

Dancing Rabbit
Cannon Gate Lane
Hot Springs National Park, AR 71913

\$299,530
95.85± Acres
Garland County



Dancing Rabbit
Hot Springs National Park, AR / Garland County

SUMMARY

Address

Cannon Gate Lane

City, State Zip

Hot Springs National Park, AR 71913

County

Garland County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.539326 / -93.166814

Acreage

95.85

Price

\$299,530

Property Website

<https://www.forestryrealestate.com/property/dancing-rabbit/garland/arkansas/83590/>



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PROPERTY DESCRIPTION

Located in Garland County this property provides investment, recreational, and homesite potential. The tract has several established pine stands that could provide income in the near future. The property also has mature hardwoods around the southern boundary.

The hardwoods help to keep the wildlife on the property and deer sign was found throughout this area. The property is accessed via deeded easement off of Clearcreek Road. Clearcreek Road also provides water and power to the area, which makes the property a fantastic place for a hunting cabin or rural country home. The subject tract is located 4 miles from Mountain Pine, 10 miles from Hot Springs, and 66 miles from Little Rock.

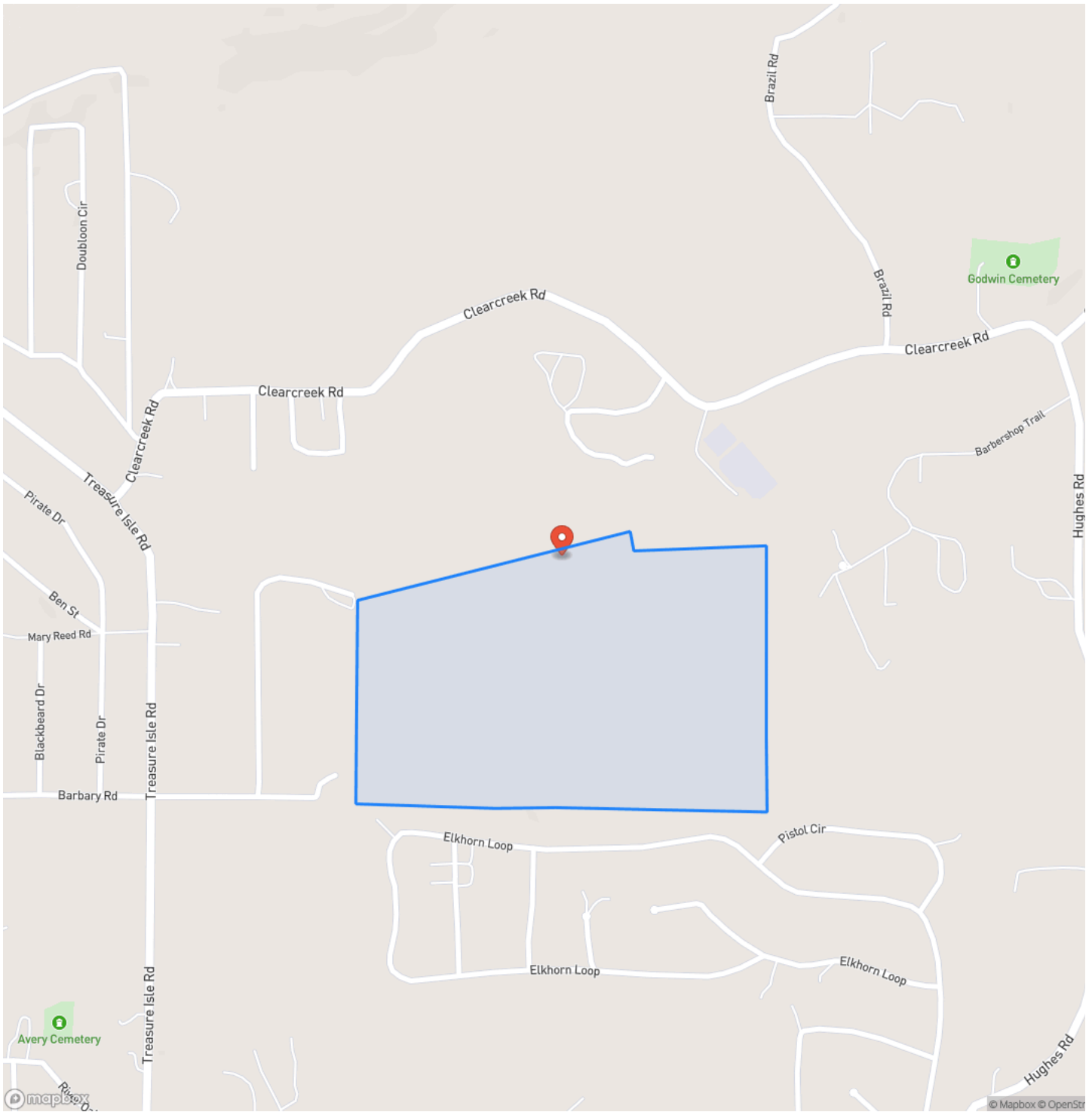
Seller to retain mineral rights.



