

**Saline Bluff Middle – 435 Acres – Sevier  
County, AR  
, AR**

**\$1,078,300**  
**435± Acres**  
**Sevier County**



**Saline Bluff Middle – 435 Acres – Sevier County, AR  
, AR / Sevier County**

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**SUMMARY**

**City, State Zip**  
, AR

**County**  
Sevier County

**Type**  
Farms, Ranches

**Acreage**  
435

**Price**  
\$1,078,300



## **Saline Bluff Middle – 435 Acres – Sevier County, AR , AR / Sevier County**

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### **PROPERTY DESCRIPTION**

#### **Saline Bluff Middle: Saline River Duck Hunting and Ranch Land**

AWESOME combination recreational and pasture tract with over one and half miles of frontage on the Saline River. Excellent oxbow lake provides great duck habitat. Great cabin site on a bluff over-looking the property. Easy access from county road with utilities available. The land for sale in Sevier County Arkansas consists of approximately 435 acres total and includes 200 acres of excellent pastureland. A nice, functional shop building with electricity is ready for your equipment. This one has it all. An industrious owner can run cows, have potential long-term timber returns, and have great recreation opportunities! A uniquely beautiful property that includes upland and bottomland with excellent year around access. Call and set appointment to see this property before it gets away!

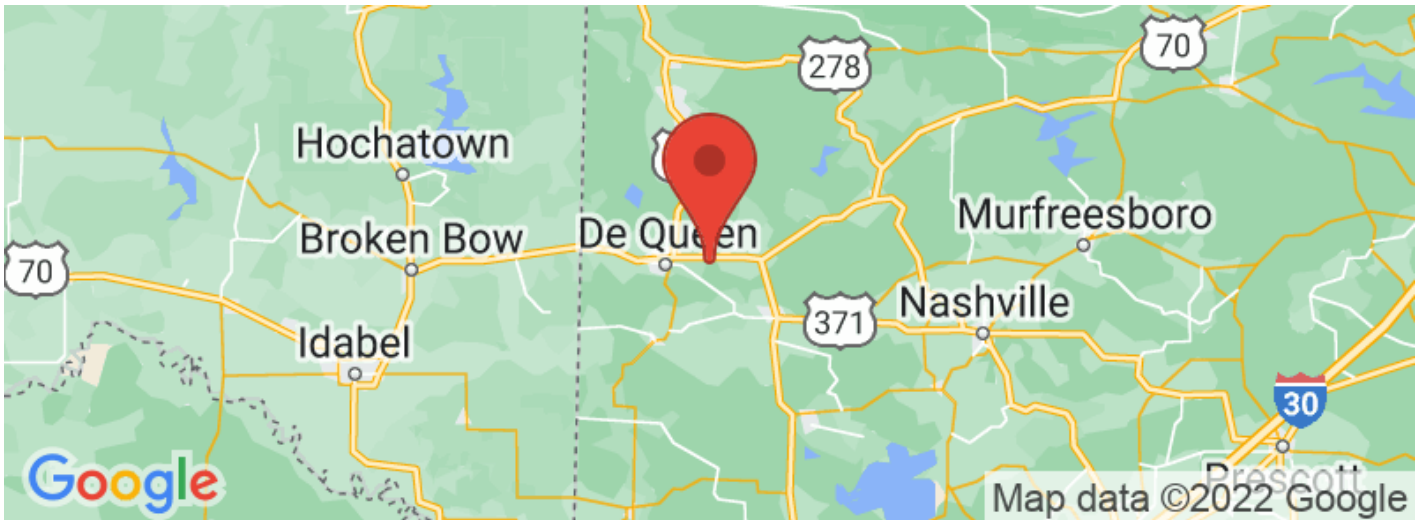
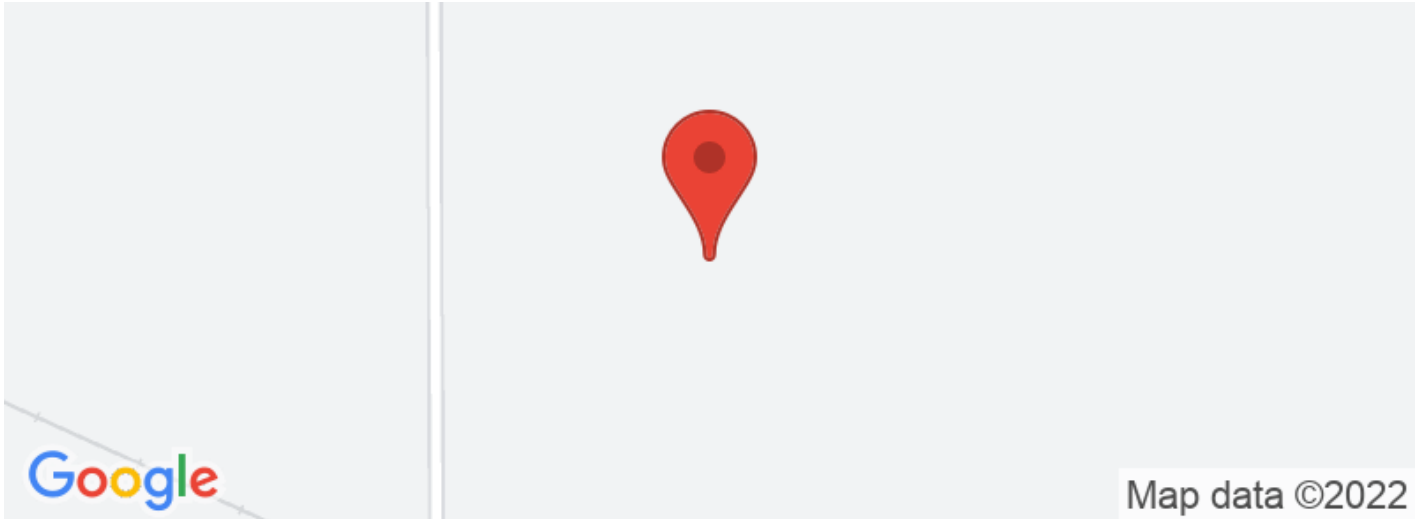


