

Lot #4 of 4 - Columbia County Road 45 - Home Site Lots
Columbia County Road 45
McNeil, AR 71752

\$31,044
4.776± Acres
Columbia County



Lot #4 of 4 - Columbia County Road 45 - Home Site Lots
McNeil, AR / Columbia County

SUMMARY

Address

Columbia County Road 45

City, State Zip

McNeil, AR 71752

County

Columbia County

Type

Hunting Land, Recreational Land, Undeveloped Land, Residential Property, Single Family, Lot

Latitude / Longitude

33.350287 / -93.211159

Acreage

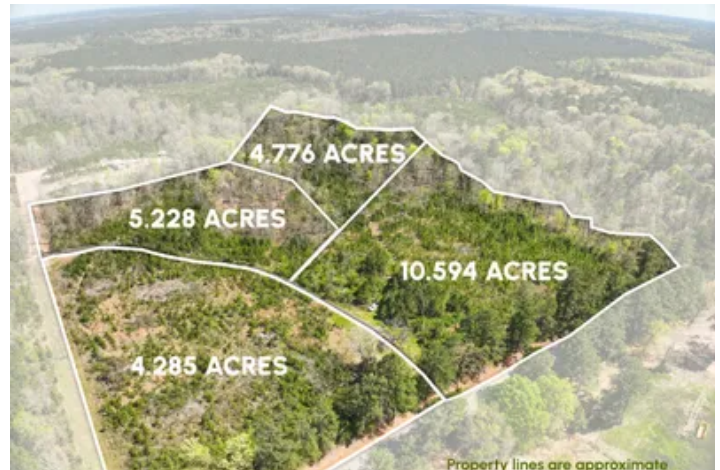
4.776

Price

\$31,044

Property Website

<https://www.mossyoakproperties.com/property/lot-4-of-4-columbia-county-road-45-home-site-lots-columbia-arkansas/55129/>



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PROPERTY DESCRIPTION

Introducing a Remarkable Opportunity in Magnolia, Arkansas!

Lot #4 of 4 +/- 4.776 Acres

Welcome to a haven of natural beauty and endless possibilities. These large home site lots offer space, privacy, and tranquility for those seeking to build their dream home or invest in a remarkable opportunity.

Nestled in the serene countryside, imagine waking up to the gentle sounds of nature, surrounded by lush greenery and crisp, fresh air. Located just north of Columbia County, a mere 10 minutes from Magnolia's downtown square, this land presents an ideal blend of peaceful retreat and convenient amenities.

As you enter through the gated entrance, a picturesque landscape adorned with a mix of majestic hardwood trees and 3-year-old plantation pine trees welcomes you, creating a harmonious blend of natural beauty. The unique topography of hills and valleys adds to the allure of this property, providing captivating views and a sense of tranquility.

Privacy and security are paramount here, as the wooded hardwood areas surround each lot, ensuring maximum seclusion. Abundant wildlife thrives in this area, coexisting harmoniously with the peaceful surroundings. One of the distinguishing characteristics of this property is its proximity to Millcreek Creek, which gracefully follows the eastern boundary line of lots 3 & 4, adding to the charm and allure of the land.

The elevated nature of the land ensures it remains high and dry, a desirable feature for building your dream home. Whether you envision a private sanctuary, outdoor adventures, or capitalizing on timber resources, the versatility of this land is yours to shape. It caters to a multitude of purposes, providing opportunities for hunting, timber investments, or simply creating a haven of your own.

Opportunities of this caliber are exceptionally rare. With its unique topography, mixed hardwoods, plantation pine trees, and the presence of Millcreek Creek, this land is an investment that stands apart from the rest. Act now to secure this remarkable and one-of-a-kind opportunity to fulfill your vision of a dream home or capitalize on the endless possibilities that await.

Contact Chance today at [870-904-9950](tel:870-904-9950) by message or text or you can email him at cpharr@mossyoakproperties.com to schedule a private tour and discover the limitless possibilities awaiting you at this rare and exceptional opportunity!

Boundary lines are approximate and subject to new survey.

