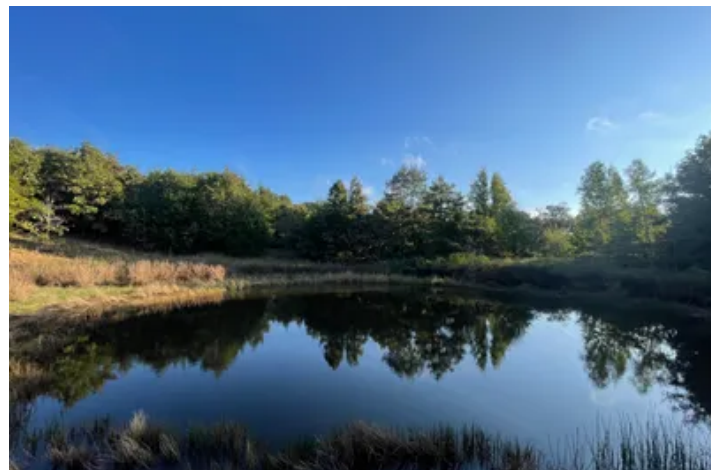


Carrollton 10
10 Acres County Rd 9204
Alpena, AR 72611

\$64,900
10± Acres
Carroll County



Carrollton 10
Alpena, AR / Carroll County

SUMMARY

Address

10 Acres County Rd 9204

City, State Zip

Alpena, AR 72611

County

Carroll County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

36.247111 / -93.365412

Acreage

10

Price

\$64,900

Property Website

<https://www.mossyoakproperties.com/property/carrollton-10-carroll-arkansas/91675/>



