Roland Riverbottom 84
84 Acres, Ross Hollow Road
Roland, AR 72135

$310,000
84± Acres
Pulaski County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
84 Acres, Ross Hollow Road

City, State Zip
Roland, AR 72135

County
Pulaski County

Type
Hunting Land, Recreational Land, Farms, Riverfront

Latitude / Longitude
34.906018 / -92.470185

Acreage
84

Price
$310,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

NO LONGER ENROLLED IN CRP

Approximately 84 acres located just west and north of Pinnacle in West Little Rock, Arkansas, offering a rare combination of recreational, agricultural, and riverfront opportunities.

The property features approximately 19 acres of bottomland hardwood timber along the western boundary, including a duck blind and roughly 9 acres subject to seasonal flooding. With approximately 525 feet of Arkansas River (Palarm Pool) frontage, the property offers river access and excellent wildlife habitat.

The remaining acreage consists of tillable ground, providing a blank slate for a new owner to develop according to their vision. Approximately 17 acres between the river and the main ditch offer excellent potential for a future waterfowl habitat project, while the balance of the property could be managed for deer, ducks, or other recreational and agricultural uses.

Ideally situated between Roland, Arkansas, and the Arkansas River, the property lies in an excellent deer hunting area, with opportunities for occasional duck hunting when weather and water conditions are favorable.

A unique opportunity for investors, outdoorsmen, and recreational land buyers seeking versatile acreage with Arkansas River frontage, all within close proximity to West Little Rock.

For more information or the schedule a private showing contact Chris Malinowski at 214-738-7320.





