

Tract 1 - Hopper 40
000 NFW 517
Caddo Gap, AR 71935

\$160,000
40± Acres
Montgomery County



Tract 1 - Hopper 40
Caddo Gap, AR / Montgomery County

SUMMARY

Address

000 NFW 517

City, State Zip

Caddo Gap, AR 71935

County

Montgomery County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront

Latitude / Longitude

34.362317 / -93.752561

Acreage

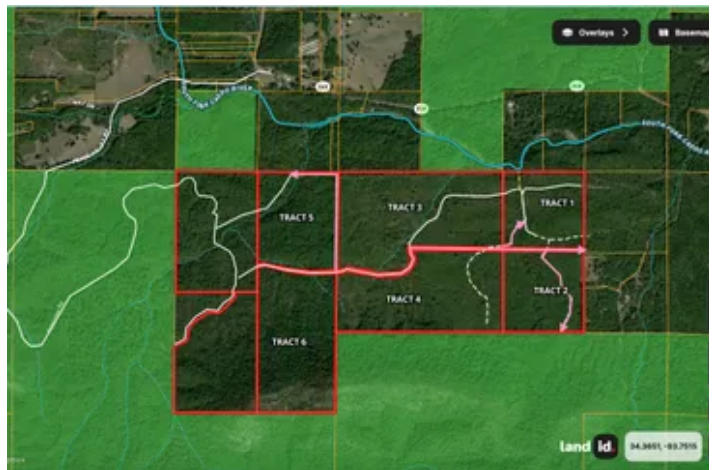
40

Price

\$160,000

Property Website

<https://www.mossoakproperties.com/property/tract-1-hopper-40-montgomery-arkansas/85812/>



Tract 1 - Hopper 40

Caddo Gap, AR / Montgomery County

PROPERTY DESCRIPTION

For Sale: ±40 Acres on South Fork Caddo River

(to be surveyed from a 240-acre tract, with 480 acres total, all available for purchase)

This ±40-acre parcel, to be surveyed from a 240-acre parent tract, is located off NFW 517 and will offer direct deeded access via a new road to be constructed by the seller. The property borders the Ouachita National Forest at the northwest corner, adjacent to the South Fork Caddo River bed. Perfect for an off grid cabin location, with potential for electricity in the future.

Planted in 2008, Loblolly pines cover a large portion of the property, primarily south of the existing road. The map shows proposed boundaries and access points—pink arrows indicate new roads to be built, and white lines show existing trails.

Note: No utilities are currently available.

Contact Chris Malinowski for more information or to schedule a private showing [214-738-7320](tel:214-738-7320).

Hot Springs, AR - 1 hour 11 min (48 miles)

Little Rock, AR - 1 hour 57 min (104 miles)

Fayetteville, AR - 3 hours 10 minutes (175 miles)

Fort Smith, AR - 2 hour 30 mins (119 miles)

Texarkana, AR - 1 hour 56 minutes (88 miles)

