

**Pine Hill 45**  
**Dover, AR 72837**

**\$202,500**  
**45± Acres**  
**Pope County**





**Pine Hill 45**  
**Dover, AR / Pope County**

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**SUMMARY**

**City, State Zip**

Dover, AR 72837

**County**

Pope County

**Type**

Recreational Land

**Latitude / Longitude**

35.421013 / -93.101422

**Acreage**

45

**Price**

\$202,500

**Property Website**

<https://www.forestryrealestate.com/property/pine-hill-45-pope-arkansas/40229/>



## Pine Hill 45

### Dover, AR / Pope County

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#### **PROPERTY DESCRIPTION**

Located just a mile north of Dover, this property offers a variety of uses. The eastern boundary has approximately 2,100 feet of paved frontage on Pine Hill Road. Pine Hill Road also provides the area with water, gas, and electricity. The property is currently being used as pasture ground and is completely fenced, and it has the potential to be a great homesite. This Pope County property also has recreational potential with deer and turkey in the area. The subject tract is desirable as it is only 11 miles from Russellville, 55 miles from Conway, and 86 miles from Little Rock. Floating and fishing opportunities are nearby on Big Piney Creek and Illinois Bayou. Here's a link to the city of Dover, AR and another link highlighting things to do: <https://doverar.com/> and <https://www.arkansas.com/dover>

The property can be purchased in its entirety 81+/- acres for \$382,500.00  
The northern 36 +/- acres: \$180,000.00  
Or the Southern 45+/- acres: 202,500.00

To set up a property visit, call Cole Westbrook. [501-650-5210](tel:501-650-5210)

Conveyance will be surface only as gas, oil, and mineral rights are to be retained by the seller.

