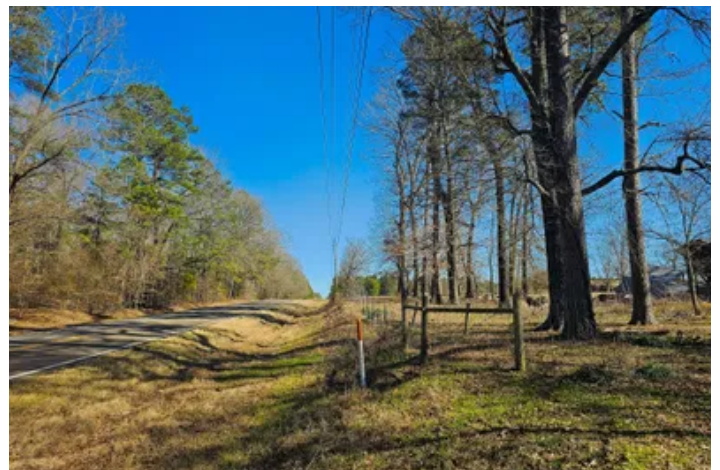


Alleene 30
00 Highway 234
Ashdown, AR 71822

\$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/>



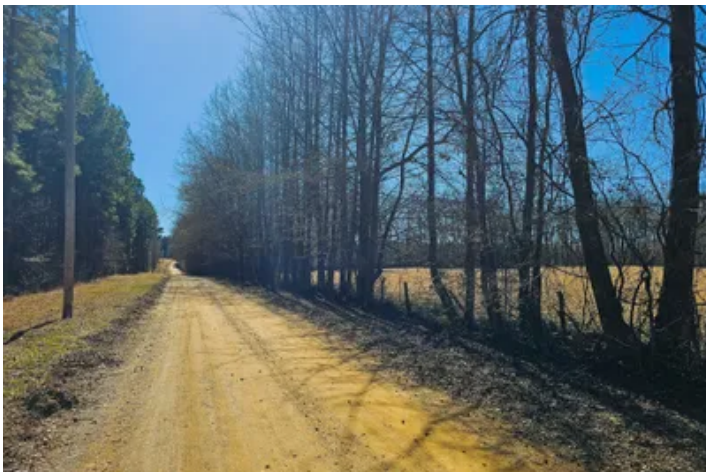
PROPERTY DESCRIPTION

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.

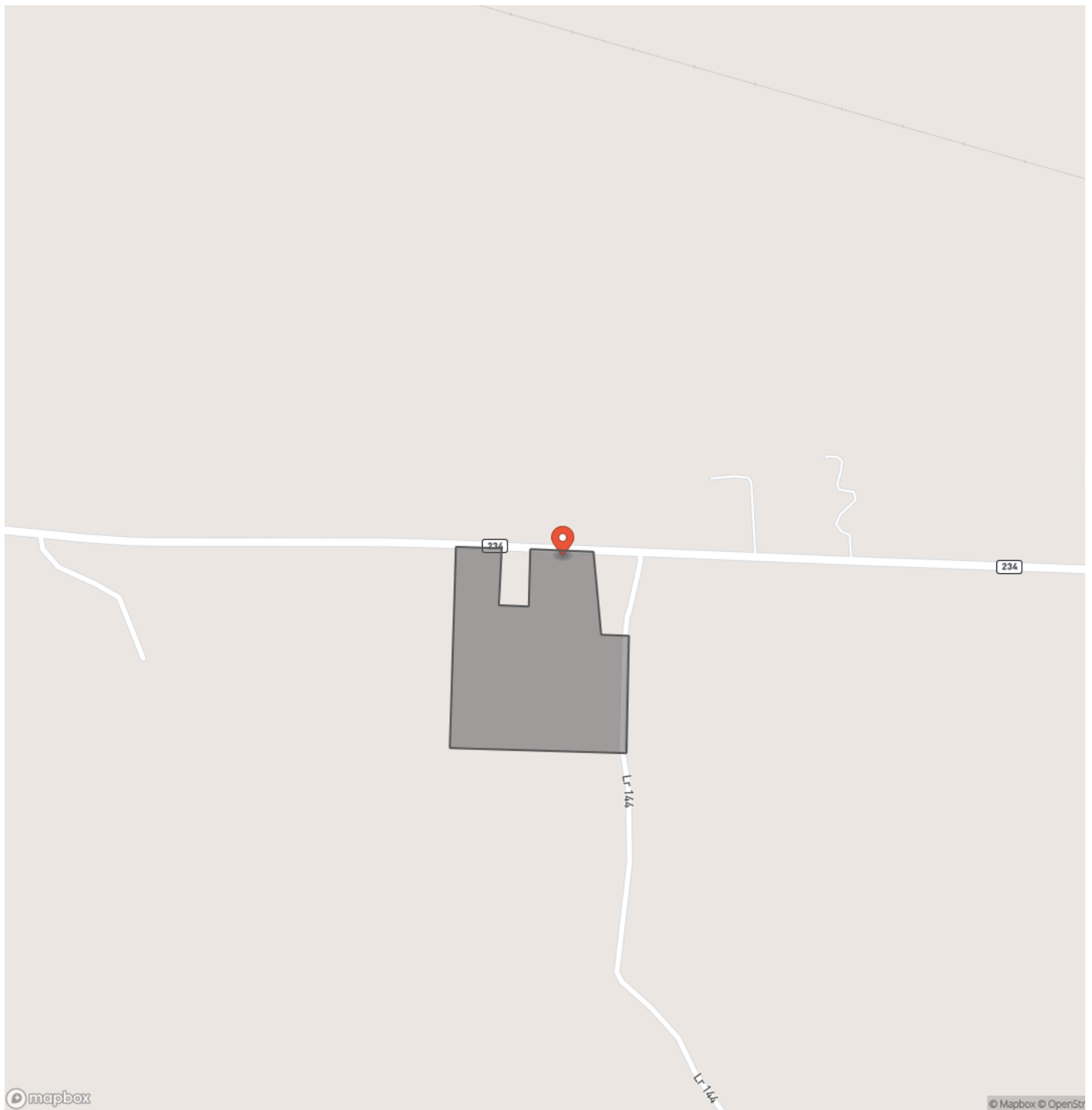
Seller to retain mineral rights.



