

**22± Acres with 4 Ponds – Ideal for Livestock or
Homesteading in Heber Springs, AR**
000 Bird Dove Lane
Heber Springs, AR 72543

\$170,000
22± Acres
Cleburne County



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Heber Springs, AR / Cleburne County

SUMMARY

Address

000 Bird Dove Lane

City, State Zip

Heber Springs, AR 72543

County

Cleburne County

Type

Lot, Recreational Land, Farms

Latitude / Longitude

35.479044 / -91.947059

Taxes (Annually)

8

Acreage

22

Price

\$170,000

Property Website

<https://www.mossyoakproperties.com/property/22-acres-with-4-ponds-ideal-for-livestock-or-homesteading-in-heber-springs-ar-cleburne-arkansas/80773/>



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PROPERTY DESCRIPTION

22± Acres of Pastureland with 4 Ponds – Ideal for Livestock or Homesteading

Located just minutes from Heber Springs, AR

This **22± acre** parcel offers a rare combination of productive land and proximity to one of Arkansas's most scenic and recreationally rich towns. Primarily open pasture and hay ground, the property is perfect for cattle, horses, or other livestock. With **four ponds** already in place, water is abundant for both animals and wildlife.

Gently rolling and well-maintained, this tract is ideal for building your dream home, starting a hobby farm, or simply enjoying the peace and quiet of country life. Whether you're looking to expand your existing operation or plant new roots in a rural setting, this land offers the flexibility and potential to do both.

Key Features:

- 22± acres of pasture and hay ground
- 4 ponds for livestock and wildlife
- Excellent for cattle, horses, or custom homesteading
- Multiple building sites with scenic views
- Quiet, private setting with road access
- Option to purchase adjoining home and additional acreage

About the Area – Heber Springs, Arkansas

Heber Springs is a charming small town known for its welcoming community, natural beauty, and outdoor recreation. Located just a short drive from the property, the town offers essential amenities including shopping, dining, schools, medical facilities, and more.

Outdoor enthusiasts will appreciate being close to **Greers Ferry Lake**, a clear-water reservoir ideal for boating, fishing, swimming, and camping. The **Little Red River**, famous for its world-class trout fishing, is also nearby, making this area a true haven for those who enjoy life on the land and water.

Mineral rights do not convey.

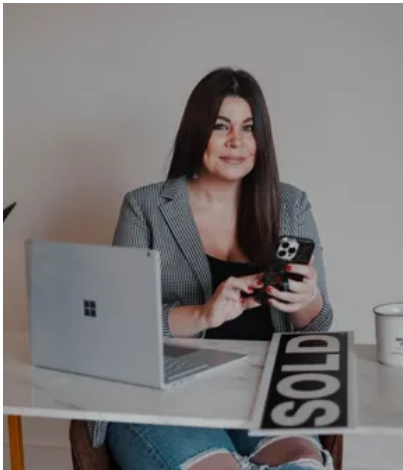
Listed with **Sarah Perkins, Executive Broker and Certified Land Specialist**, [501-691-2600](tel:501-691-2600), Mossy Oak Properties Selling Arkansas Southside, [870-569-4600](tel:870-569-4600), www.wesellarkansas.com, equal housing opportunity.

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LISTING REPRESENTATIVE
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City / State / Zip

NOTES

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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 Selling Arkansas

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