

Francois Creek
Gifford Rd.
Malvern, AR 72104

\$318,790
85.26± Acres
Hot Spring County



Francois Creek
Malvern, AR / Hot Spring County

SUMMARY

Address

Gifford Rd.

City, State Zip

Malvern, AR 72104

County

Hot Spring County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.411665 / -92.725674

Acreage

85.26

Price

\$318,790

Property Website

<https://www.forestryrealestate.com/property/francois-creek/hot-spring/arkansas/61029/>



Francois Creek
Malvern, AR / Hot Spring County

PROPERTY DESCRIPTION

This 85-acre tract in Hot Springs County offers frontage on Francois Creek and a mix of wooded and open land, making it ideal for hunting, recreation, or building a cabin. The property is located 10 minutes from Malvern, 15 minutes from Benton, 30 minutes from Hot Springs, and 33 minutes from Sheridan, providing easy access to nearby towns. Known for strong whitetail deer populations, the area is well-suited for hunting. Contact us to learn more or schedule a visit.

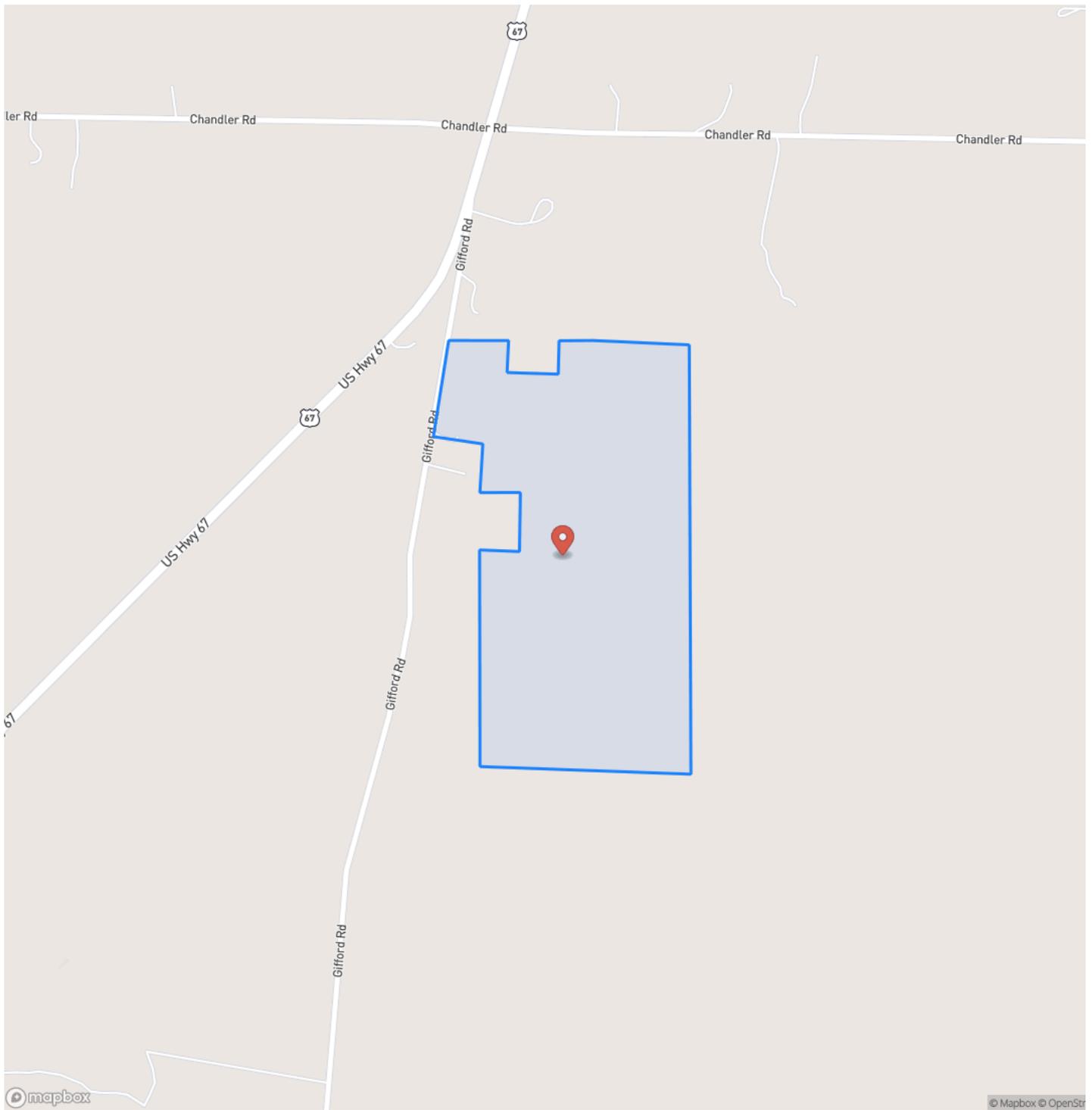
Seller to retain mineral rights.



