Berlin 28
00 Berlin Rd.
Hamburg, AR 71646

$88,329
27.8± Acres
Ashley County







MORE INFO ONLINE:

https://www.forestryrealestate.com/

SUMMARY

Address
00 Berlin Rd.

City, State Zip
Hamburg, AR 71646

County
Ashley County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
33.023531 / -91.768435

Acreage
27.8

Price
$88,329

Property Website
www.forestryrealestate.com







PROPERTY DESCRIPTION

This 27 +/- acre property offers an excellent blend of timber, natural water features, and easy accessibility. Approximately 10-year-old pine plantation makes up the majority of the tract, providing a solid foundation for future timber value, while a hardwood-lined creek adds character, habitat diversity, and visual appeal as it winds across the property.

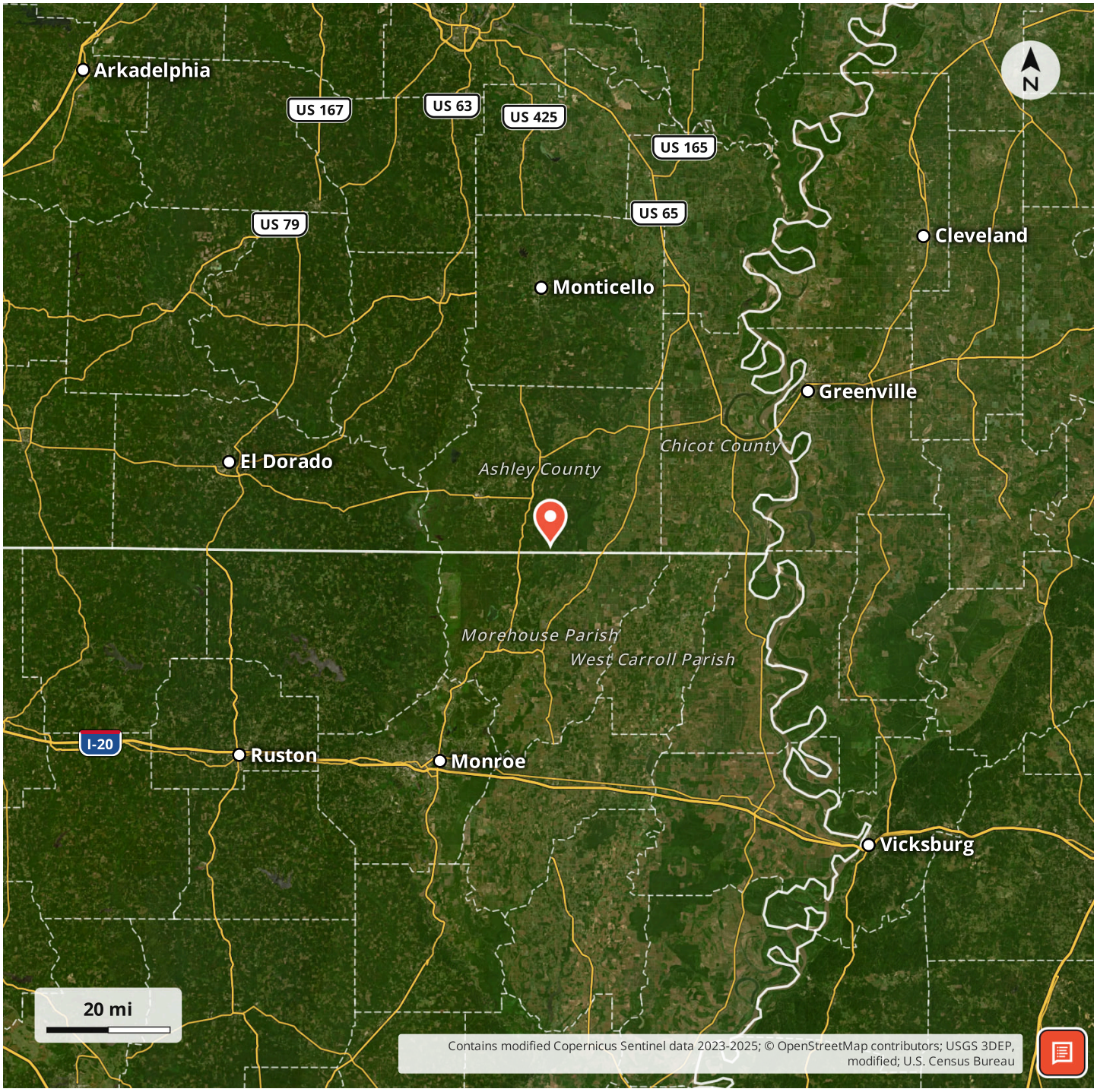
With mostly flat terrain and electric utilities available, the property is well-suited for a range of uses, including excellent homesite potential. Frontage along a paved county road ensures straightforward access while still offering a quiet rural setting. This is a manageable, well-balanced tract with strong potential and natural appeal.



