

**Hwy 8 Tract near Saline River**  
000 Hwy 8  
Fountain Hill, AR 71642

**\$99,500**  
37± Acres  
Ashley County





**Hwy 8 Tract near Saline River**  
**Fountain Hill, AR / Ashley County**

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**SUMMARY**

**Address**

000 Hwy 8

**City, State Zip**

Fountain Hill, AR 71642

**County**

Ashley County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.3784 / -91.9533

**Acreage**

37

**Price**

\$99,500

**Property Website**

<https://habitatlandcompany.com/property/hwy-8-tract-near-saline-river-ashley-arkansas/25405>



**MORE INFO ONLINE:**

**<https://www.habitatlandcompany.com>**



## **Hwy 8 Tract near Saline River**

### **Fountain Hill, AR / Ashley County**

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#### **PROPERTY DESCRIPTION**

37 acres +/- of timberland in Ashley County that offers an assortment of opportunities for a buyer. Located approx. 1/4 mile from both the Ashley / Bradley county line and the Saline River in between Johnsville, AR & Fountain Hill, AR. Acreage lays on both north and south sides of paved Highway 8. The smaller side (north) has a beautiful cypress brake running through it that has giant cypress trees along with big pine and hardwood...also where I jumped a few dozen wood ducks in the brake mid-day. On the south side of the highway on both the south and eastern boundaries neighbors the Arkansas Natural Heritage Commission. This tract would be a great hunting tract for someone and offers the ability for an immediate return on investment if buyer wanted to harvest the remaining standing timber. Boundary lines have been established by a survey. Electric along Highway 8. Give us a call if you'd like to know more about this tract.



