

42+/- Acres, Independence County, Arkansas, 2 ponds,
pasture, woods
2079 Union Hill Rd
Bradford, AR 72020

\$220,000
42± Acres
Independence County



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Bradford, AR / Independence County

SUMMARY

Address

2079 Union Hill Rd

City, State Zip

Bradford, AR 72020

County

Independence County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

35.548077 / -91.552279

Acreage

42

Price

\$220,000

Property Website

<https://www.mossyoakproperties.com/property/42-acres-independence-county-arkansas-2-ponds-pasture-woods-independence-arkansas/91682/>



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PROPERTY DESCRIPTION

Discover Your 42+/-Acre Retreat in Independence County, Arkansas

Escape the ordinary and claim your slice of country paradise--42+/- acres of mixed woods and rolling pasture, fully fenced and ready for your vision.

Why You'll Love This Property

- **Sprawling 42 Acres:** Enough room for livestock, crops, or simply to roam beneath open skies.
- **Dual Landscapes:** A perfect balance of mature timber (ideal for hunting, hiking, or timber income) and lush pasture for grazing animals.
- **A Pristine Pond:** Perfect for fishing, wildlife viewing, or picnics.
- **Secure & Private:** Perimeter fencing keeps your livestock safe and beautiful building sites with enough room to have lots of privacy.
- **Built-in Convenience:** On-site electric and on-site rural water means you can build your dream home, install barn with lighting, or power your workshop right away. Currently has an old home on it that is being used as storage.

Endless Possibilities

Whether you're dreaming of a full-time homestead, weekend getaway, equestrian haven or conservation retreat, this property adapts to your ambitions. Imagine morning coffee by one of the ponds, afternoon rides through the woods, and evenings watching deer come to the water's edge.

Ready to Make it Yours?

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

Call or Text Listing Agent, **Angie Adams** at [870-834-9334](tel:870-834-9334) for a tour of the property or for more information.

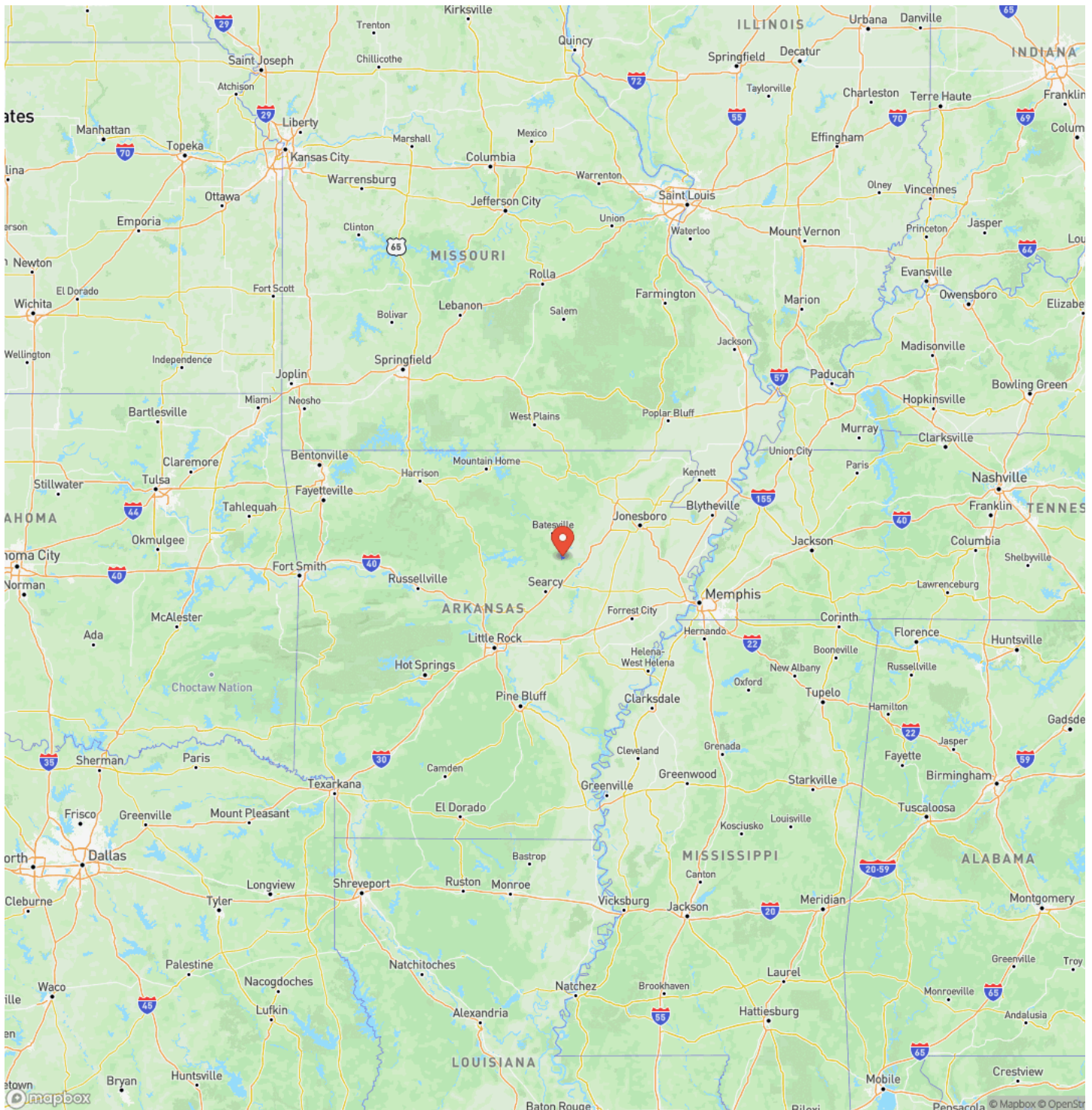
Equal Housing Opportunity. www.WeSellArkansas.com

