Packsaddle 70
800 Pine Valley Trail
Waldron, AR 72958

$500,000
70± Acres
Scott County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
800 Pine Valley Trail

City, State Zip
Waldron, AR 72958

County
Scott County

Type
Residential Property, Horse Property, Farms

Latitude / Longitude
35.006389 / -94.100815

Dwelling Square Feet
1,568

Bedrooms / Bathrooms
3 / 2

Acreage
70

Price
$500,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

800 Pine Valley Trail — 70± Acre Country Property Near Waldron

Located approximately one mile off Highway 71 North of Waldron, 800 Pine Valley Trail offers the kind of quiet country setting that is becoming increasingly hard to find. This 70± acre property sits at the end of a dead-end road, providing privacy and seclusion while remaining conveniently accessible to Waldron and Highway 71.

The property features a custom-built 2025 model double-wide home designed with quality and durability in mind. The home has 2x6 exterior walls and is equipped with a Generac whole-home generator and dedicated propane tank, providing dependable backup power when you need it. Rural water and high-speed internet are already in place at the house, giving you the conveniences of modern living without giving up the peace and privacy of the country.

The acreage is well suited for livestock, with the property fenced and cross-fenced for rotational grazing or separating livestock as needed. A small pond is located in the pasture area, and multiple water spigots provide additional convenient water access for livestock.

Whether you're looking for a small cattle operation, hobby farm, homestead, or simply a private place in the country, this property offers a great combination of usable acreage, quality improvements, and location. The quiet dead-end setting, updated 2025 home, reliable utilities, fencing, pasture, pond, and proximity to Highway 71 make this a property worth taking a serious look at.

If you're looking for a move-in-ready country property with room for livestock and plenty of privacy, 800 Pine Valley Trail deserves a place on your list.

