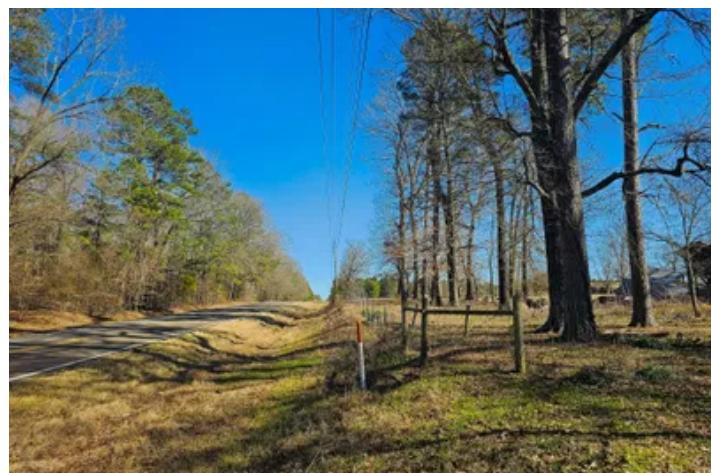
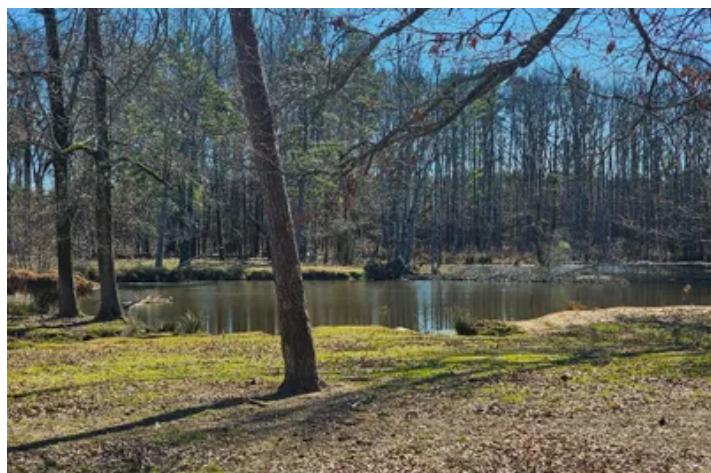


Alleene 30
00 Highway 234
Ashdown, AR 71822

\$97,500
30± Acres
Little River County



Alleene 30
Ashdown, AR / Little River County

SUMMARY

Address

00 Highway 234

City, State Zip

Ashdown, AR 71822

County

Little River County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.758111 / -94.234740

Acreage

30

Price

\$97,500

Property Website

<https://www.forestryrealestate.com/property/alleene-30/little-river/arkansas/96602/>



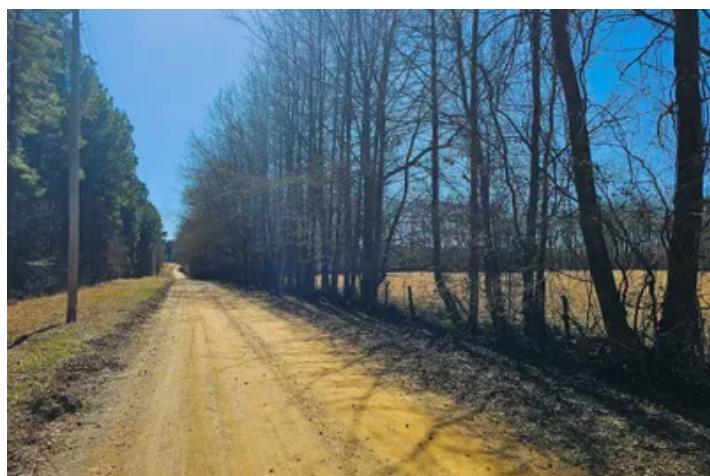
PROPERTY DESCRIPTION

This versatile tract offers a combination of Highway frontage and gravel County road frontage, providing excellent accessibility and flexibility for a variety of uses. Utilities are available, making the property well-positioned for a rural homesite, agricultural operation, or recreational retreat. The land features open pasture that is fenced and ready for livestock, allowing a new owner to turn cows out immediately. A pond enhances both the functionality and appeal of the property, while pockets of scenic hardwood timber add character, shade, and natural beauty across the landscape. Bordering a nearby Wildlife Management Area, the property also benefits from expanded recreational opportunities and abundant wildlife activity. Being offered out of a larger family ownership, a new survey will be required. With its strong access and attractive setting, this tract presents a well-rounded opportunity for buyers seeking both practicality and long-term potential in a rural setting.