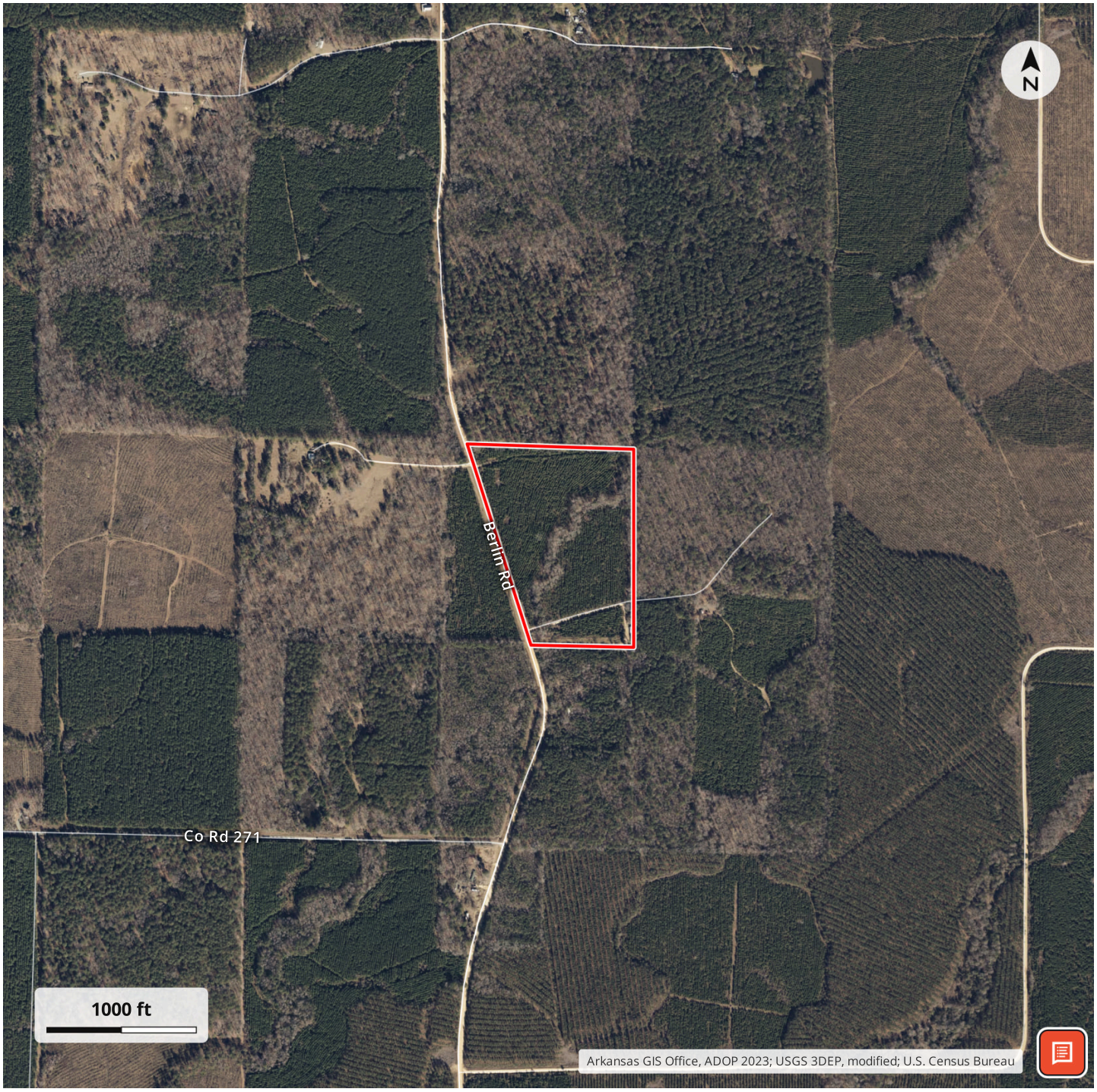





Regional Map



Locator Map


N
Berlin Rd
Co Rd 271
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Andrew Ross

Mobile
(870) 723-2020

Office
(501) 219-8600

Email
aross@forestryrealestate.com

Address
1100 Asbury Road

City / State / Zip
Little Rock, AR 72211

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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.

DDK Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
https://www.forestryrealestate.com/