***working pens, tractors and other farm equipment can convey on a seperate bill of sale**





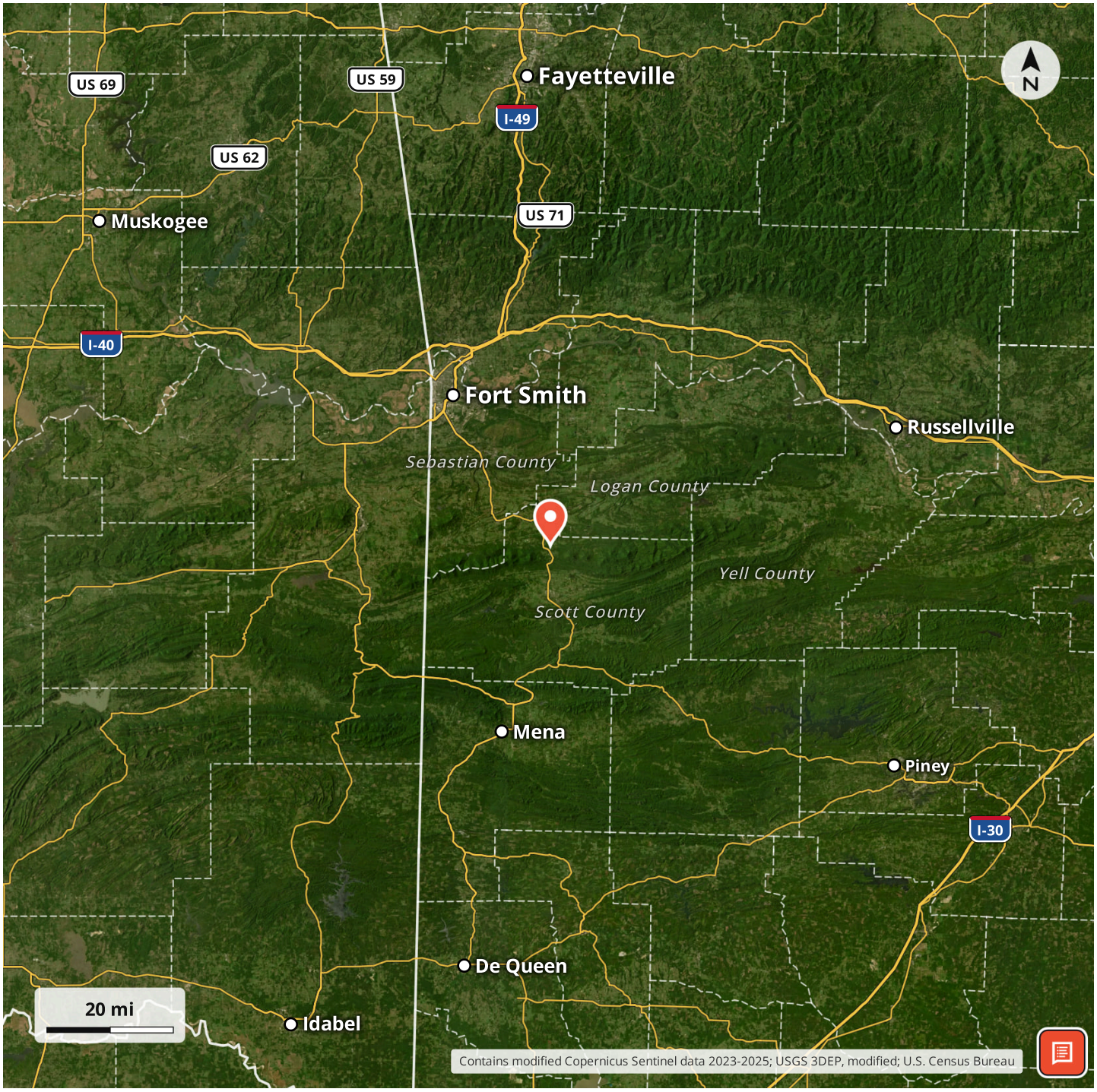




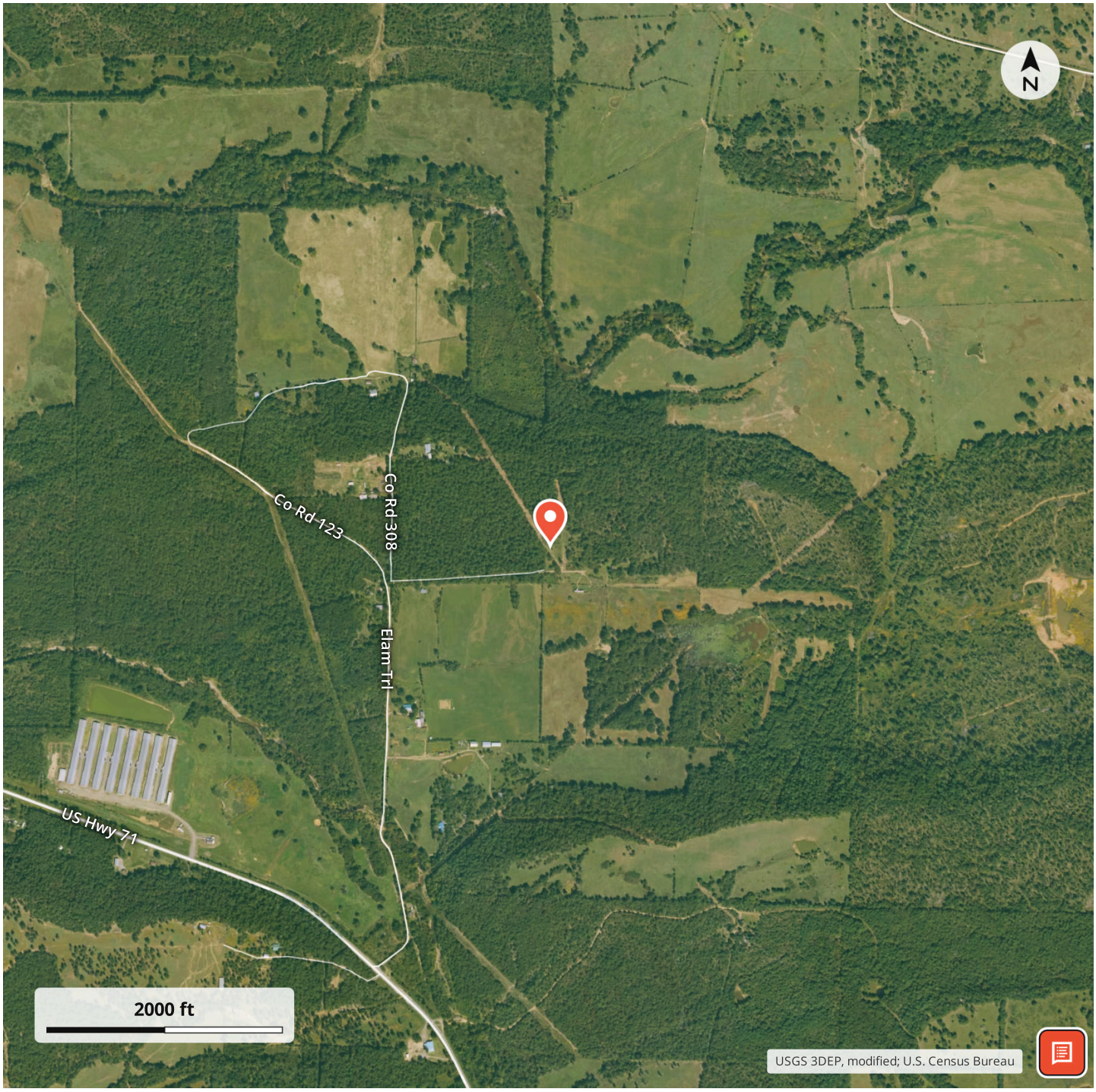




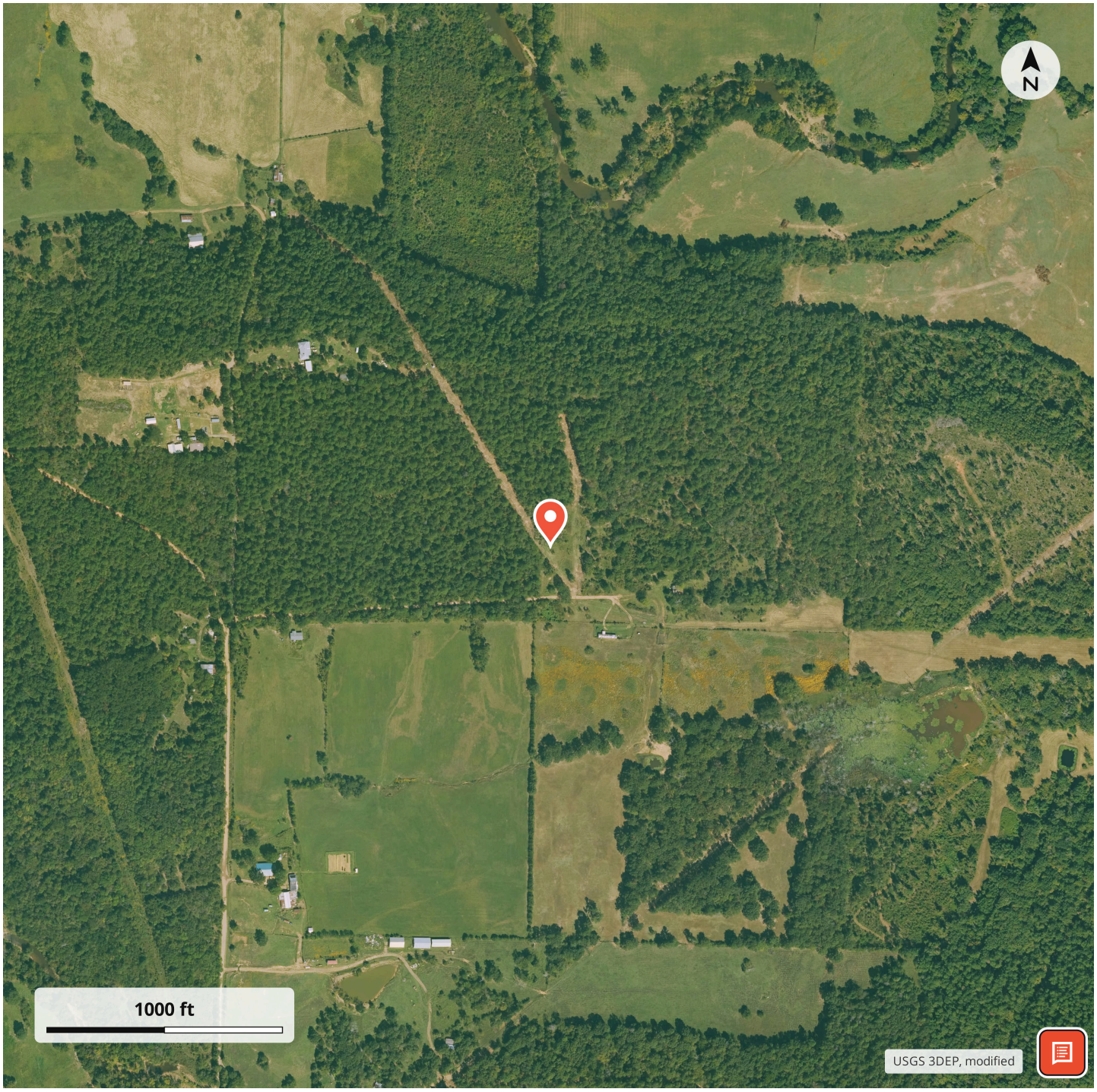
Regional Map



Locator Map


N
Co Rd 123
Co Rd 308
Elam Trl
US Hwy 71
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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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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