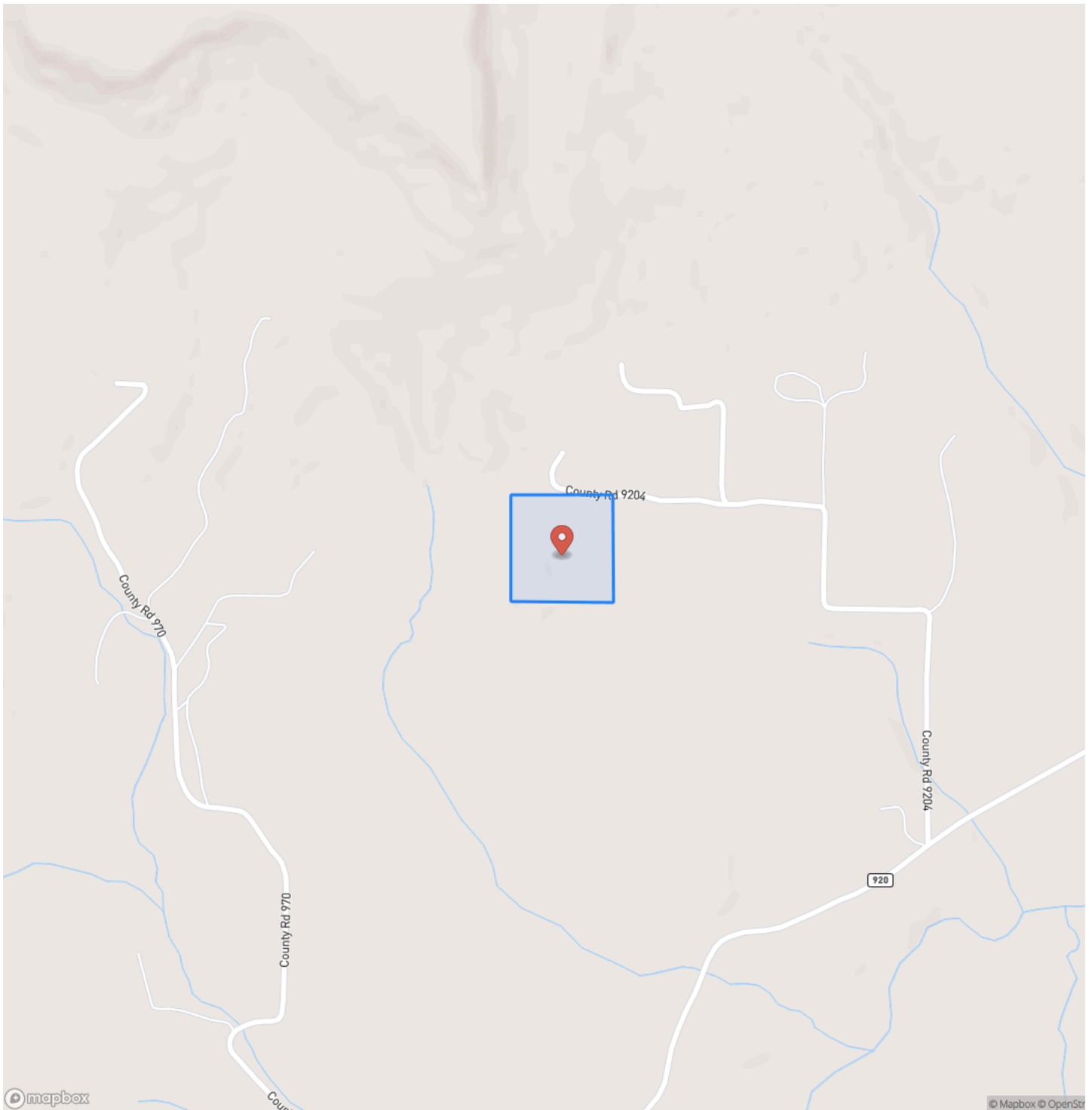
PROPERTY DESCRIPTION

10 acres with utilities and a view! Just two and a half miles from HWY 412 sits this great building opportunity at the end of a dead end road. If you're looking for privacy in a peaceful setting, this is the perfect spot. There is a flat clearing as soon as you enter the property that would make a great spot to build. Or go further in for total seclusion. There is already a nice view, but that could be expanded with relative ease. A nice pond sits just below the clearing offering an excellent spot to relax and watch the wildlife that frequents this property. Less than 20 minutes to Harrison, 35 minutes to Branson, MO and 45 minutes to Fayetteville/Springdale. Buyer to verify all utilities.

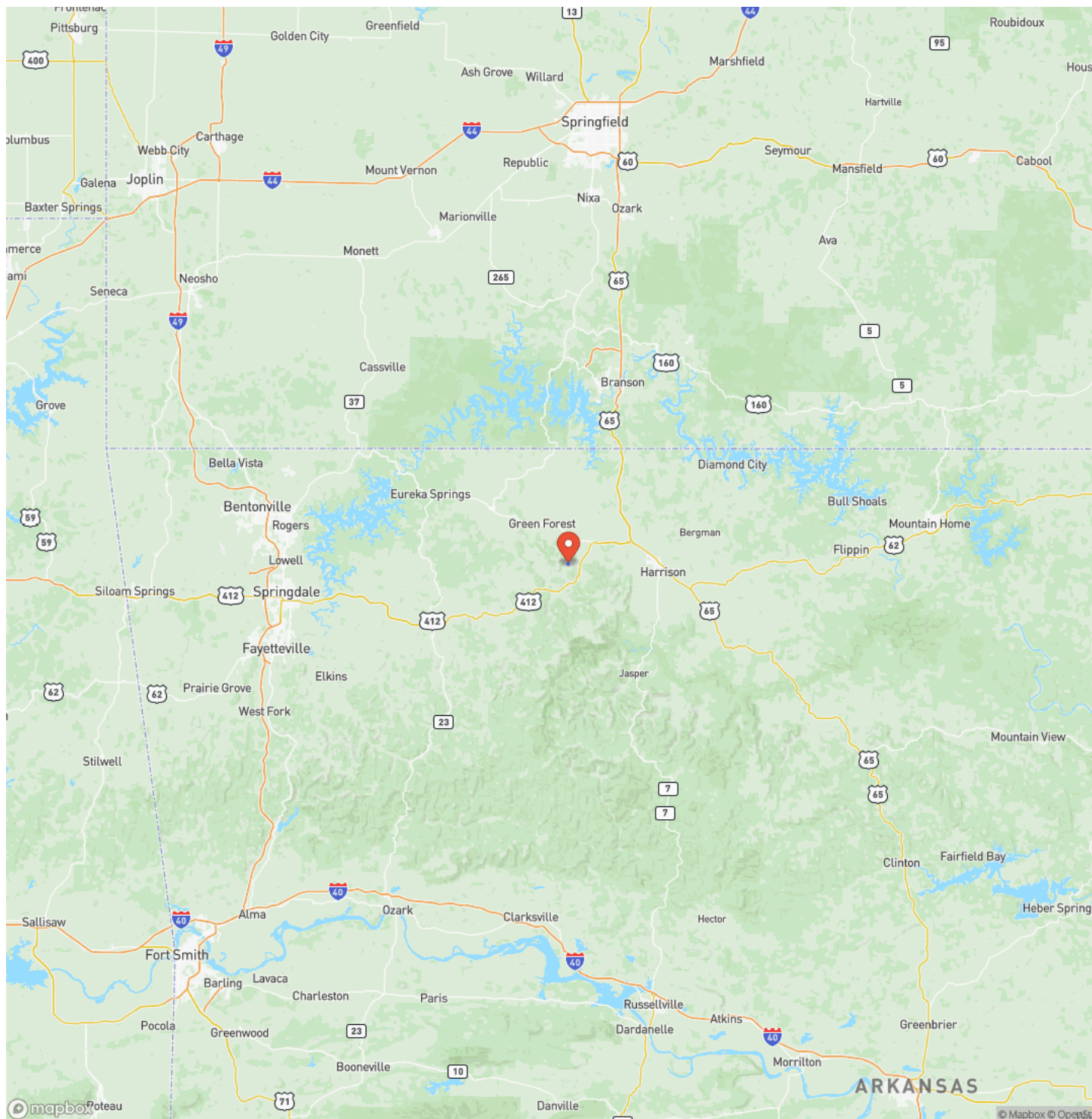
Carrollton 10
Alpena, AR / Carroll County