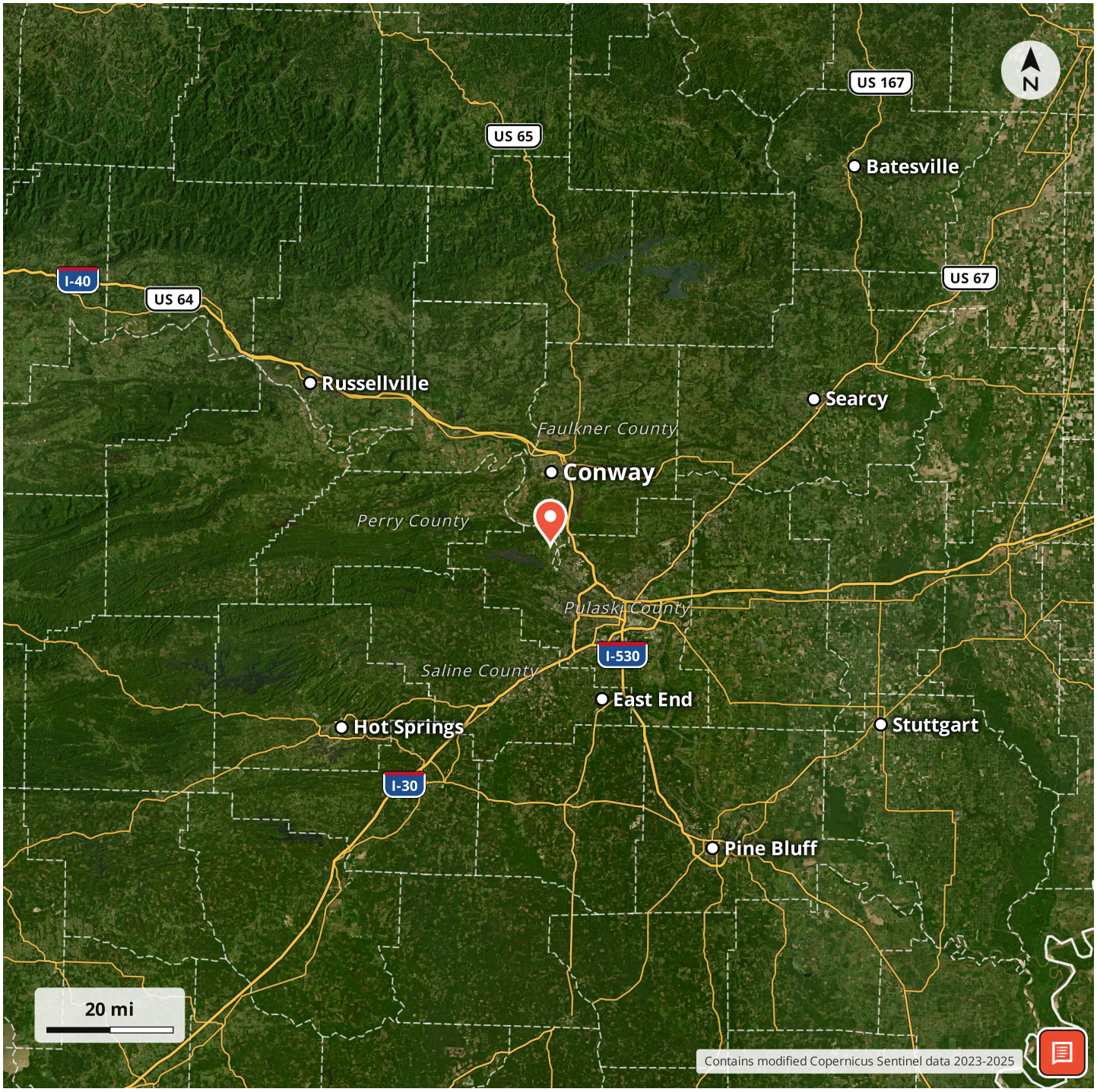








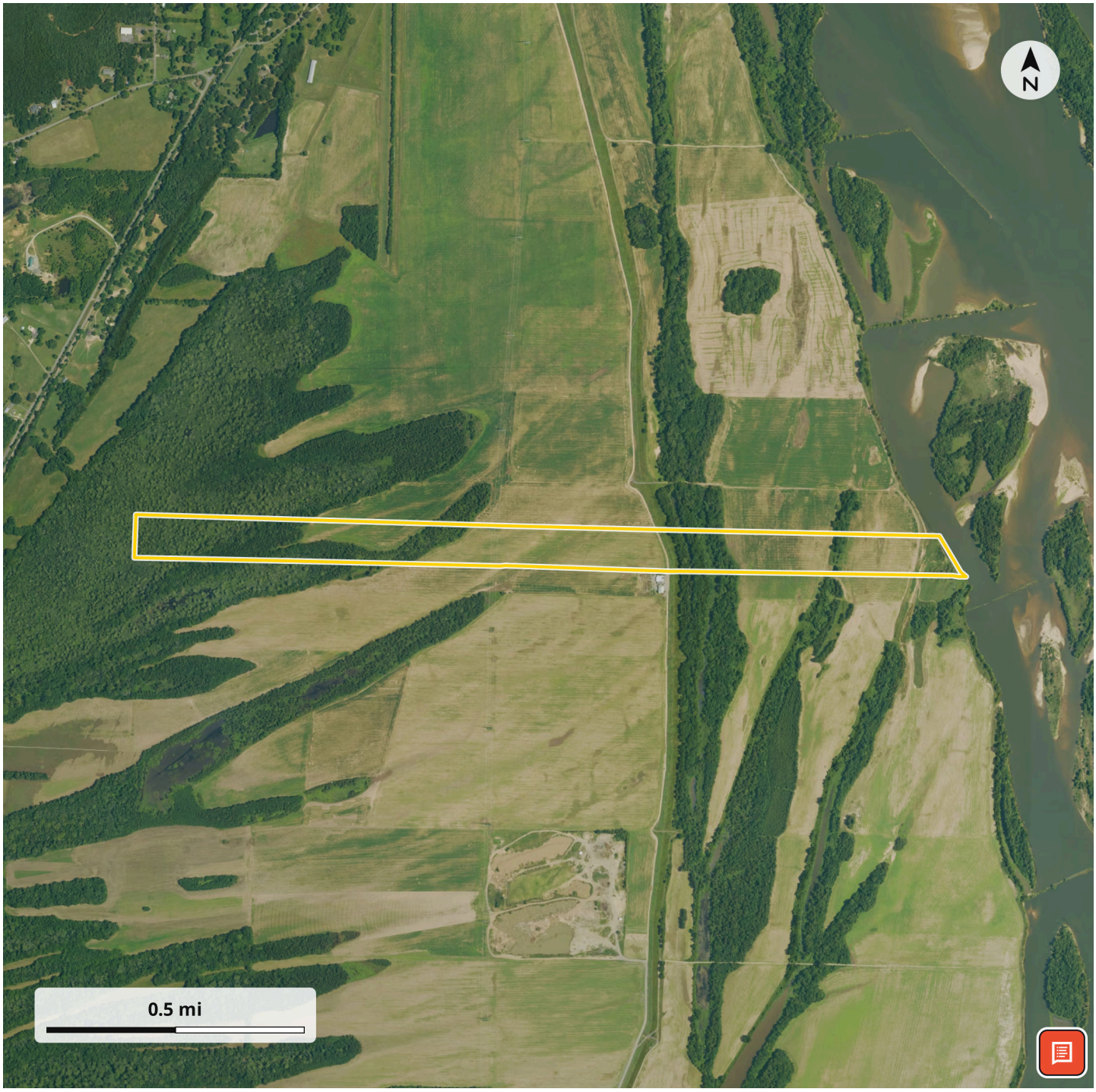
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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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.

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