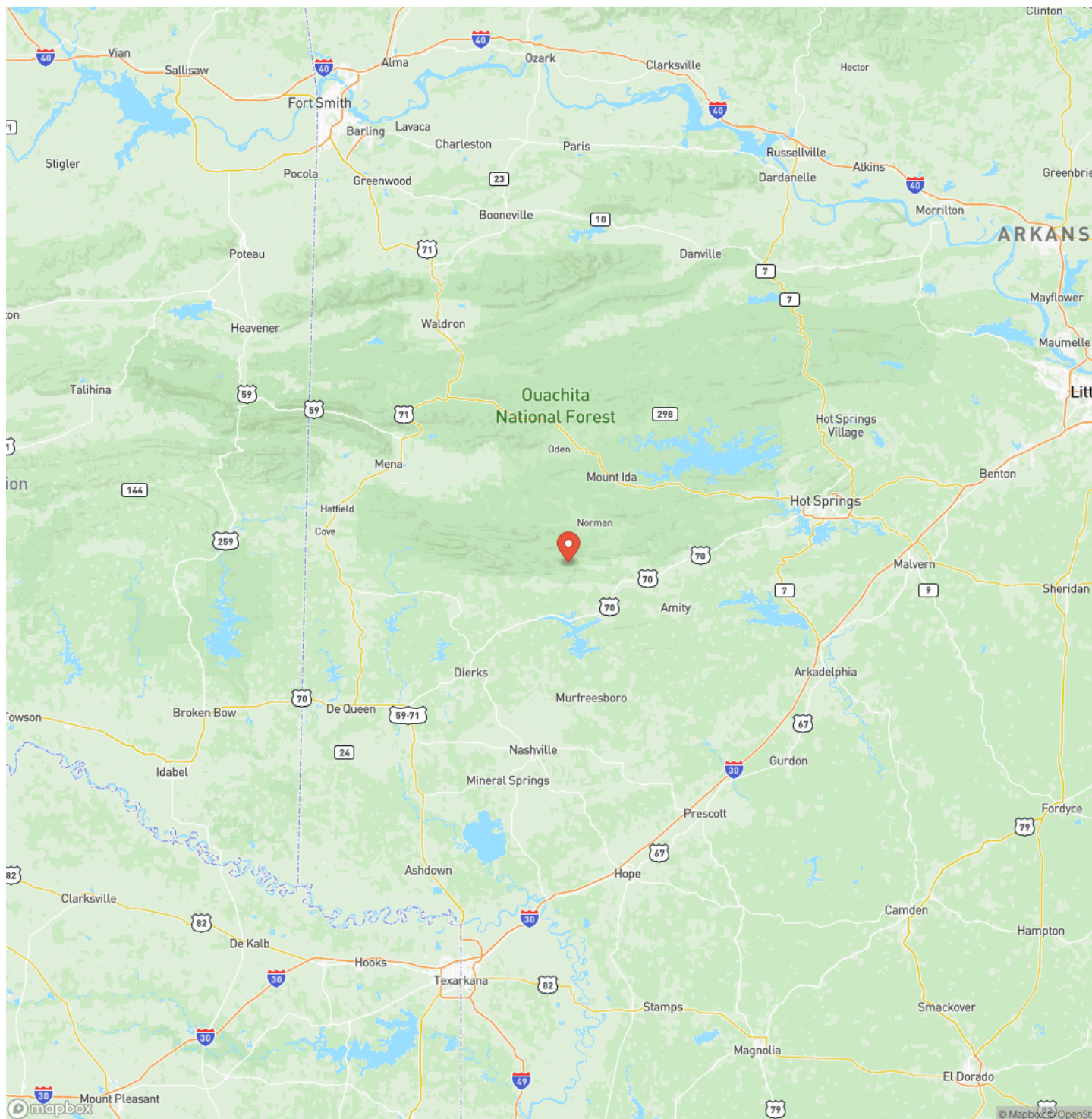
Tract 1 - Hopper 40
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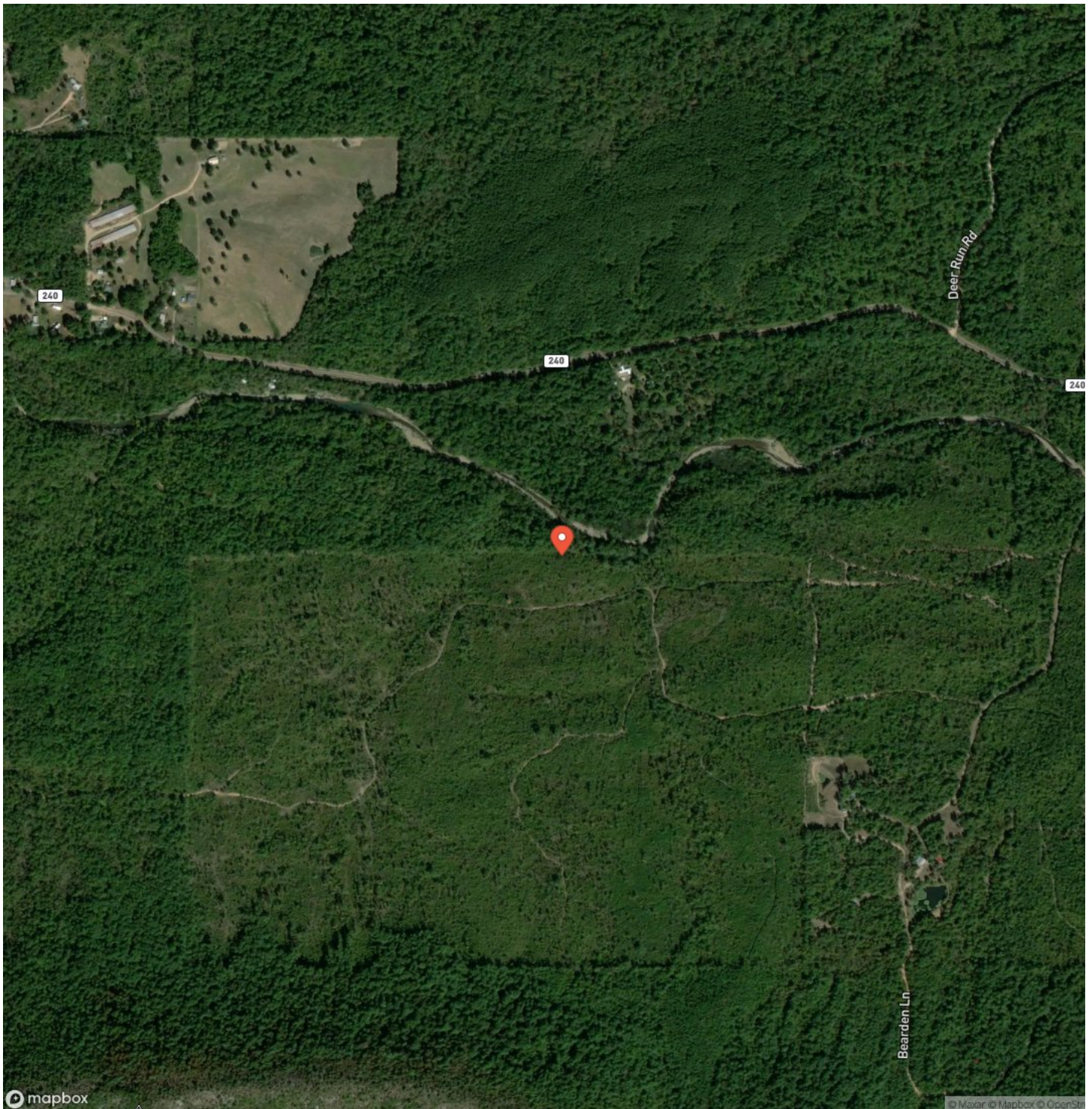
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
 For more information contact:



Representative
 Chris Malinowski

Mobile
 (214) 738-7320

Office
 (479) 480-7000

Email
 cmalinowski@mossyoakproperties.com

Address
 1200 Fort Street

City / State / Zip

NOTES

Multiple horizontal lines for taking notes.

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



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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.

Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
, AZ 72923
(479) 480-7000
moparkansasland.com