Seller to retain mineral rights.



Alleene 30
Ashdown, AR / Little River County



Locator Map

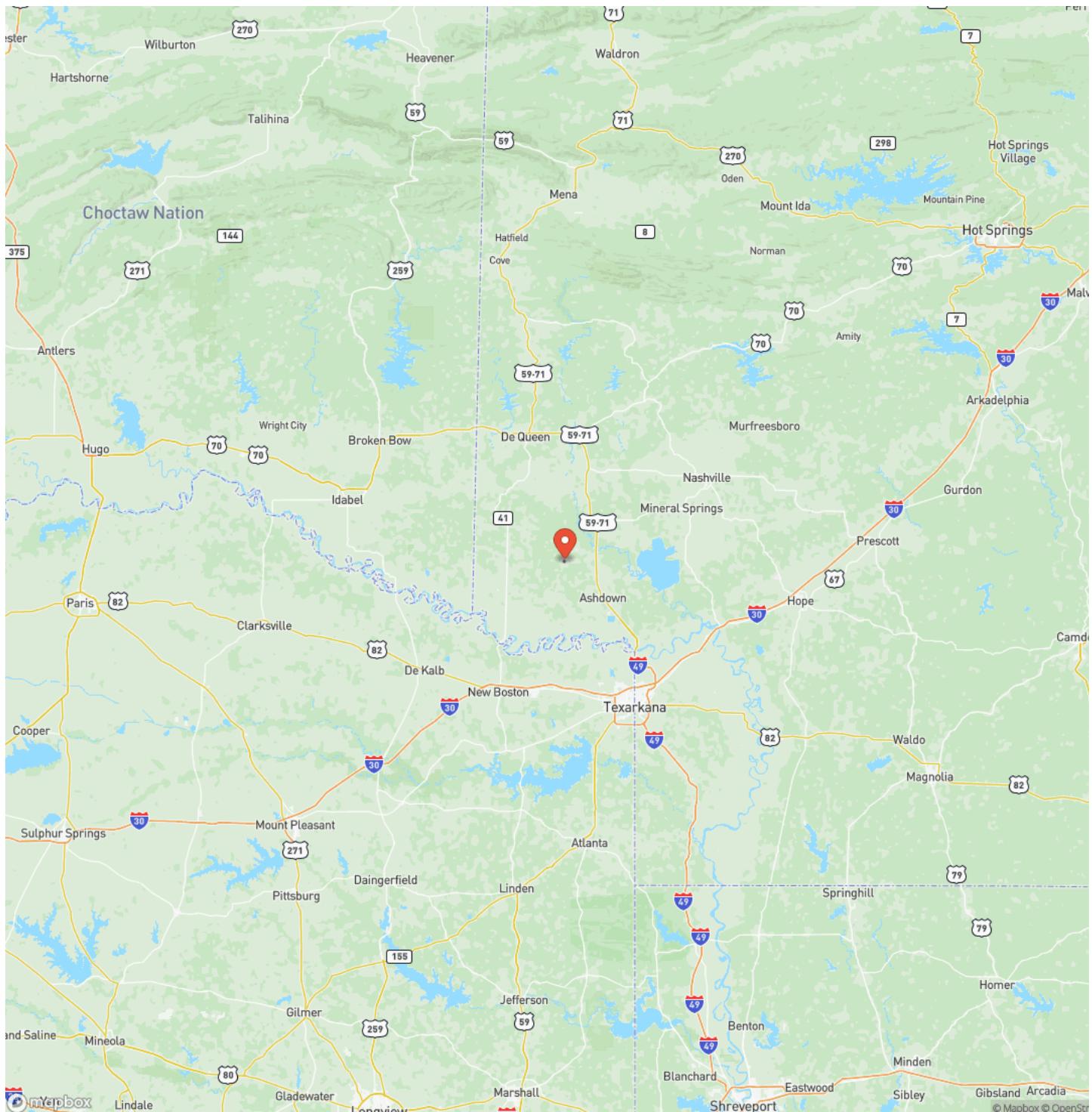


© mapbox

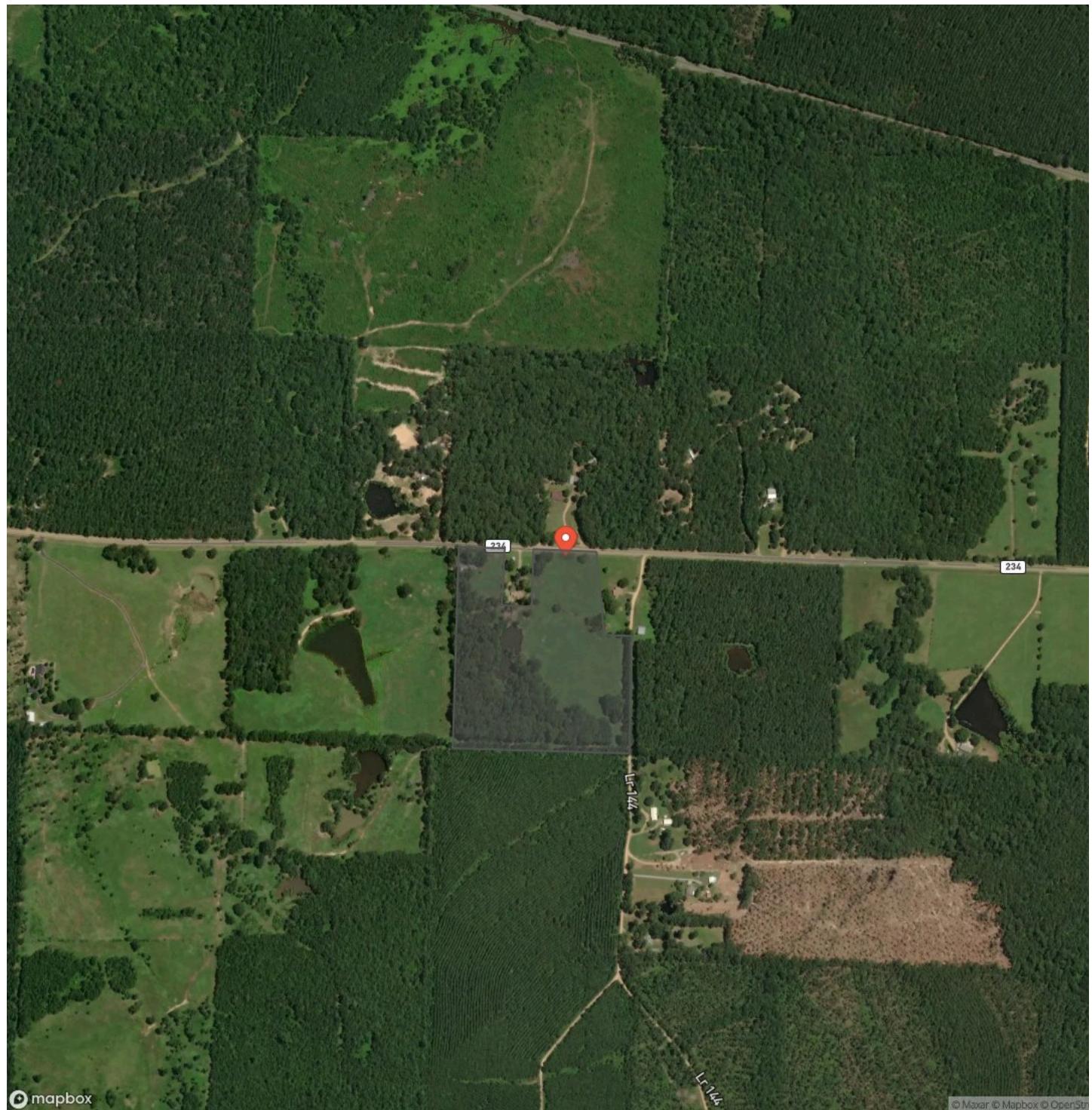
© Mapbox © OpenStreetMap



Locator Map



Satellite Map



Alleene 30
Ashdown, AR / Little River County

LISTING REPRESENTATIVE
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NOTES



NOTES



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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