

Highway 9 Center Ridge – Conway County
Center Ridge, AR 72027

\$1,048,675
403± Acres
Conway County



Highway 9 Center Ridge – Conway County Center Ridge, AR / Conway County

SUMMARY

City, State Zip

Center Ridge, AR 72027

County

Conway County

Type

Recreational Land

Latitude / Longitude

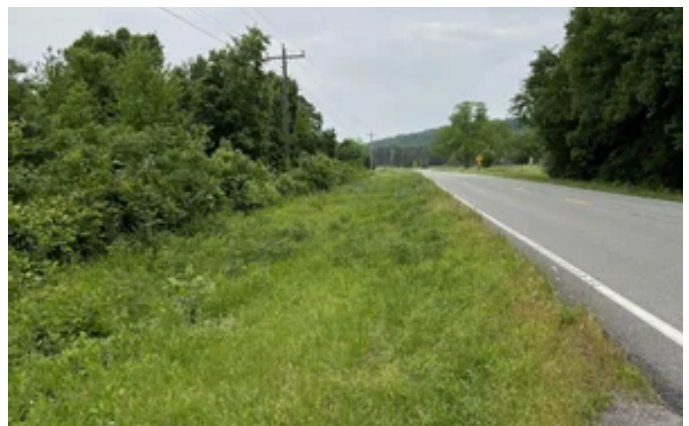
35.4263 / -92.5345

Acreage

403

Price

\$1,048,675



MORE INFO ONLINE:

forestryrealestate.com

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PROPERTY DESCRIPTION

This 403-acre tract presents an excellent opportunity for investment in commercial timberland property and multi-recreational use. Located in northeast Conway County, 4 miles north of Center Ridge, AR, this tract has internal access provided by gated gas well roads and pipelines and has convenient outside entry via public roads, including nearly 2,000 feet of direct frontage along Highway 9. Primarily forested with approximately 355 acres of pine and hardwood cover, this upland property also includes some 35 acres of maintained pastureland located at the northern section and around the northeastern most well pad. Running east to west, Hogan's Creek transects the property in the middle, while the northwest part is divided by Ludy Road; Hemphill Road follows along the eastern border. The property generally includes three gas well pads taking up approximately 13 acres and multiple pipeline ROWS. Excellent deer and turkey hunting opportunities on-site. Much of the land in the area supports cattle operations and other commercial timberland investment tracts.

