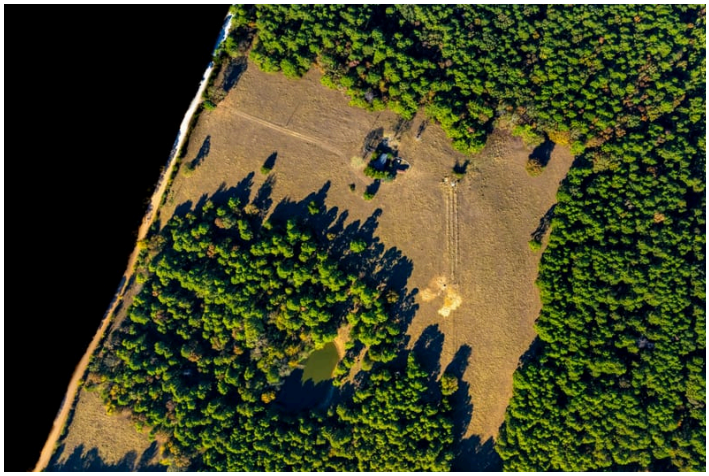
42+/- Acres, Independence County, Arkansas, 2 ponds, pasture, woods
2079 Union Hill Rd
Bradford, AR 72020

$200,000
42± Acres
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
$200,000

Property Website
www.mossyoakproperties.com







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 rome 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 viewig, 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 Paroperties Selling Arkansas, 870-495-2123 .**

Call or Text Lising Agent, **Angie Adams at 870-834-9334** for a tour of the property or for more information.

Equal Housing Opportunity. www.WeSellArkansas.com








LISTING REPRESENTATIVE

For more information contact:



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Angela Adams

Mobile
(870) 834-9334

Office
(870) 495-2123

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Address
8111 N. St. Louis

City / State / Zip
Cave City, AR 72521

NOTES

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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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