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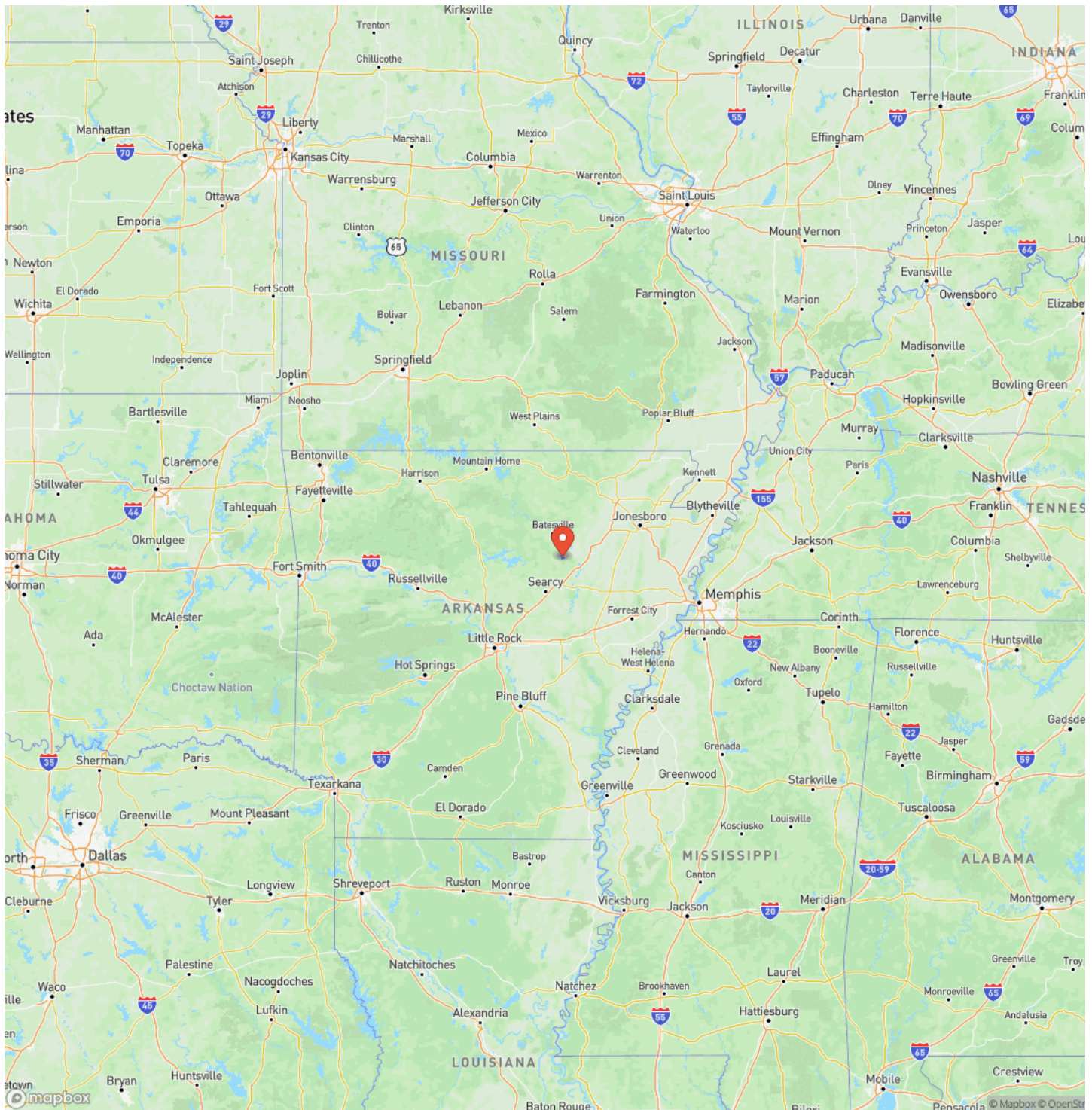
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Locator Map