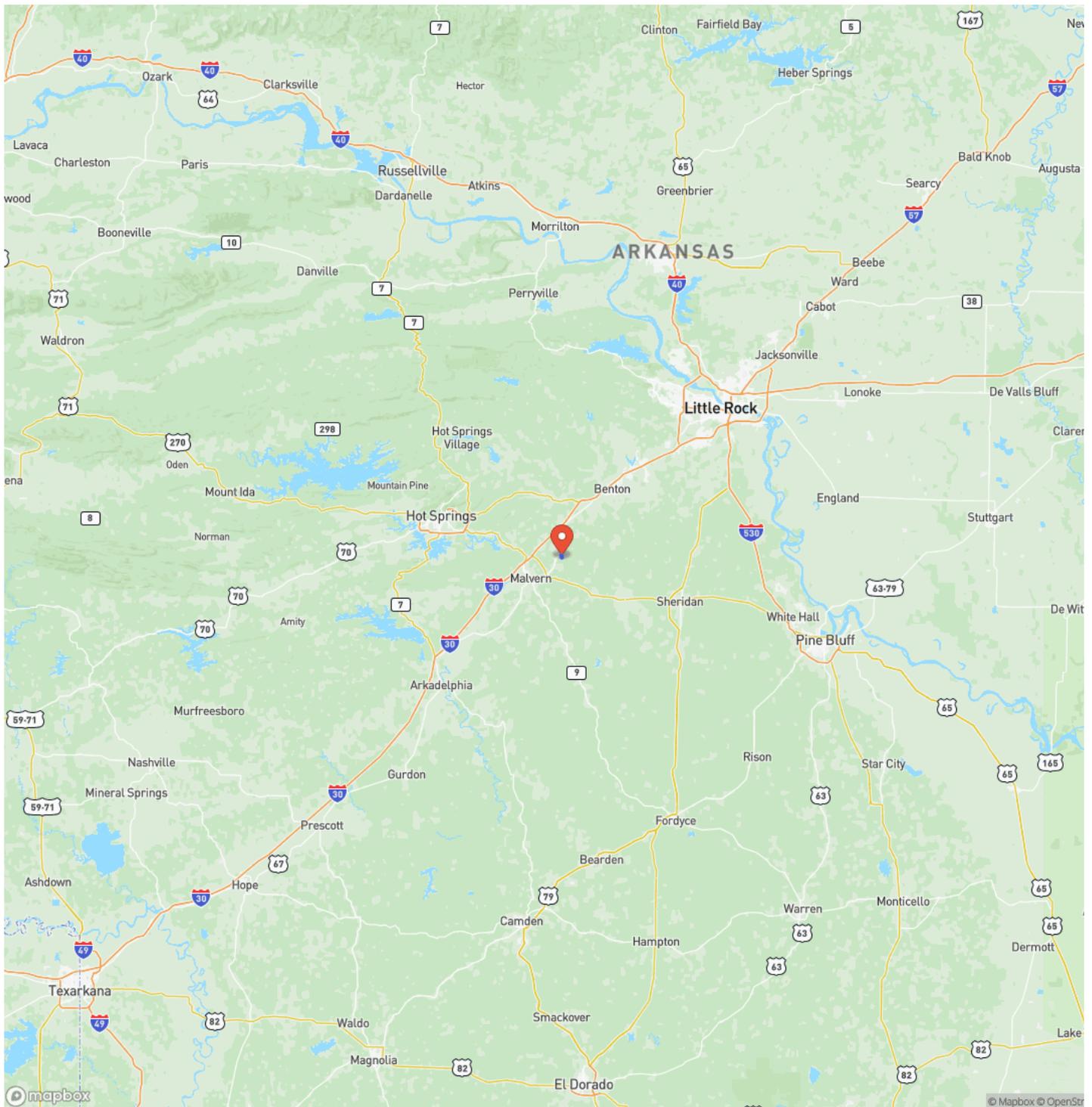
Francois Creek
Malvern, AR / Hot Spring County



