

Nicholson Timber Tract
000 E. Campground Rd.
Ash Flat, AR 72513

\$99,900
34± Acres
Sharp County



Nicholson Timber Tract
Ash Flat, AR / Sharp County

SUMMARY

Address

000 E. Campground Rd.

City, State Zip

Ash Flat, AR 72513

County

Sharp County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

36.171107 / -91.569655

Acreage

34

Price

\$99,900

Property Website

<https://habitatlandcompany.com/property/nicholson-timber-tract-sharp-arkansas/84443/>



Nicholson Timber Tract
Ash Flat, AR / Sharp County

PROPERTY DESCRIPTION

The Nicholson Timber Tract is a solid 34 +/- acre piece of ground just southeast of Ash Flat, offering a nice mix of seclusion and accessibility. It's covered in mature, mast-producing timber that makes it a great spot for hunting or just enjoying the outdoors.

With road frontage on both S. Corinth Road and E. Campground Road, plus electric at the road, it's also a strong candidate for a cabin or home site. Whether you're looking for a small hunting property, a peaceful retreat, or a place to build in the woods, this one's worth a look.

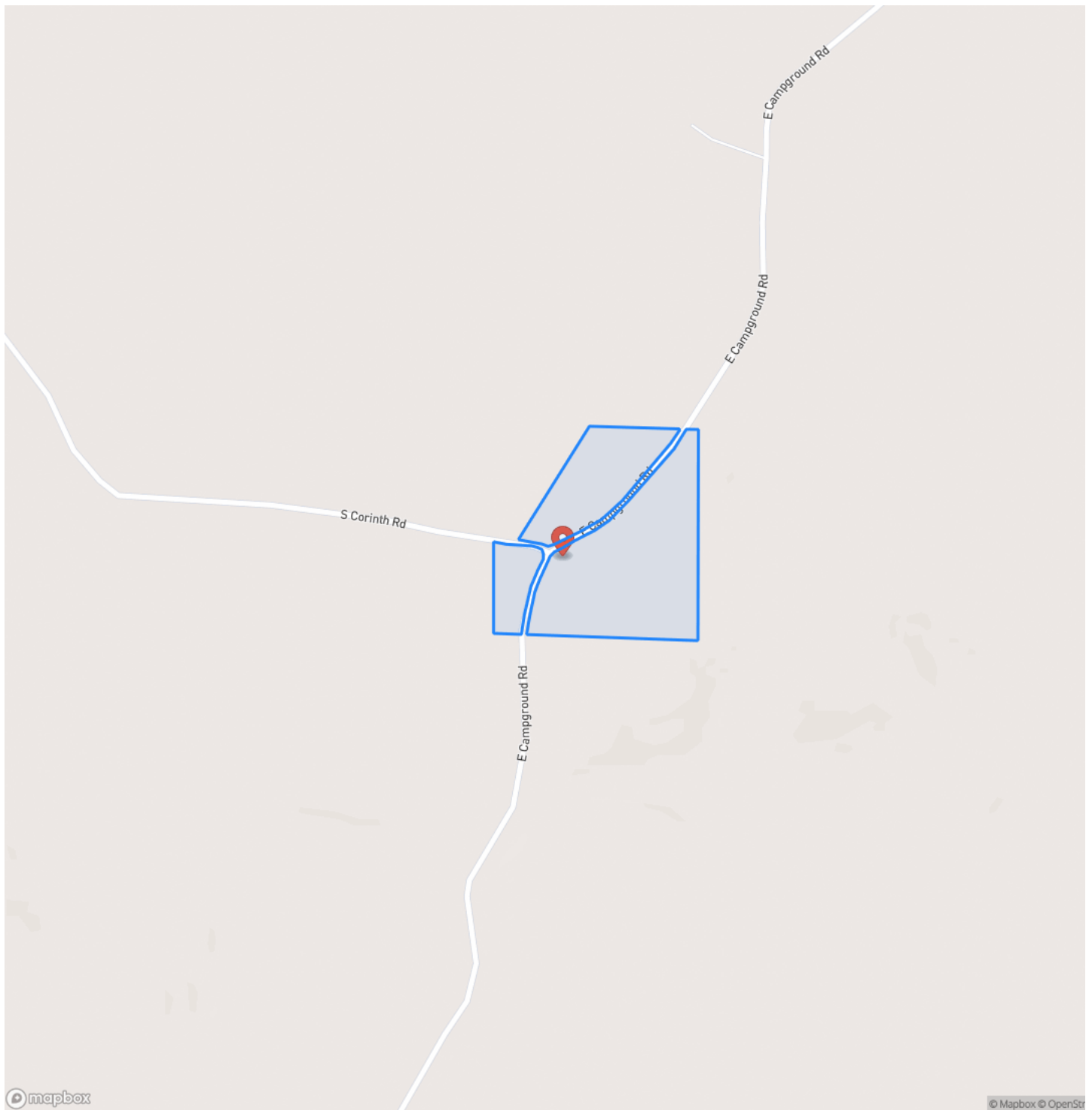
Quiet, wooded, and full of potential — the kind of place that doesn't come along every day.