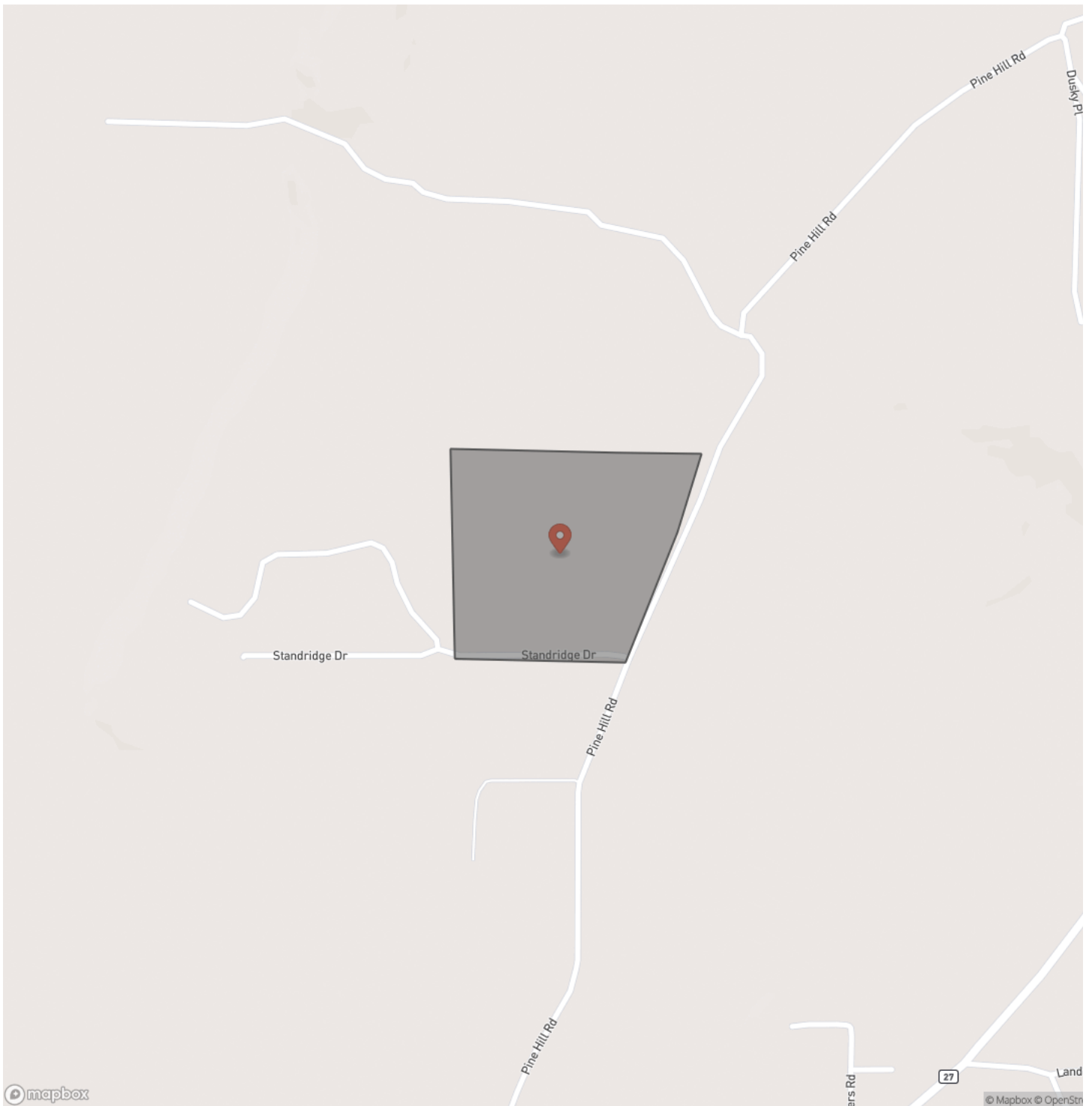


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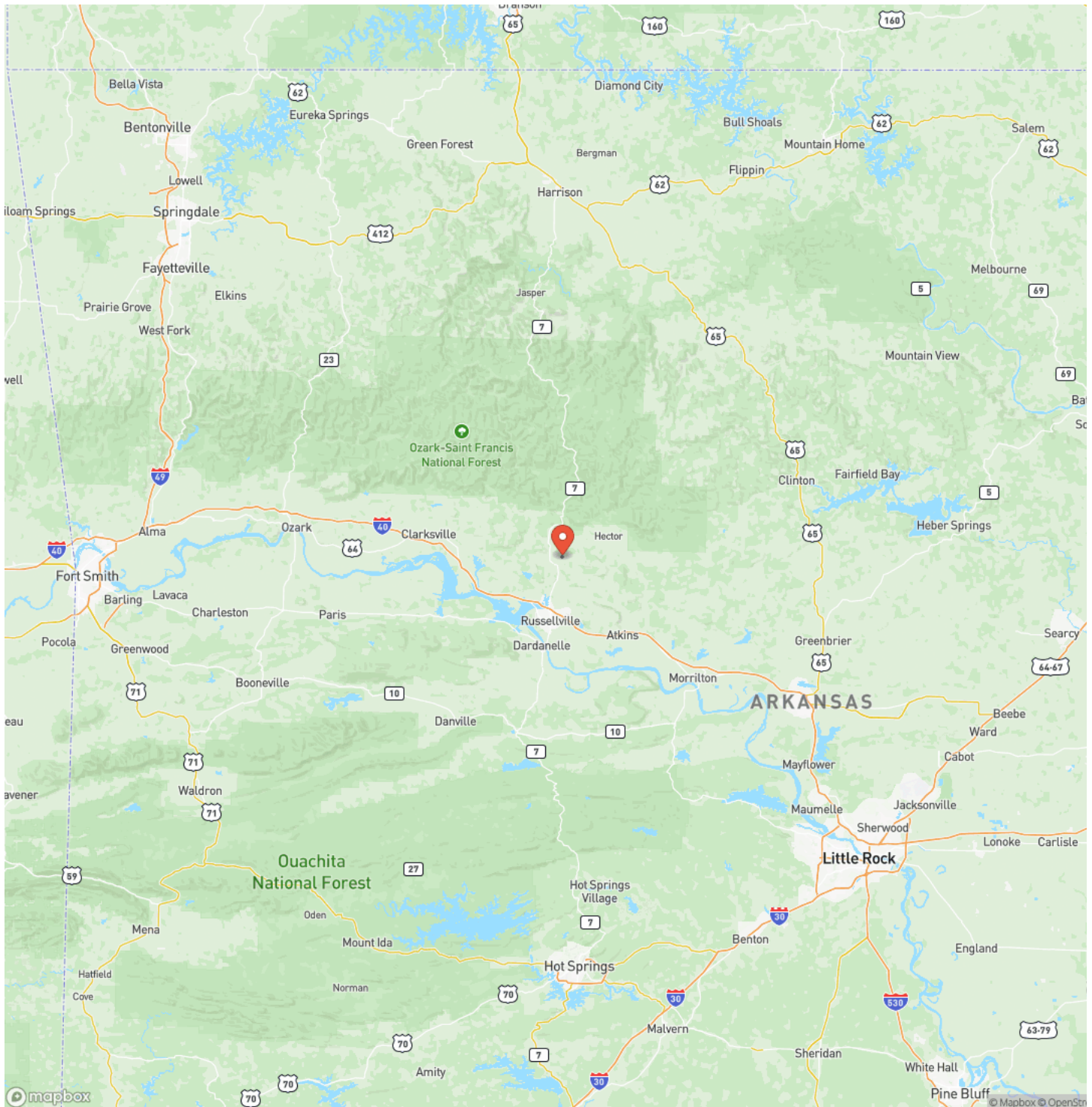


