

**Wilmar 84**  
**000 Sanderlin Rd.**  
**Wilmar, AR 71675**

**\$147,350**  
**84.200± Acres**  
**Drew County**



**Wilmar 84**  
**Wilmar, AR / Drew County**

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**SUMMARY**

**Address**

000 Sanderlin Rd.

**City, State Zip**

Wilmar, AR 71675

**County**

Drew County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

33.6278 / -91.9428

**Acreage**

84.200

**Price**

\$147,350

**Property Website**

<https://habitatlandcompany.com/property/wilmar-84-drew-arkansas/25424>





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### **PROPERTY DESCRIPTION**

84 acres +/- located between Warren, AR and Monticello, AR near the community of Wilmar, AR in Drew County, Arkansas. This tract had the timber harvested in 2020 and currently is a giant bedding area for deer and other wildlife. There are two creeks running through the property and a good road system in place to get you throughout the property. A new bridge was placed on Langford Creek leading to the cabin located on the high ground. Out front of the cabin is a small pond for someone to wet a line. Cabin does not have running water or power. This property offers excellent hunting or would provide the opportunity for a nice house place.

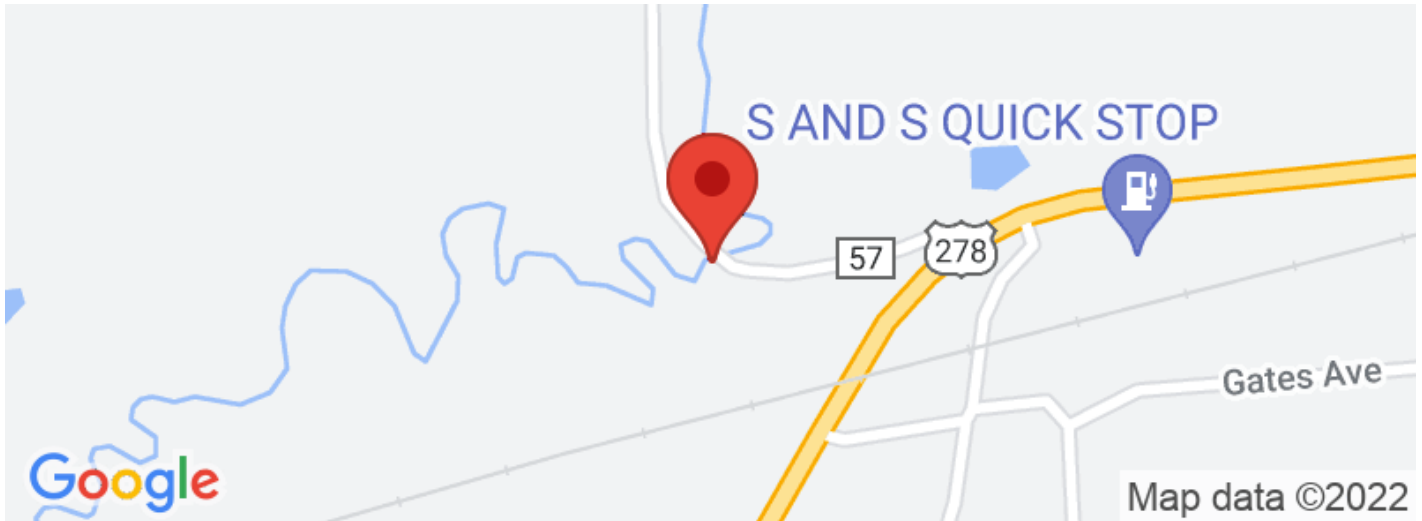


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## Locator Maps





## Aerial Maps



**Wilmar 84**  
**Wilmar, AR / Drew County**

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## **LISTING REPRESENTATIVE**

**For more information contact:**



### **Representative**

Will Hardin

### **Mobile**

(870) 512-9298

### **Email**

will@habitatlandcompany.com

### **Address**

118 Meadowview Circle

### **City / State / Zip**

Judsonia, AR 72081

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## **NOTES**

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## NOTES

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## **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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