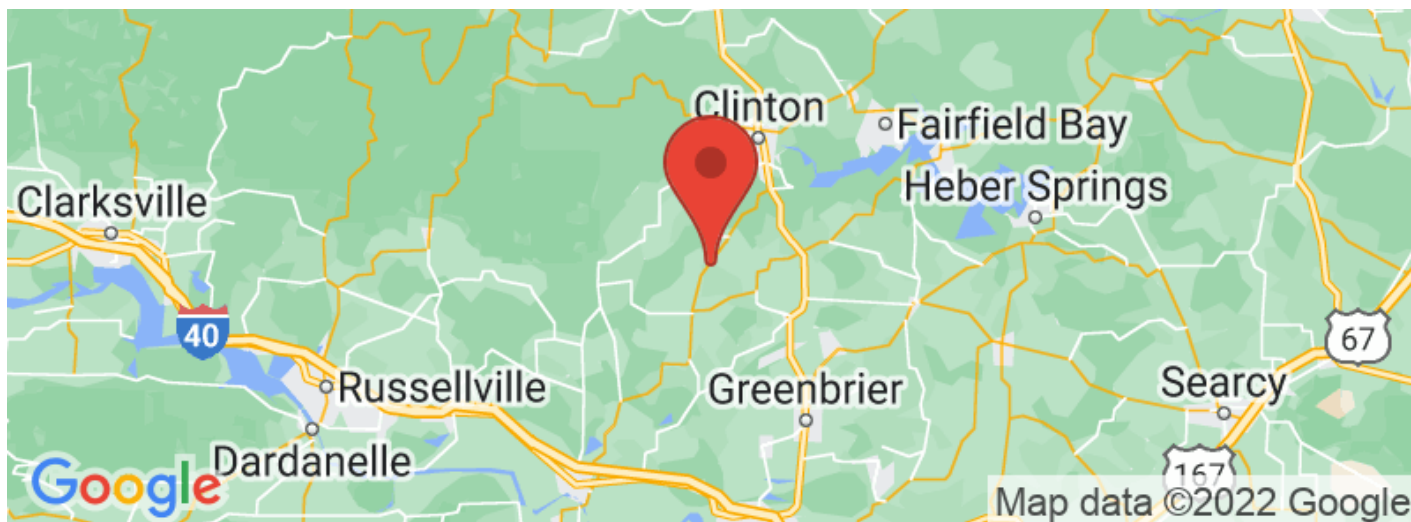
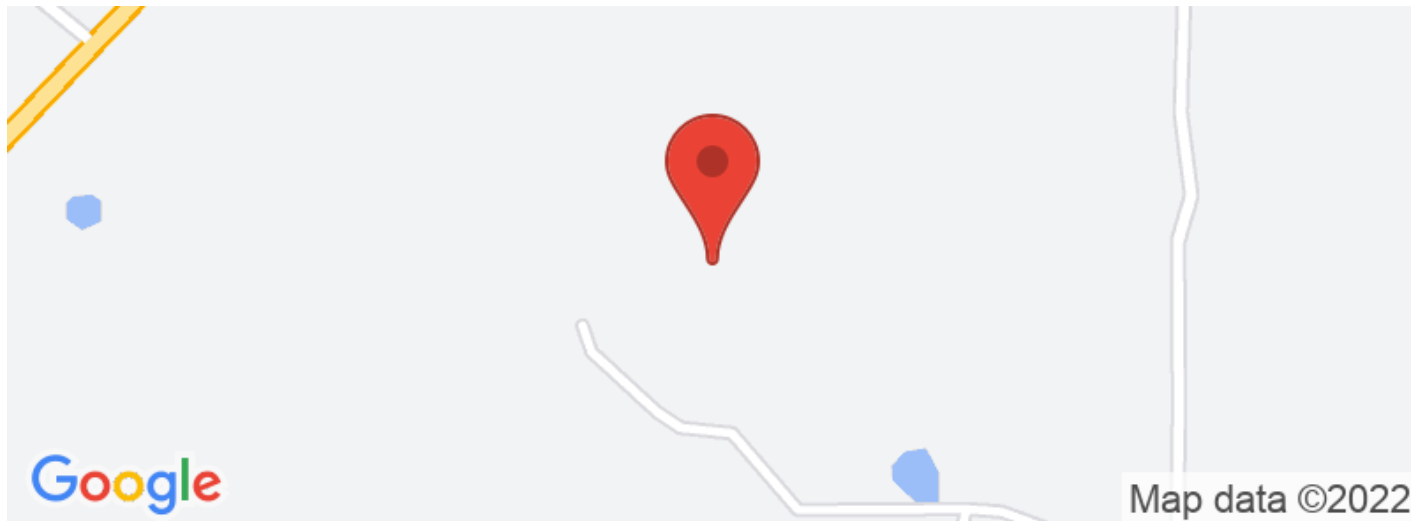
SELLER IS RETAINING MINERAL RIGHTS.

Call to set up your appointment to view the property.