## Locator Map



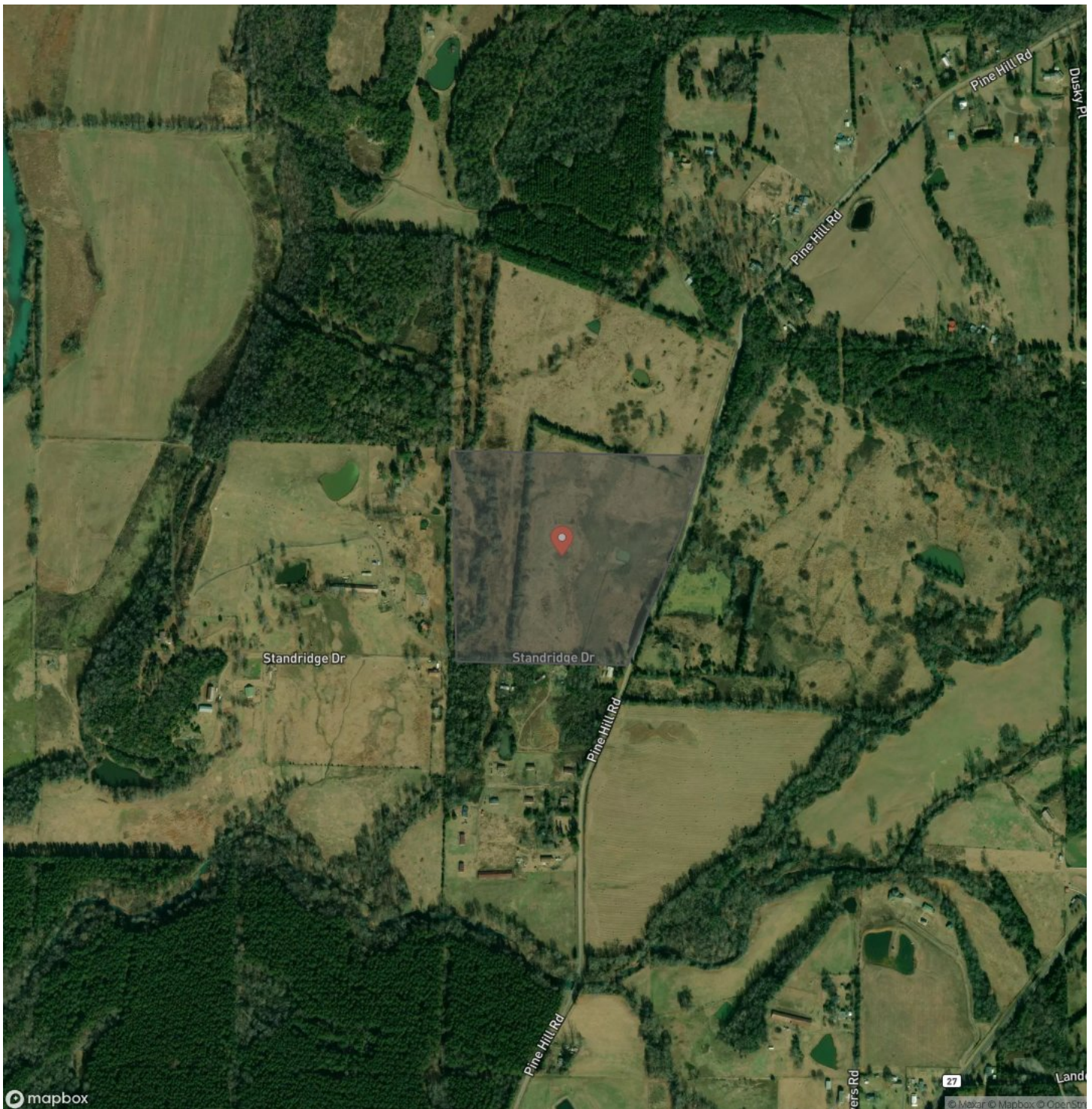


## Locator Map





## Satellite Map



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## 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



**MORE INFO ONLINE:**

**www.forestryrealestate.com**



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**[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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**Davis DuBose Knight Forestry & Real Estate**  
1100 Asbury Rd.  
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(501) 219-8600  
[www.forestryrealestate.com](http://www.forestryrealestate.com)

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