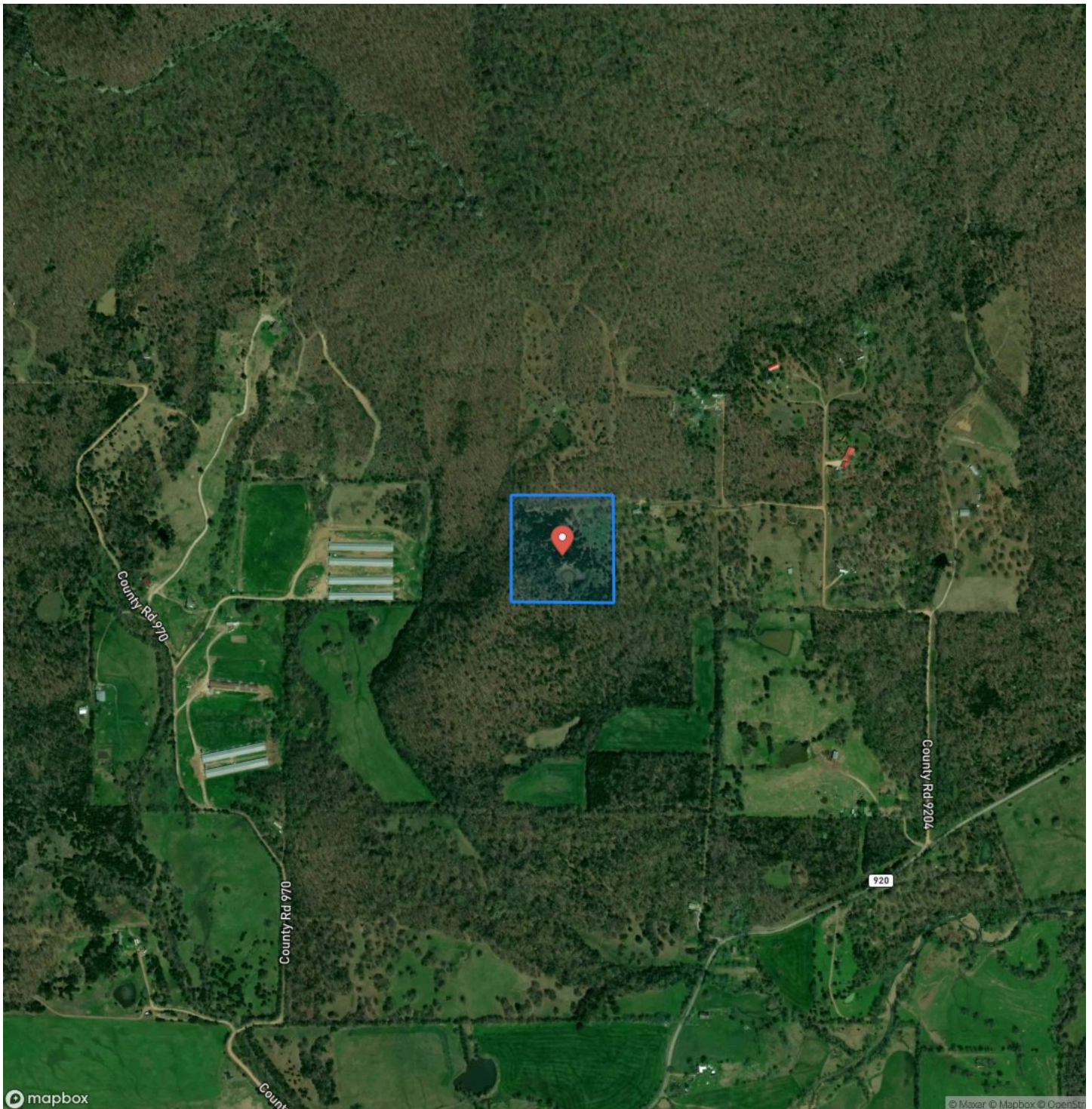
Locator Map



Locator Map



Satellite Map



Carrollton 10
Alpena, AR / Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Maynard

Mobile

(479) 249-5994

Office

(479) 480-7000

Email

jmaynard@mossyoakproperties.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

moparkansasland.com

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



moparkansasland.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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
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