

Augusta Lot
1012 Gregory Street
Augusta, AR 72006

\$149,900
1.700± Acres
Woodruff County



Augusta Lot
Augusta, AR / Woodruff County

SUMMARY

Address

1012 Gregory Street

City, State Zip

Augusta, AR 72006

County

Woodruff County

Type

Recreational Land, Commercial, Business
Opportunity

Latitude / Longitude

35.2710892 / -91.3585178

Acreage

1.700

Price

\$149,900



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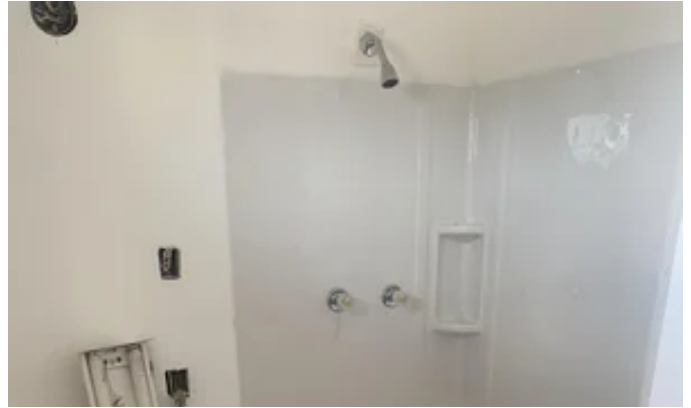
PROPERTY DESCRIPTION

This 1.70 acres +/- is located just outside the city limits of Augusta, AR. This property is located in the heart of some the most prime hunting and farm ground in central Arkansas, making the possibilities for this piece of real estate almost endless. On this property, you will find a fenced-in 40' x 50' insulated shop, a 40' X 135' covered storage awning, and an additional 20' X 240' covered storage awning that would be great for parking boats, campers, equipment, etc. There is also a 12' X 36' partially remodeled office/cabin that is heated and cooled. That makes this property great for a hunter needing a base camp in the heart of waterfowl and white tail territory. It would also be great for someone looking to start a storage business, rental property or a person needing a place to work on equipment and store it out of the elements year around. This property is located just minutes from some of the most well-known waterfowl and white tail hunting in central Arkansas including Hurricane Lake WMA, Black Swamp WMA, Taylor Bay and White River

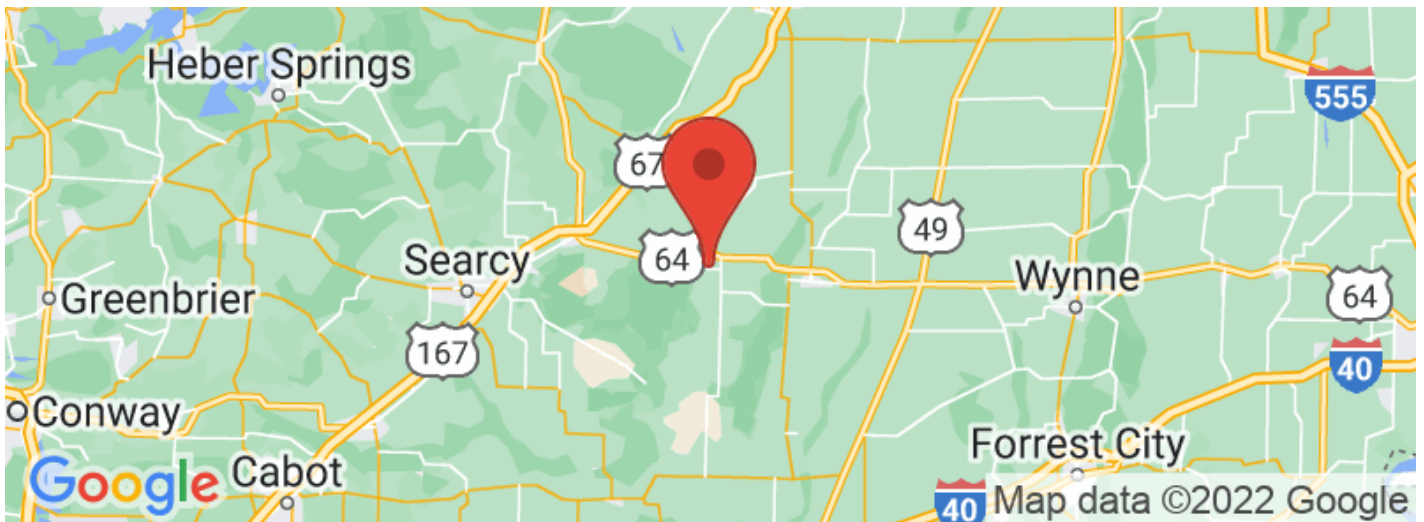


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Locator Maps



Aerial Maps



Augusta Lot
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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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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