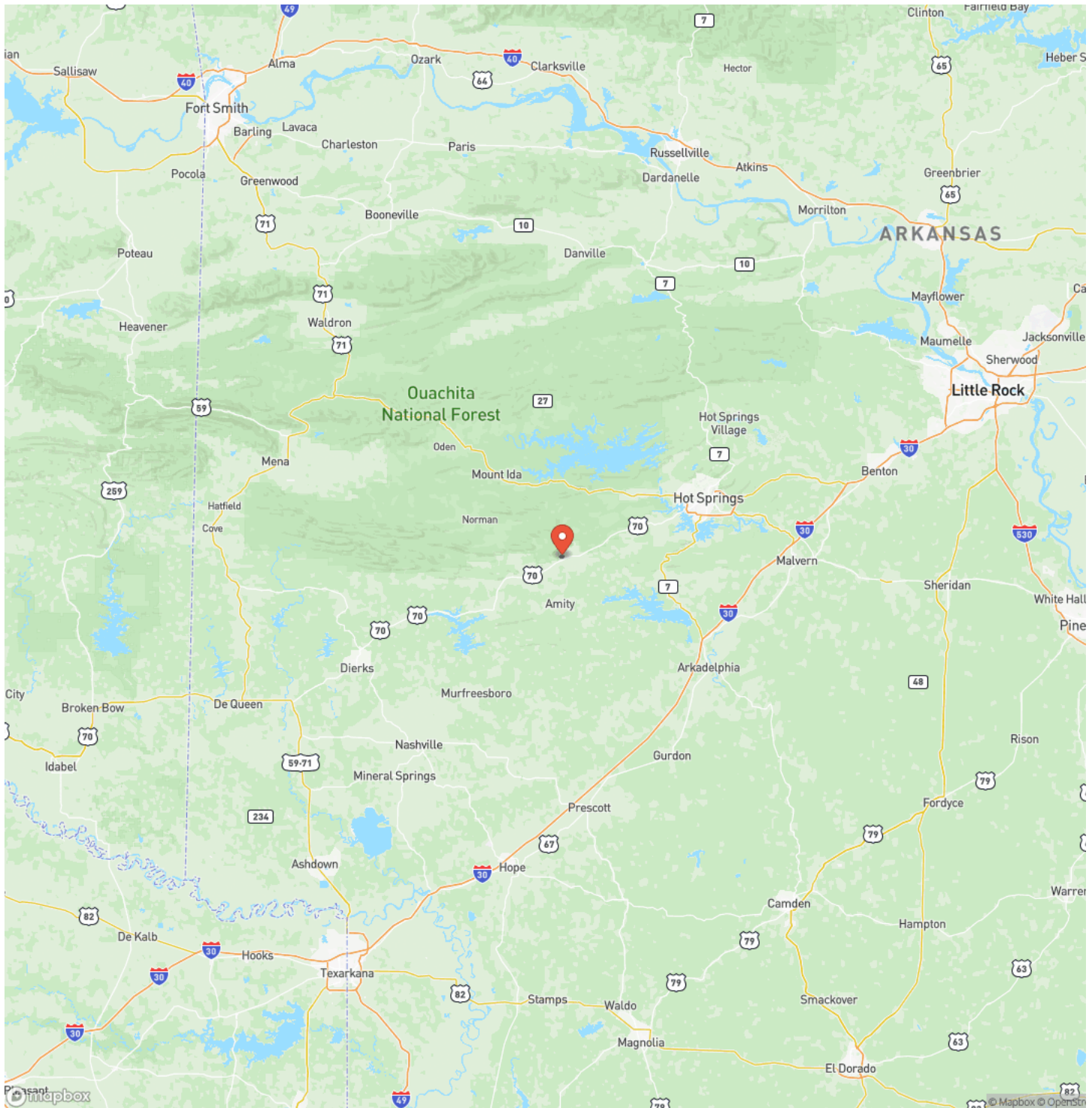




## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mark Knight

## Mobile

(501) 231-8778

## Office

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**Address**

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## City / State / Zip

Little Rock, AR 72211

## NOTES





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**MORE INFO ONLINE:**  
**[www.forestryrealestate.com](http://www.forestryrealestate.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 relation 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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