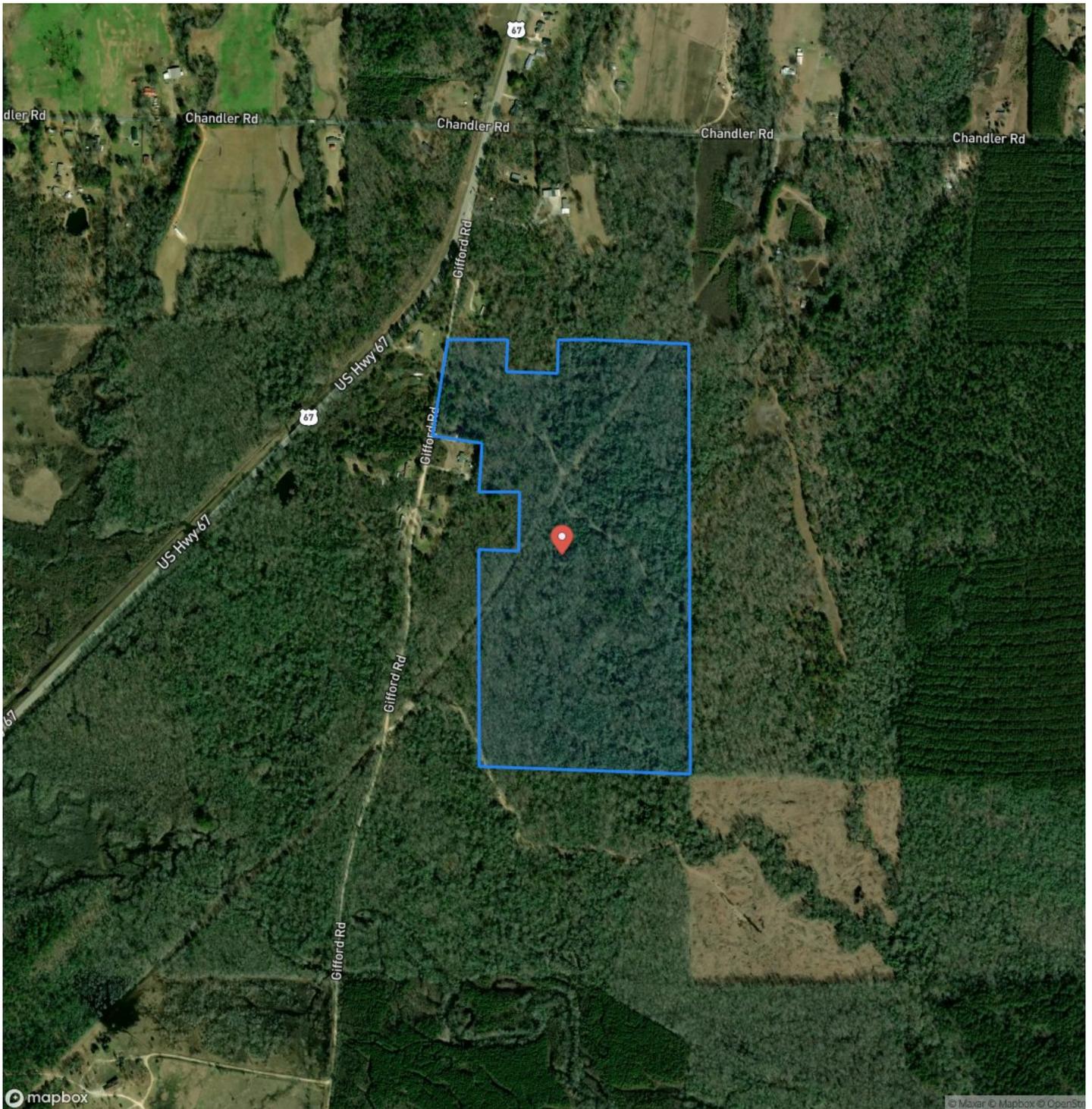
Locator Map



Locator Map



Satellite Map



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.



Davis DuBose Knight Forestry & Real Estate
1100 Asbury Rd.
Little Rock, AR 72211
(501) 219-8600
www.forestryrealestate.com