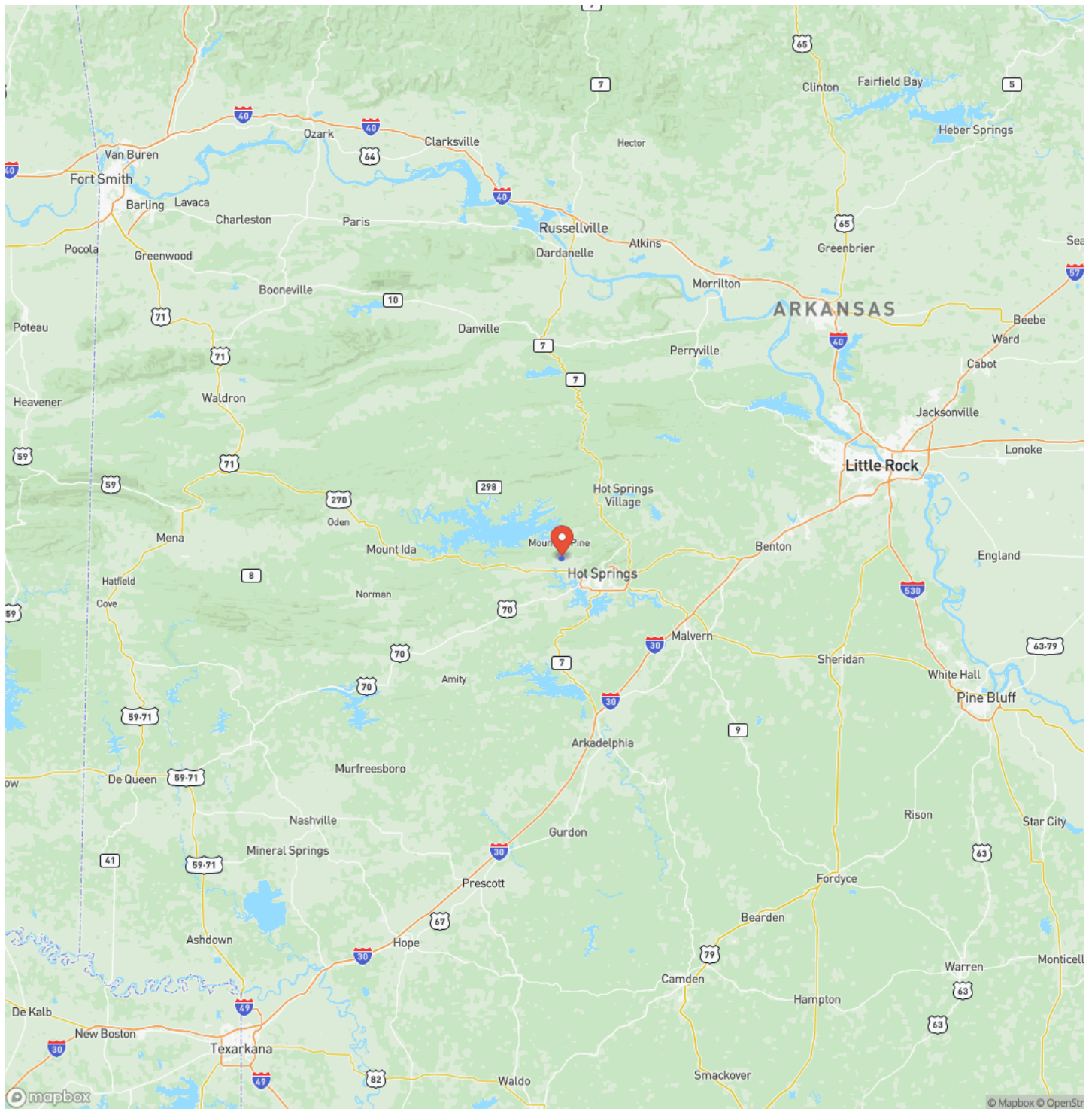
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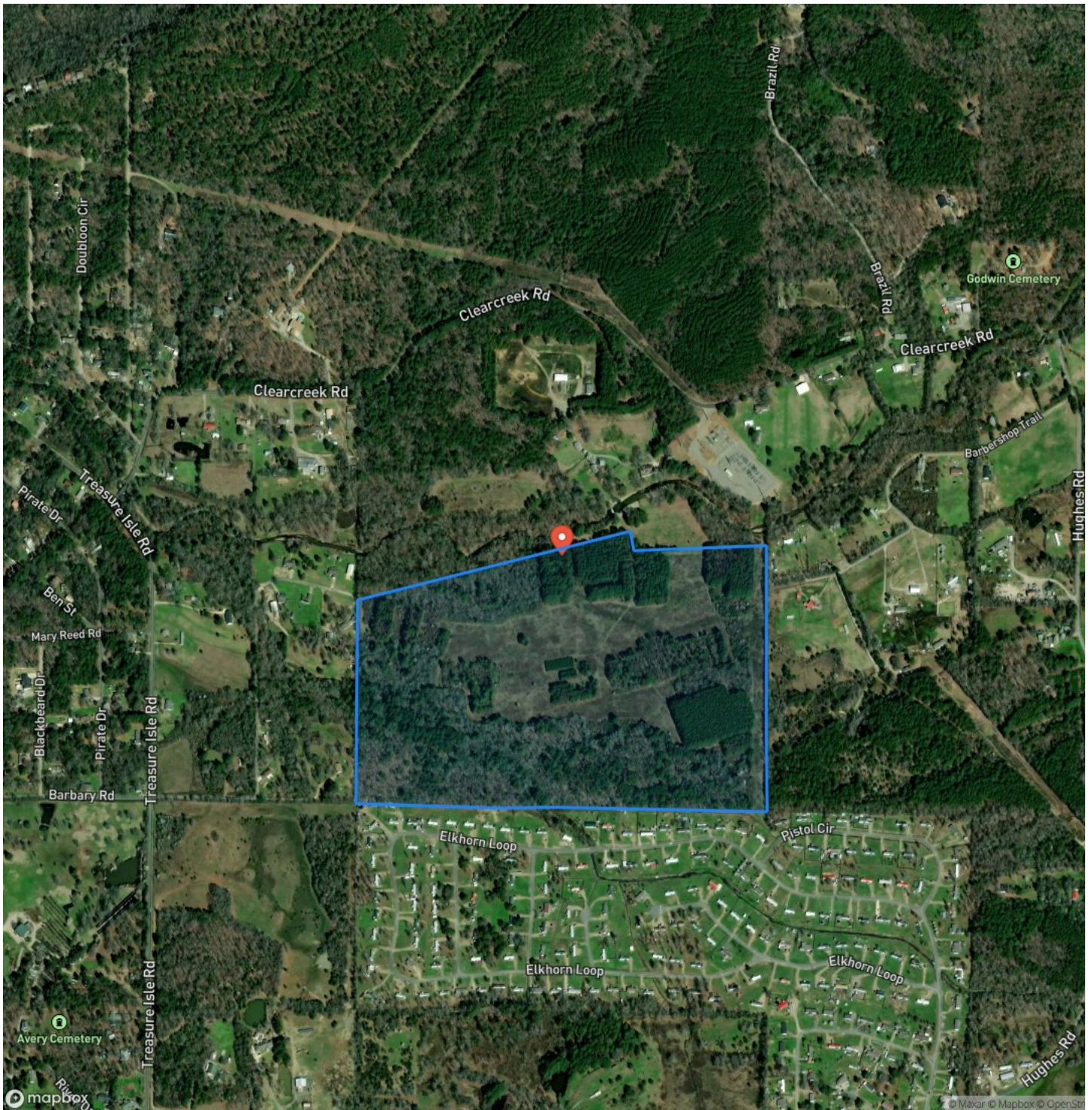
Locator Map



Locator Map



Satellite Map



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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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