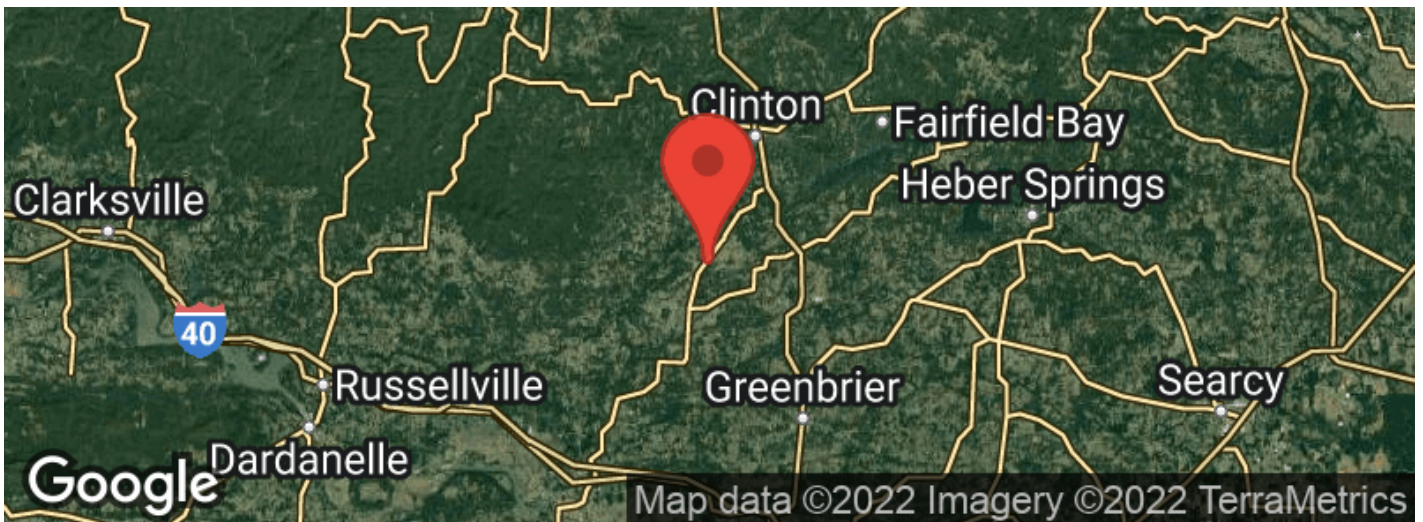
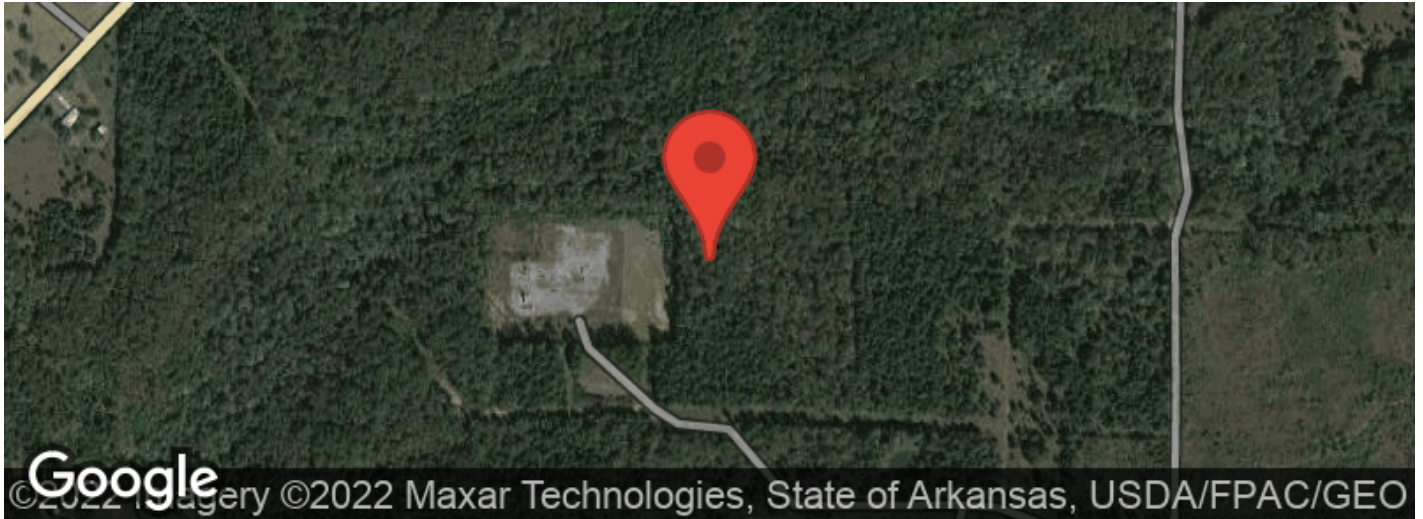
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Locator Maps



Aerial Maps



Highway 9 Center Ridge – Conway County
Center Ridge, AR / Conway County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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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