

40 acres +/- near Frontier Canyon
000 Vista Bay Rd. - via easement
Greers Ferry, AR 72067

\$149,000
40.700± Acres
Cleburne County



**40 acres +/- near Frontier Canyon
Greers Ferry, AR / Cleburne County**

SUMMARY

Address

000 Vista Bay Rd. - via easement

City, State Zip

Greers Ferry, AR 72067

County

Cleburne County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.6041 / -92.0992

Acreage

40.700

Price

\$149,000



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PROPERTY DESCRIPTION

40 acres +/- of mixed hardwood and pine with lake view in Cleburne Co., AR. This wooded tract is accessible by a 20 foot deeded easement (gated) off of Vista Bay Rd. As you enter the SW proximity of the property the road turns due east and continues on a straight line east to west following the south boundary before turning north and going down into the heart of the property. Due to the vast change in topography, the road on the property attributes greatly in terms of accessibility east to west as well as offering a good shooting lane. The topography change compliments in the fact that it offers a good view of the lake. Mineral rights do not convey. Survey has been completed.

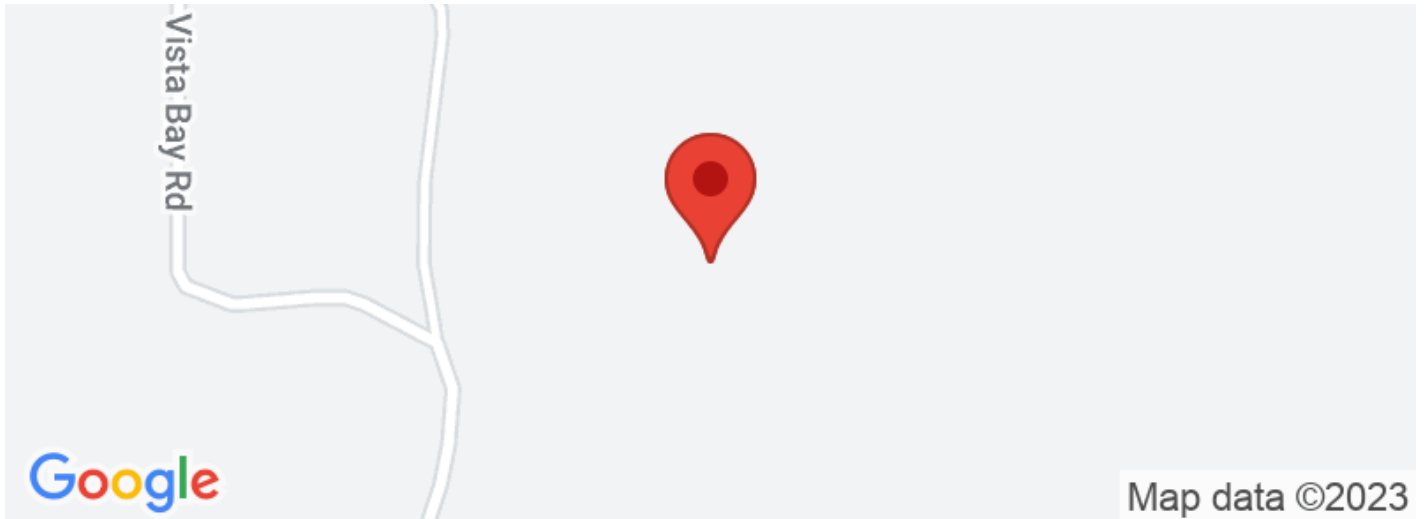


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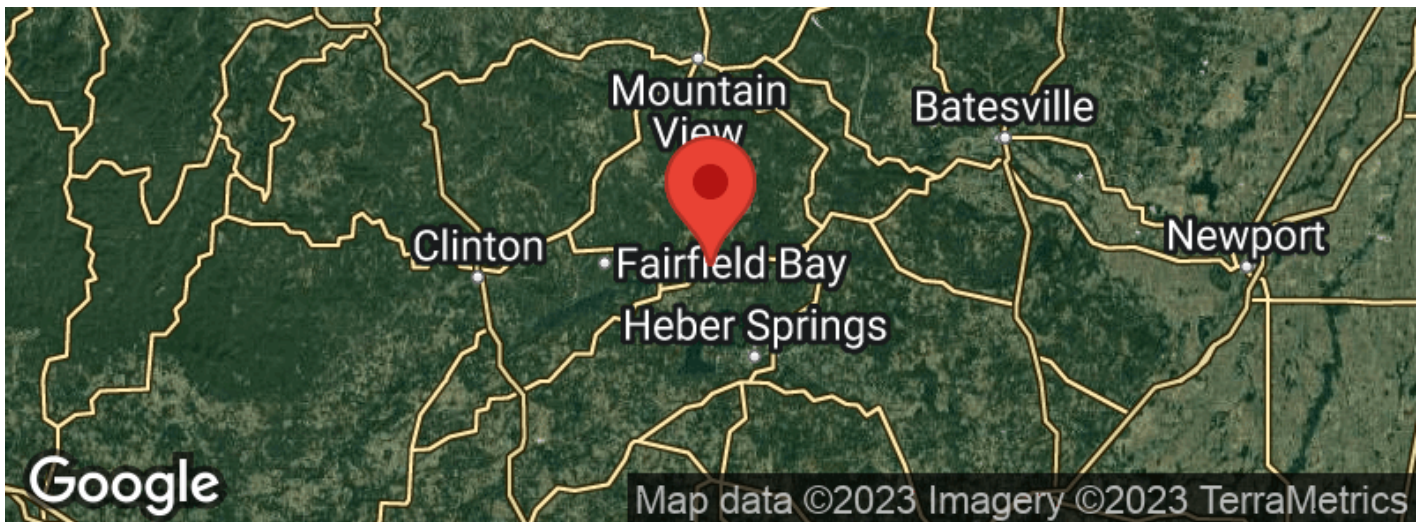
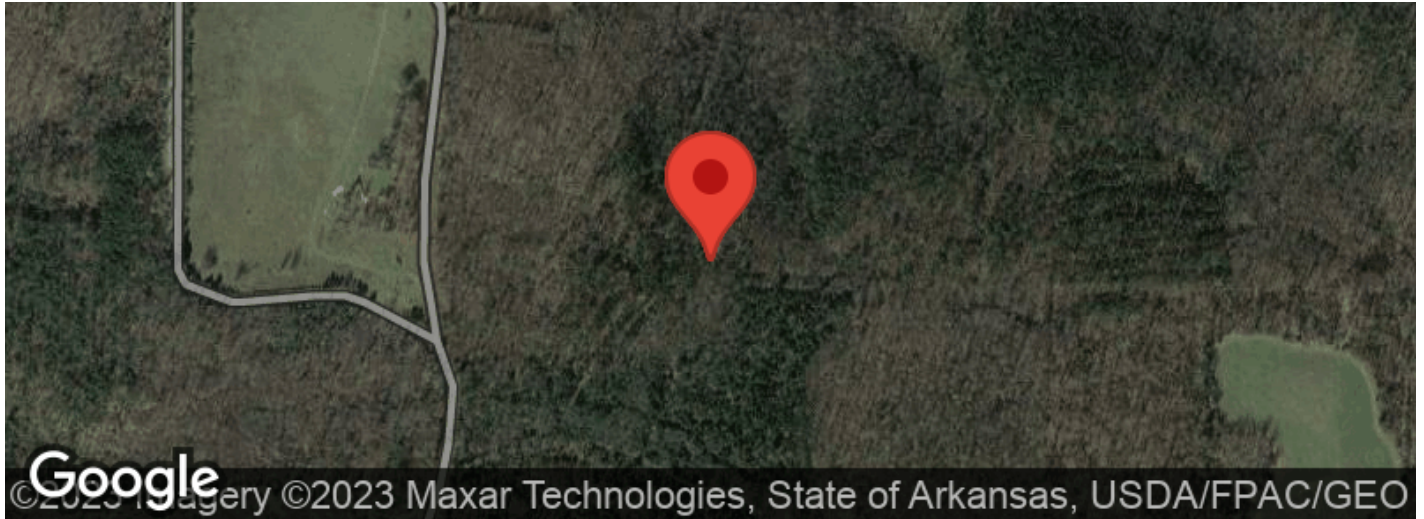
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Locator Maps



40 acres +/- near Frontier Canyon
Greers Ferry, AR / Cleburne County

Aerial Maps



40 acres +/- near Frontier Canyon
Greers Ferry, AR / Cleburne County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

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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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