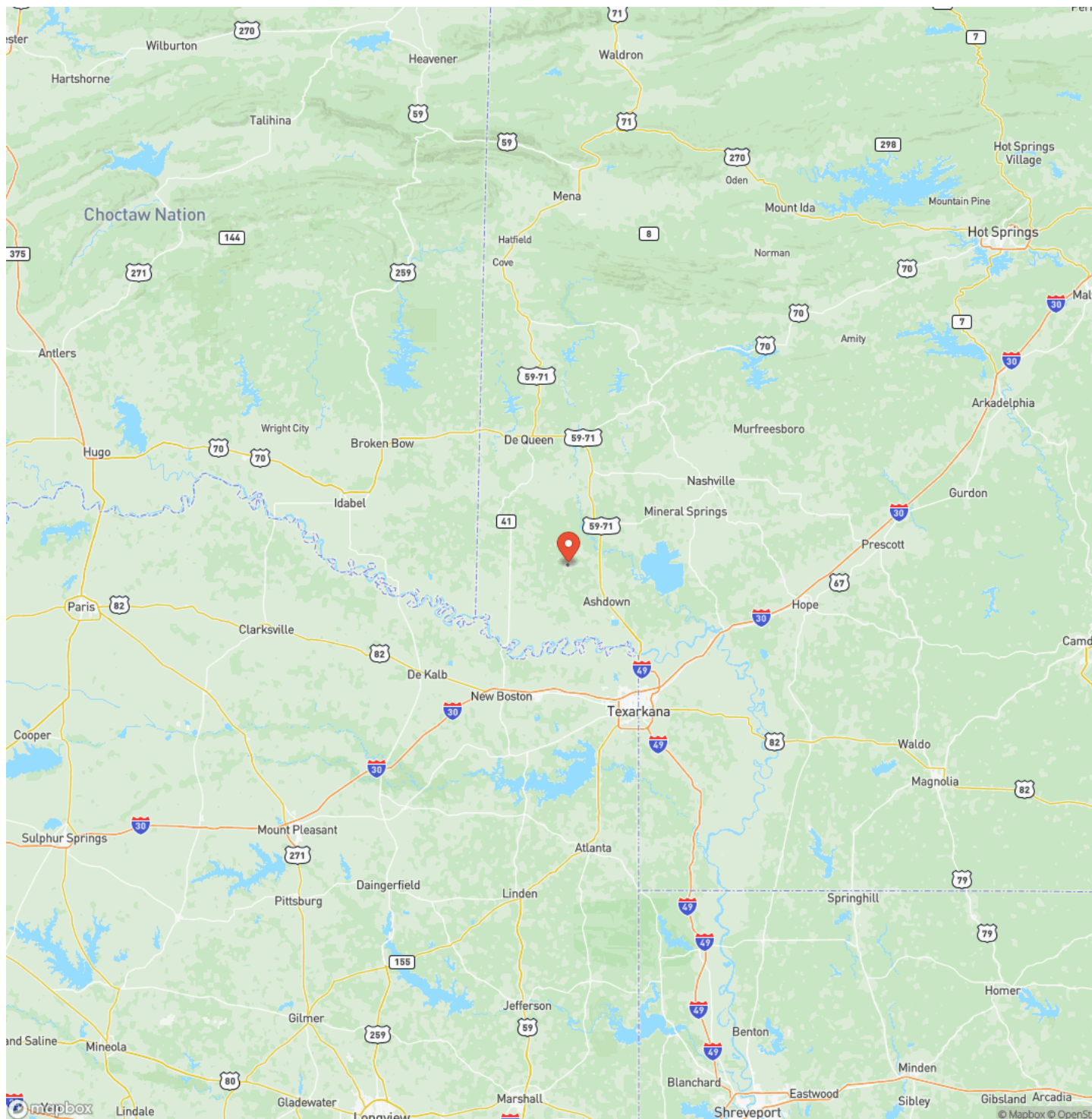
Alleene 30
Ashdown, AR / Little River County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE



Representative

Mobile

Office

Email

Address

City / State / Zip

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.forestryrealestate.com

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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