

**Arkansas River 47 Perry and Pulaski
Counties, AR
Ledwidge, AR 72016**

\$235,000
47± Acres
Perry County



Arkansas River 47 Perry and Pulaski Counties, AR
Ledwidge, AR / Perry County

SUMMARY

City, State Zip

Ledwidge, AR 72016

County

Perry County

Type

Recreational Land

Latitude / Longitude

34.9573103 / -92.5662718

Acreage

47

Price

\$235,000



Arkansas River 47 Perry and Pulaski Counties, AR Ledwidge, AR / Perry County

PROPERTY DESCRIPTION

Rare opportunity to purchase acreage with amazing Arkansas River views! The topography of this tract makes it the perfect place for a cabin with excellent river views and also provides great hunting opportunities. Deer and turkey are numerous in the area. The property is located in both Perry and Pulaski County, with the majority of the property in Perry County and about 2 acres +/- in Pulaski County. The tract is also conveniently located within 25 miles from Little Rock and Conway and under 10 miles from Roland.

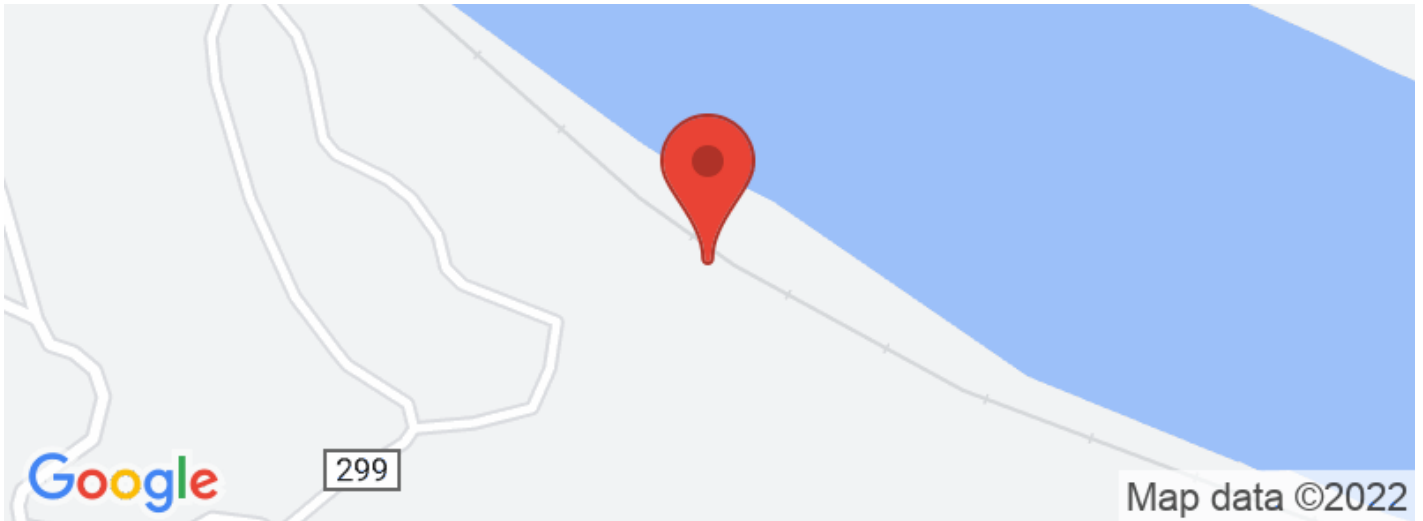
Directions: Starting from the intersection Highway 300 and Ross Hollow Road, go north on Ross Hollow Road for approximately 6 miles. Ledwedge Road will be on the North side of Ross Hollow Road. Take Ledwedge Road north for half a mile and you will hit the intersection of Ledwedge Road and East South Ridge Road. Go East on E. South Ridge Road for another half of a mile. E. South Ridge Road will then split, head north on County Road 299. County Road 299 is an old logging road, stay on it for .4 miles and you will arrive at the SW corner of the subject property.

To set up a viewing call Cole Westbrook ([501-650-5210](tel:501-650-5210))

Arkansas River 47 Perry and Pulaski Counties, AR
Ledwidge, AR / Perry County



Locator Maps



Aerial Maps



Arkansas River 47 Perry and Pulaski Counties, AR
Ledwidge, AR / Perry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Westbrook

Mobile

(501) 650-5210

Office

(501) 219-8600

Email

cwestbrook@forestryrealestate.com

Address

1100 Asbury Road

City / State / Zip

Little Rock, AR 72211

NOTES

[illegible]

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.

Davis DuBose Knight Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
forestryrealestate.com
