

El Rancho 40
000 Casey Road
Pine Bluff, AR 71603

\$149,000
40± Acres
Cleveland County



El Rancho 40
Pine Bluff, AR / Cleveland County

SUMMARY

Address

000 Casey Road null

City, State Zip

Pine Bluff, AR 71603

County

Cleveland County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.0254 / -92.0251

Acreage

40

Price

\$149,000

Property Website

<https://habitatlandcompany.com/property/el-rancho-40/cleveland/arkansas/112816/>



PROPERTY DESCRIPTION

40-acre m/l timber and recreational property in Cleveland County features marketable pine timber and multiple potential homesites. Located within the Woodlawn School District, the property offers an excellent opportunity for those looking to build a home in a private rural setting.

The mature pine timber provides natural beauty, privacy, and potential future investment value, while the property also offers multiple locations suitable for building. Outdoor enthusiasts will appreciate the hunting opportunities and abundant wildlife, making this an ideal property for recreation and enjoyment.

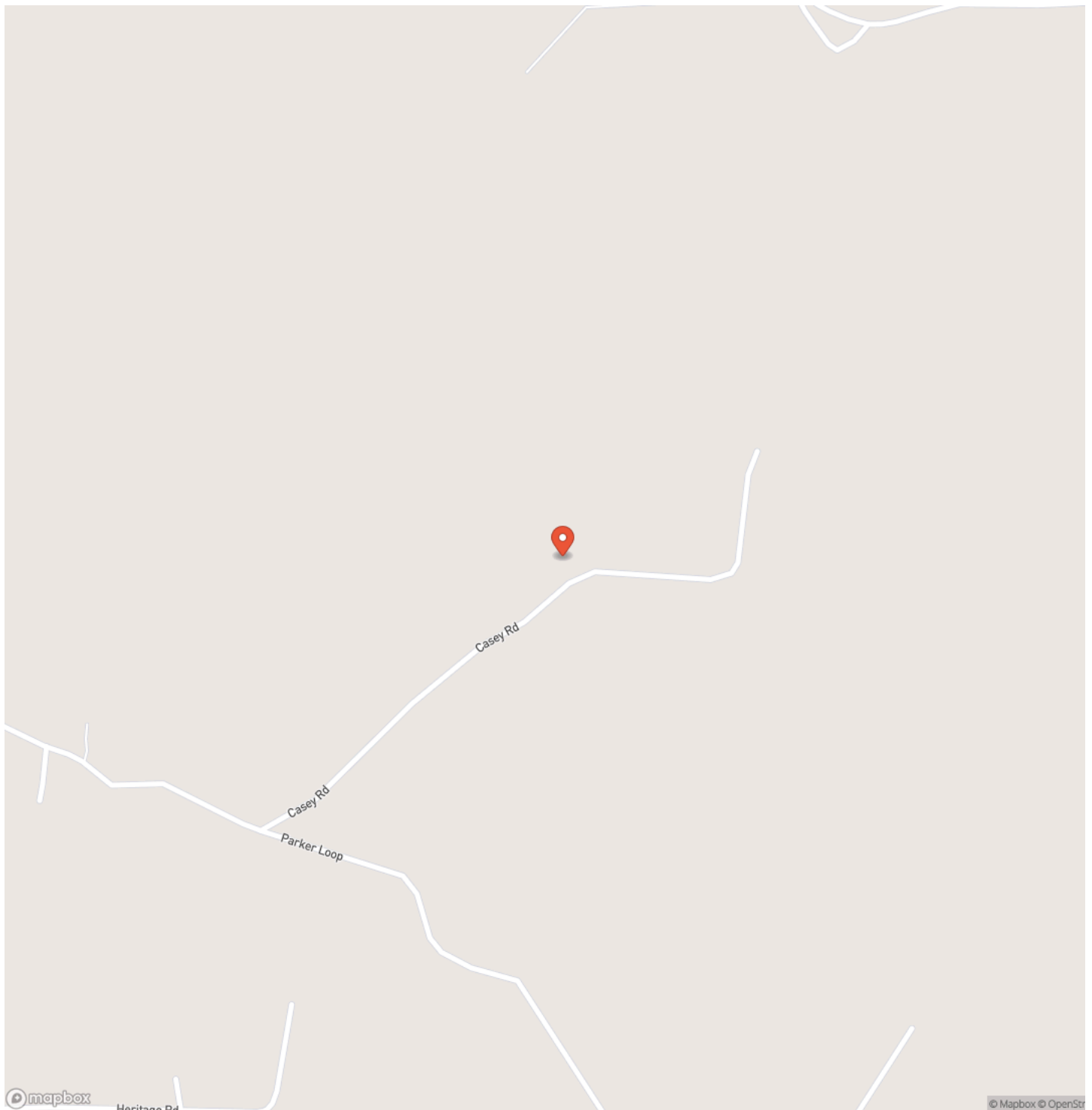
Whether you're looking for a timber investment, private homesite, hunting property, or long-term land investment, this 40-acre tract offers an attractive combination of marketable pine timber, multiple homesite options, recreational opportunities, and privacy in the Woodlawn School District.

