Packsaddle 5
11822 Valley Loop
Waldron, AR 72958

$65,000
5± Acres
Scott County







SUMMARY

Address
11822 Valley Loop

City, State Zip
Waldron, AR 72958

County
Scott County

Type
Undeveloped Land

Latitude / Longitude
35.007545 / -94.105873

Acreage
5

Price
$65,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Discover the potential of this 5+/- acre vacant tract, offering a rare opportunity to rebuild or place a mobile home with major infrastructure already in place. The previous residence was lost to fire, but electric, water and septic are present, providing a valuable head start for your next home.

With ample space for a home site, garden, or hobby farm, this acreage offers flexibility for a wide range of uses.

Whether you're looking to build new, set up a manufactured home, or invest in usable land with improvements, this property delivers a solid foundation in a peaceful, rural setting.





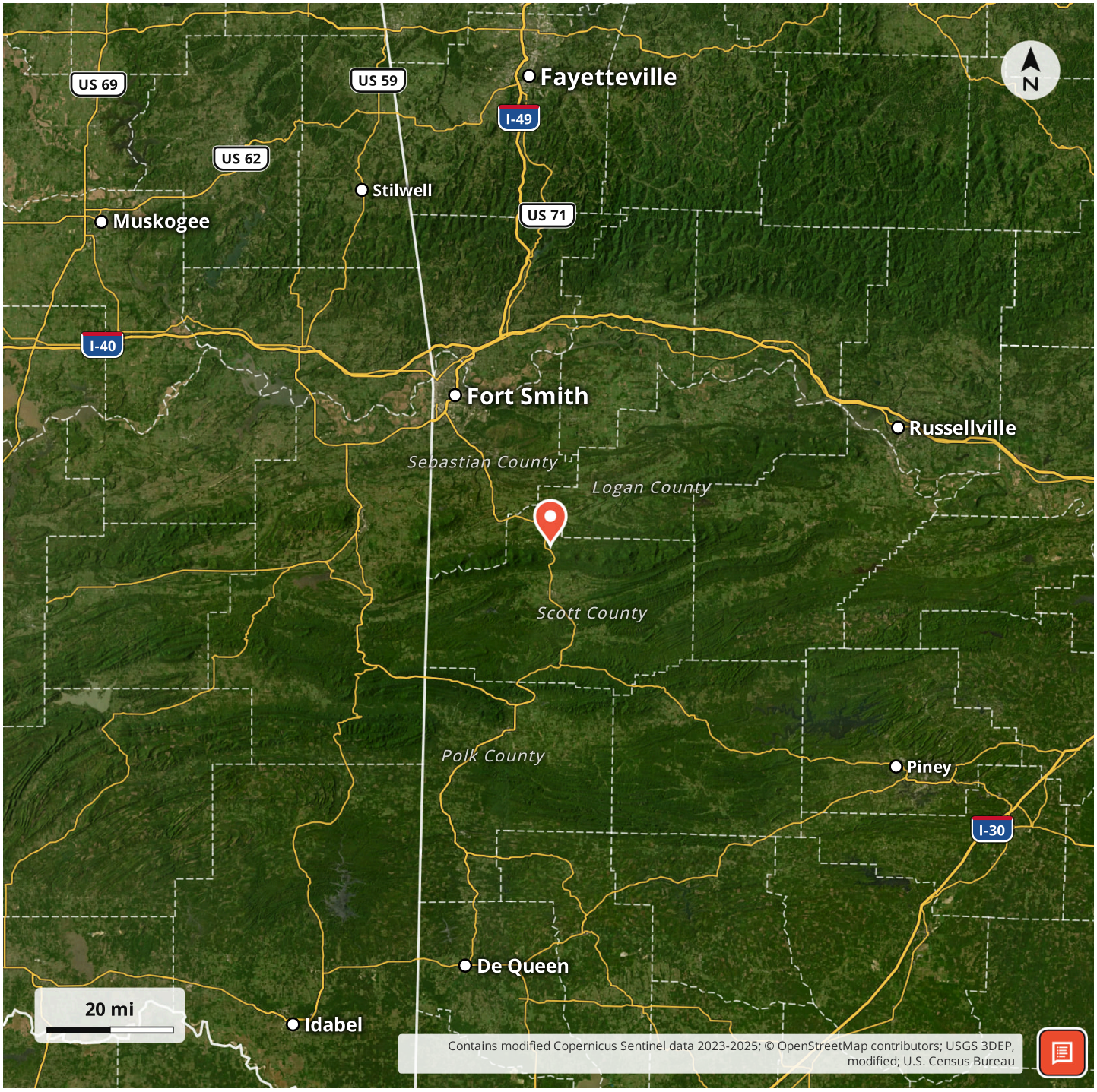




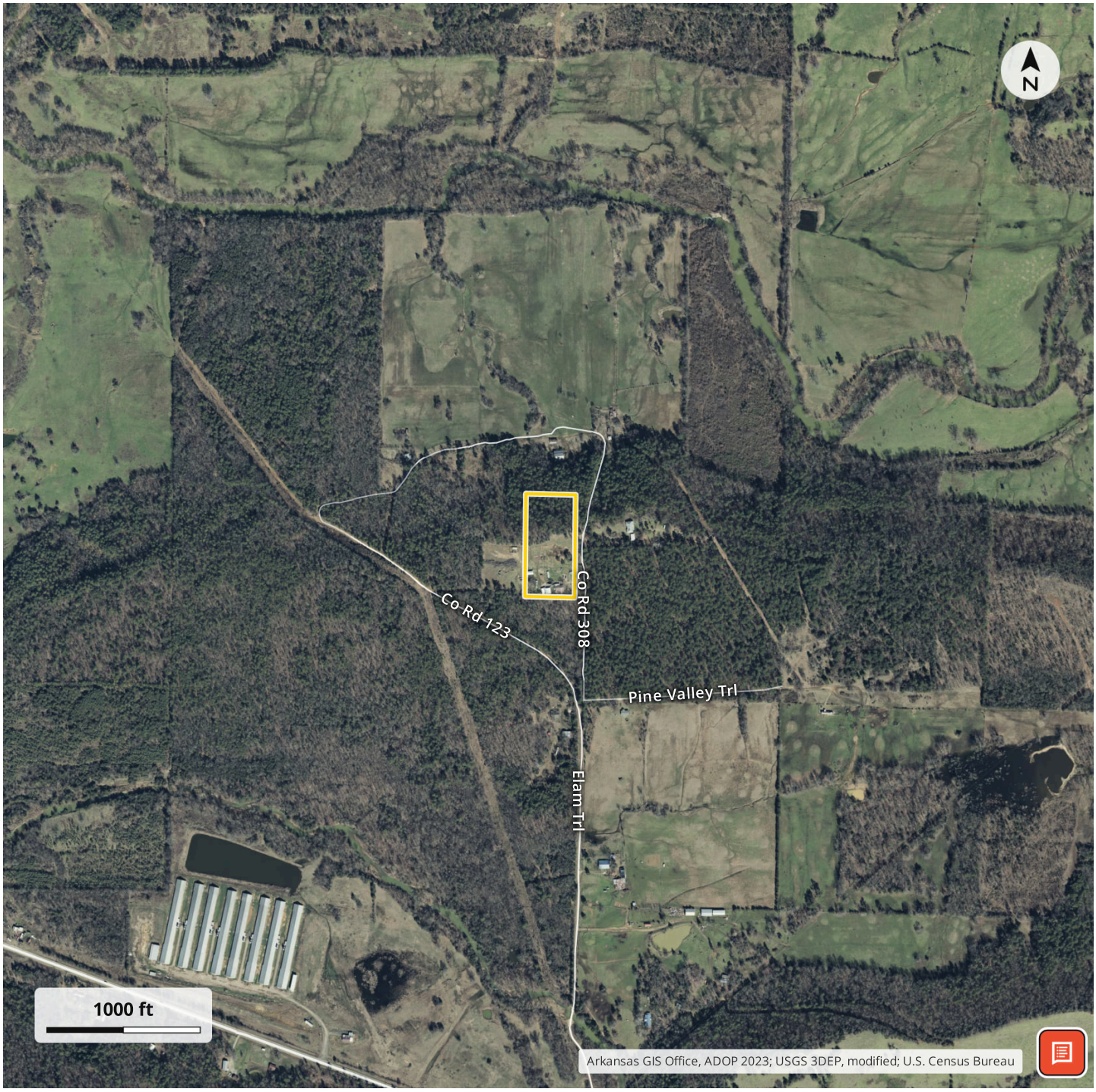




Regional Map



Locator Map


N
Co Rd 123
Co Rd 308
Pine Valley Trl
Elam Trl
1000 ft
Arkansas GIS Office, ADOP 2023; 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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