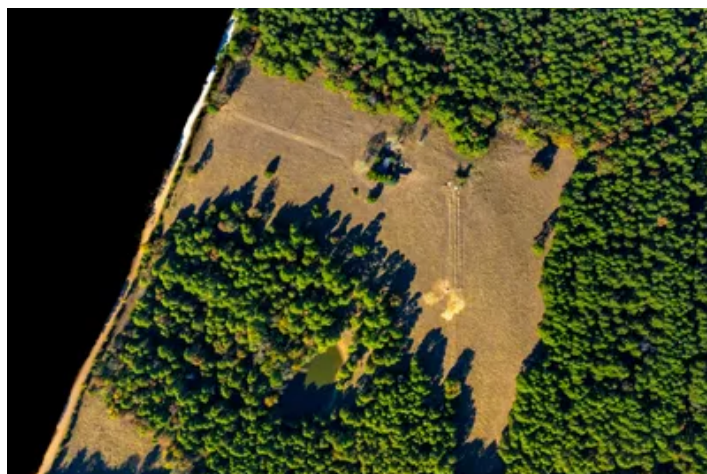


42+/- Acres, Independence County, Arkansas, 2 ponds,  
pasture, woods  
2079 Union Hill Rd  
Bradford, AR 72020

**\$300,000**  
42± Acres  
Independence County





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

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**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**

\$300,000

**Property Website**

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



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

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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?

Contact the listing agent and your local **Certified Land Specialist, Angie Adams** at [870-834-9334](tel:870-834-9334) Listed with **Mossy Oak Properties Selling Arkansas**. Main office number [870-495-2123](tel:870-495-2123) or visit our website [www.wesellarkansas.com](http://www.wesellarkansas.com). Equal Housing Opportunity



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

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**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

## NOTES

[illegible]

**MORE INFO ONLINE:**

**wesellarkansas.com**

[illegible]

## **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.

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**Mossy Oak Properties Selling Arkansas**

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