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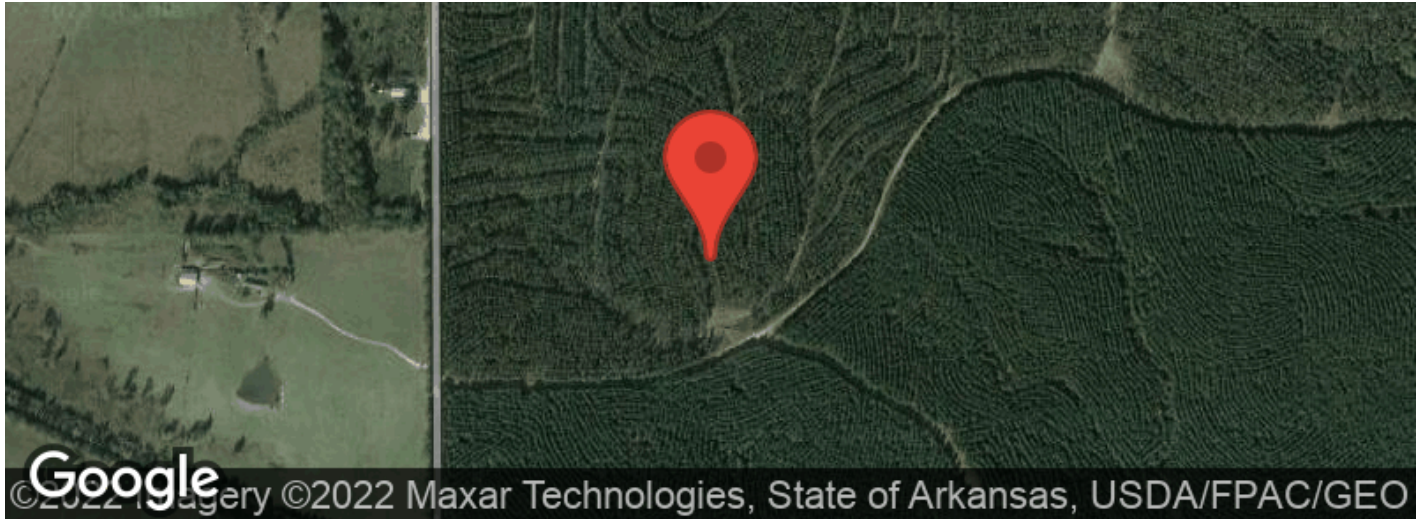


## Locator Maps





## Aerial Maps



**Saline Bluff Middle – 435 Acres – Sevier County, AR  
, AR / Sevier County**

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**LISTING REPRESENTATIVE**

For more information contact:



IMAGE NOT AVAILABLE

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**City / State / Zip**

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**NOTES**

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**MORE INFO ONLINE:**

**forestryrealestate.com**

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## **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.

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