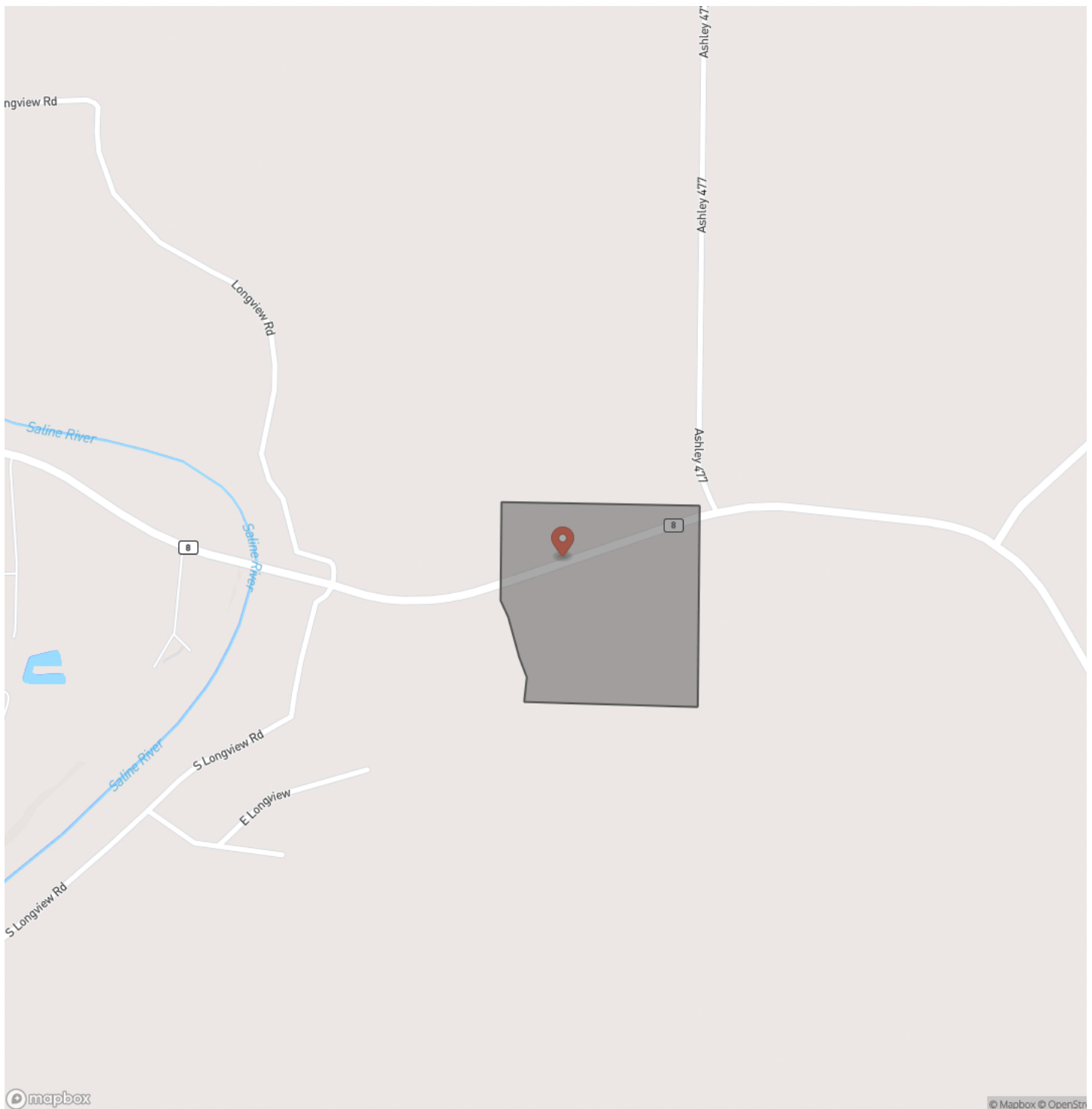


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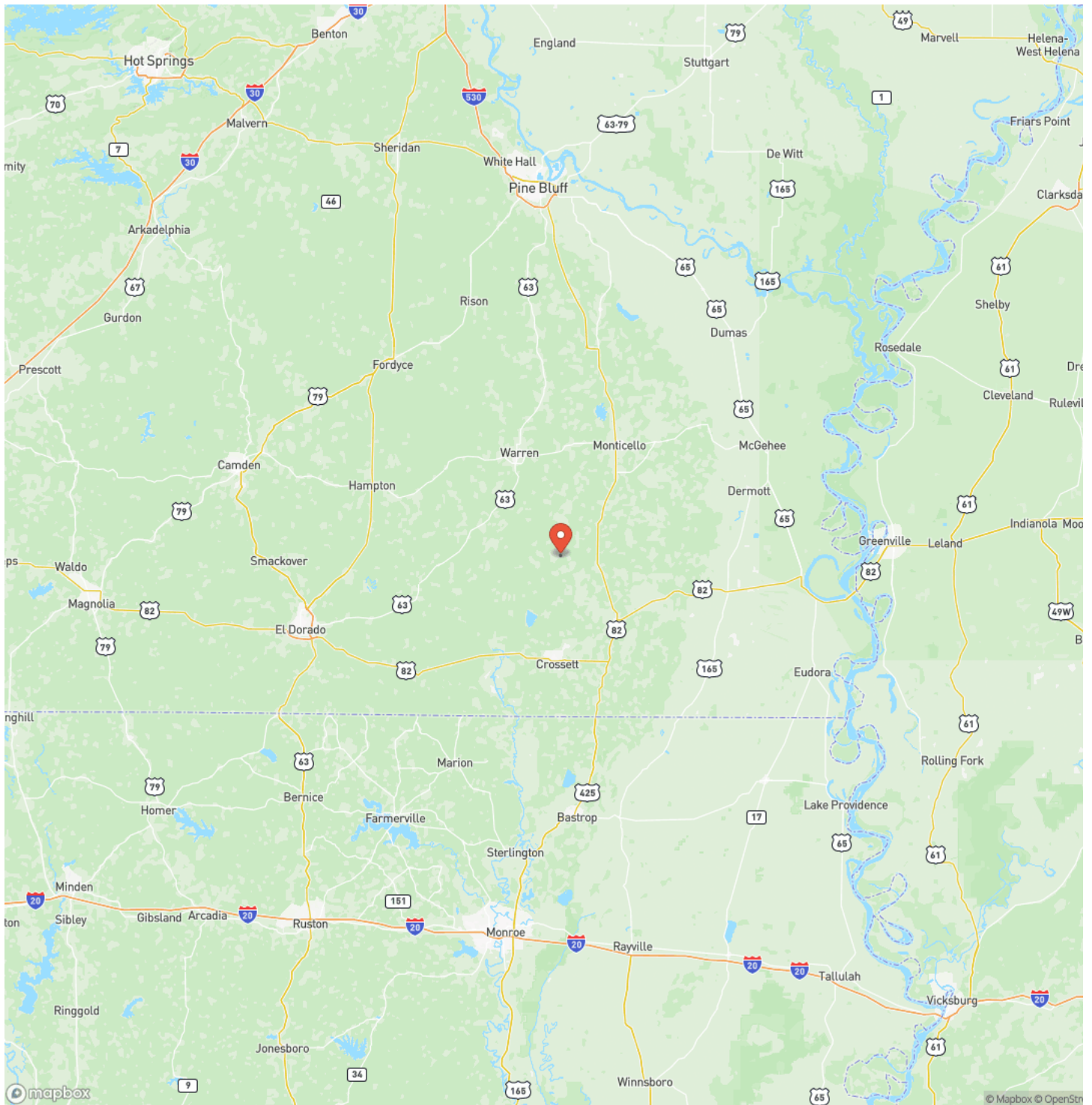


## Locator Map





## Locator Map



## Satellite Map





## Hwy 8 Tract near Saline River Fountain Hill, AR / Ashley County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Hardin

## Mobile

(870) 512-9298

## Email

will@habitatlandcompany.com

**Address**

## City / State / Zip

Bald Knob, AR 72010

## NOTES

[illegible]

**MORE INFO ONLINE:**

**<https://www.habitatlandcompany.com>**



## 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.



## **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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**Habitat Land Company**  
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<https://www.habitatlandcompany.com/>

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