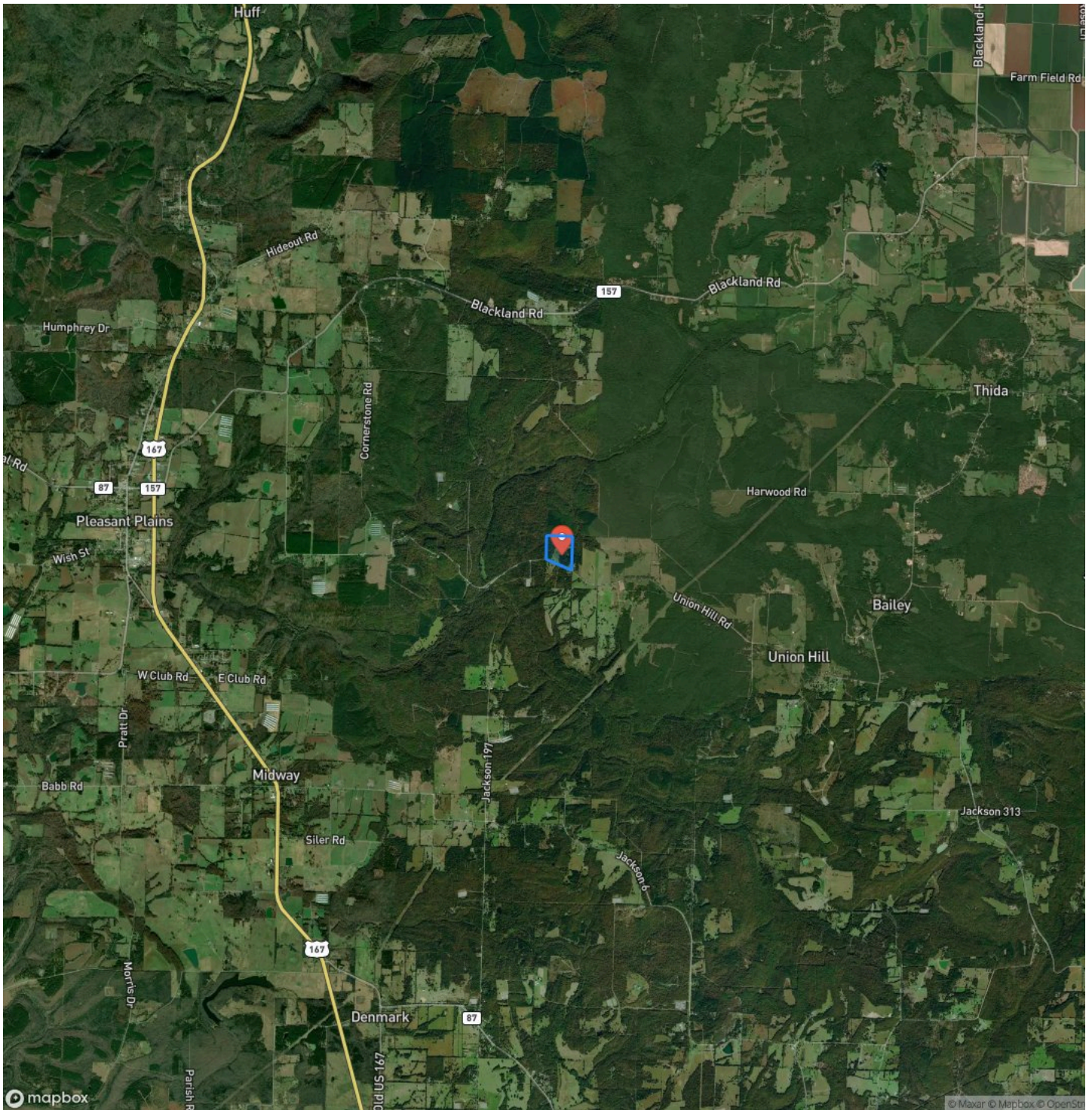
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Locator Map



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Satellite Map



**42+/- Acres, Independence County, Arkansas, 2 ponds, pasture, woods
Bradford, AR / Independence County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Angela Adams

Mobile

(870) 834-9334

Office

(870) 495-2123

Email

angela@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

This image shows a blank 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.

MORE INFO ONLINE:

<https://wesellarkansas.com/>

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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.

Mossy Oak Properties Selling Arkansas

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