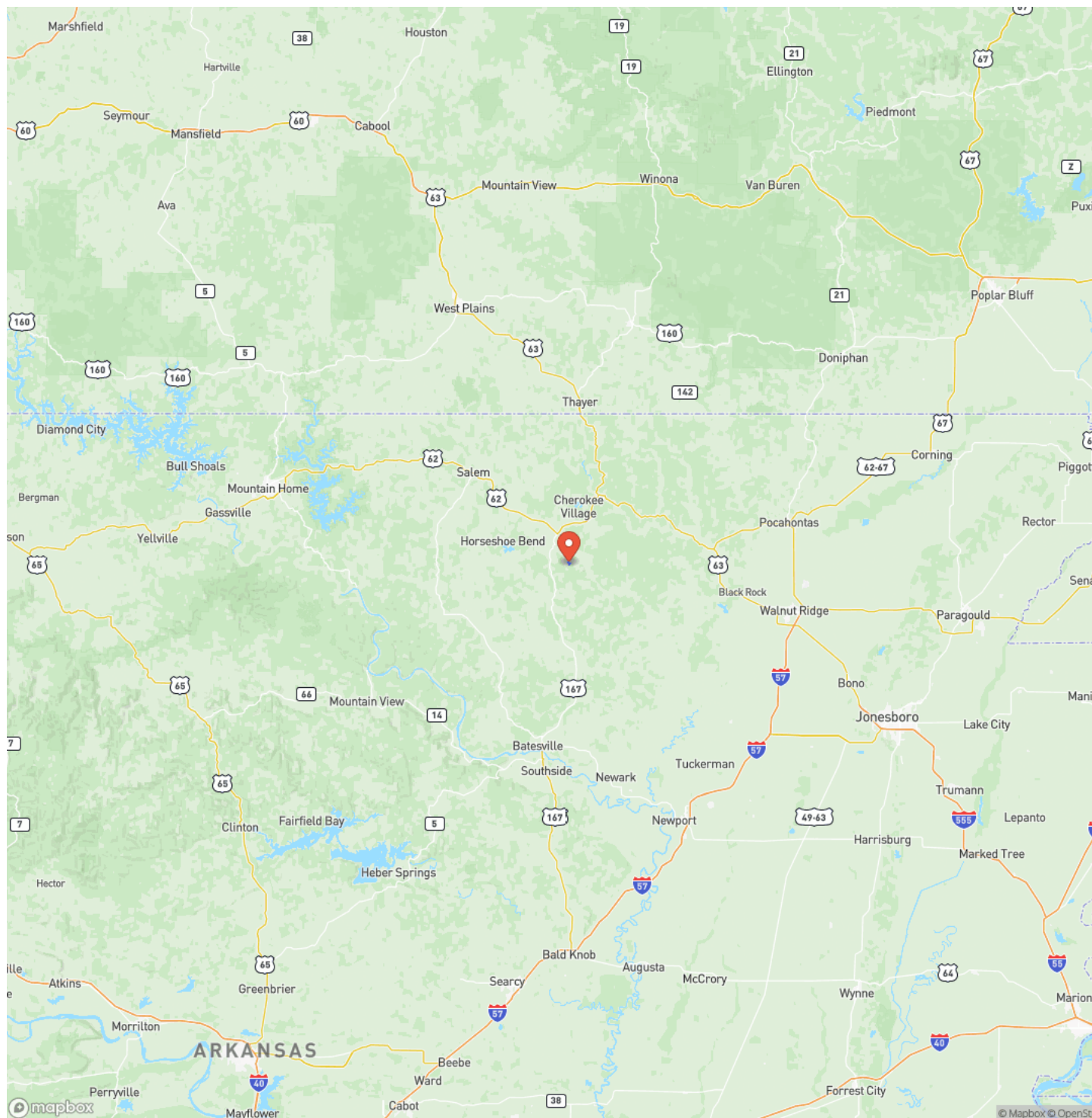
Nicholson Timber Tract
Ash Flat, AR / Sharp County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Hardin

Mobile

(870) 512-9298

Email

will@habitatlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



<https://www.habitatlandcompany.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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