(Final sale price tbd by a new survey and price per acre.)

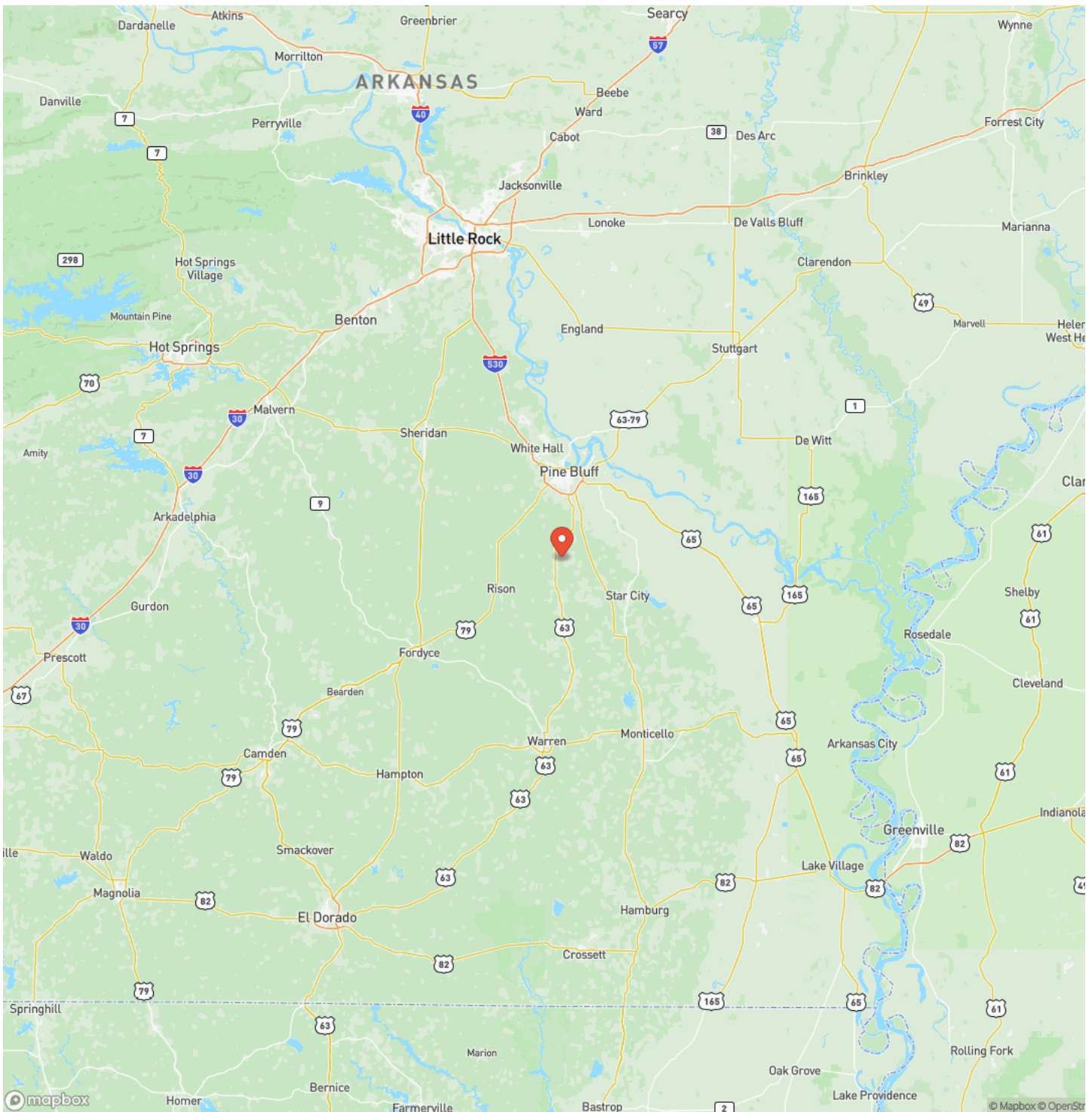




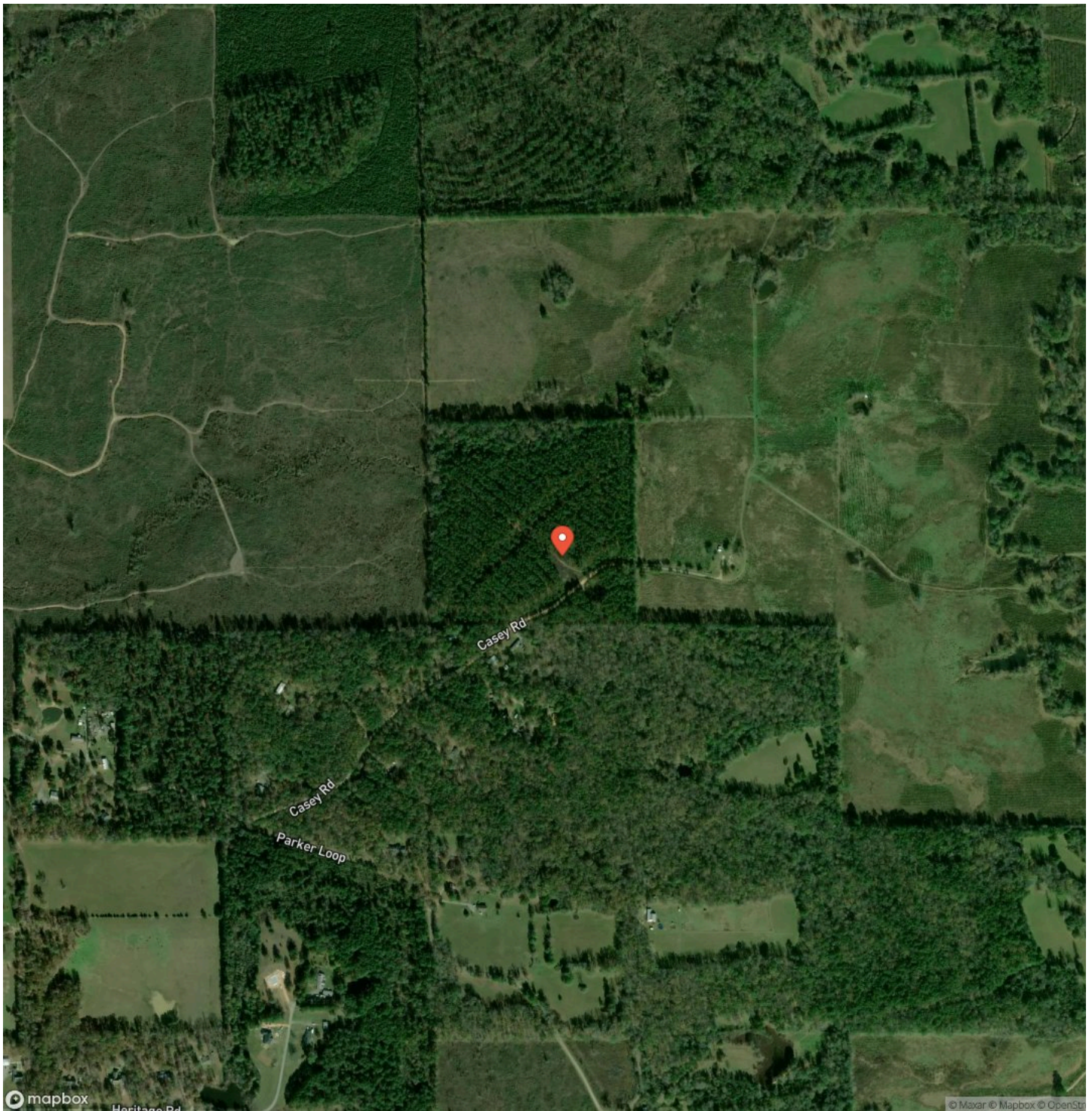
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

This image shows a blank 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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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

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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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