Total of 4 lots:

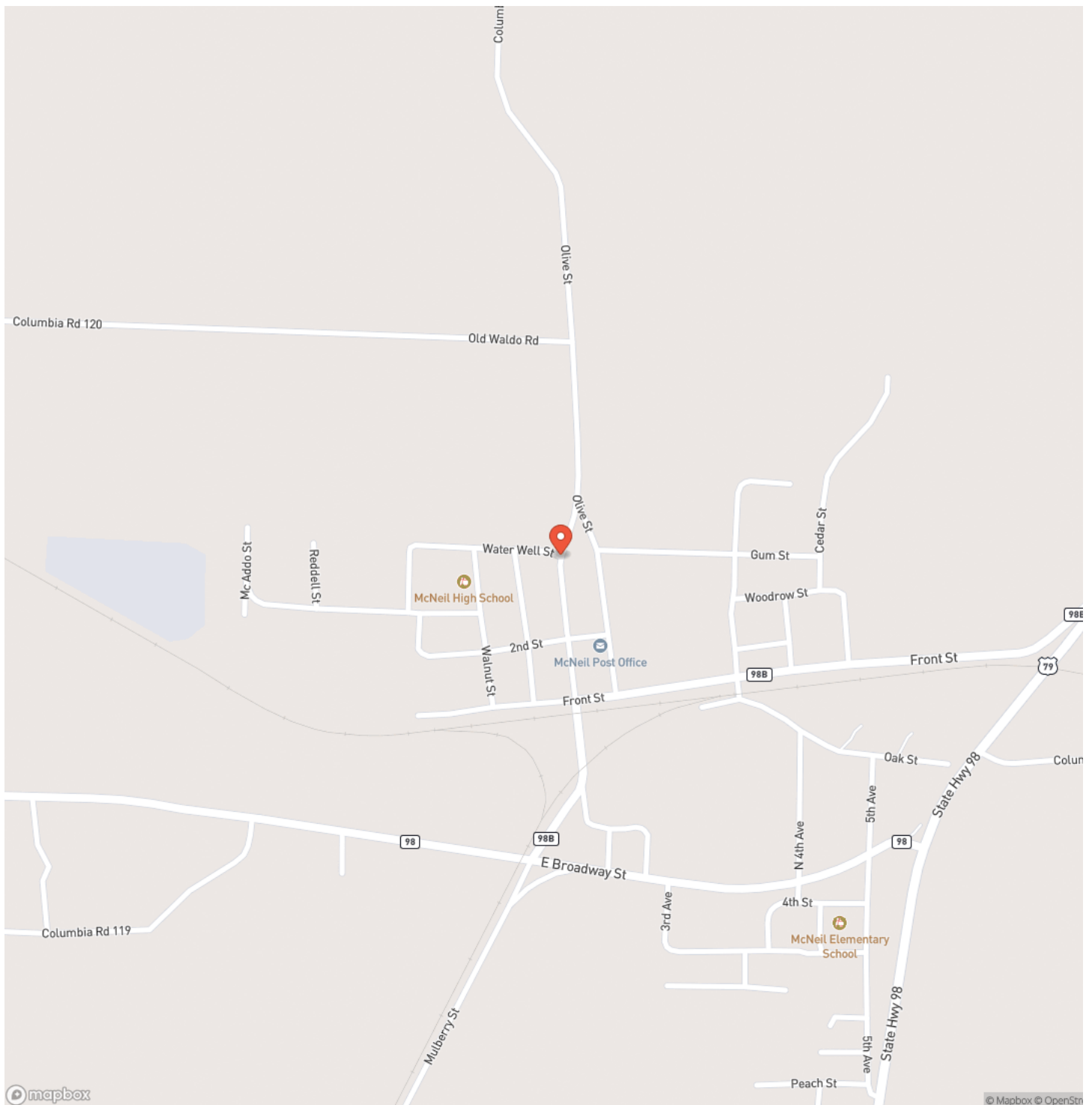
- Lot 1 NW corner NE NW +/- 4.285 acres
- Lot 2 NE corner NE NW +/- 5.228 acres
- Lot 3 SW corner NE NW +/- 10.894 acres
- Lot 4 SE corner NE NW +/- 4.776 acres



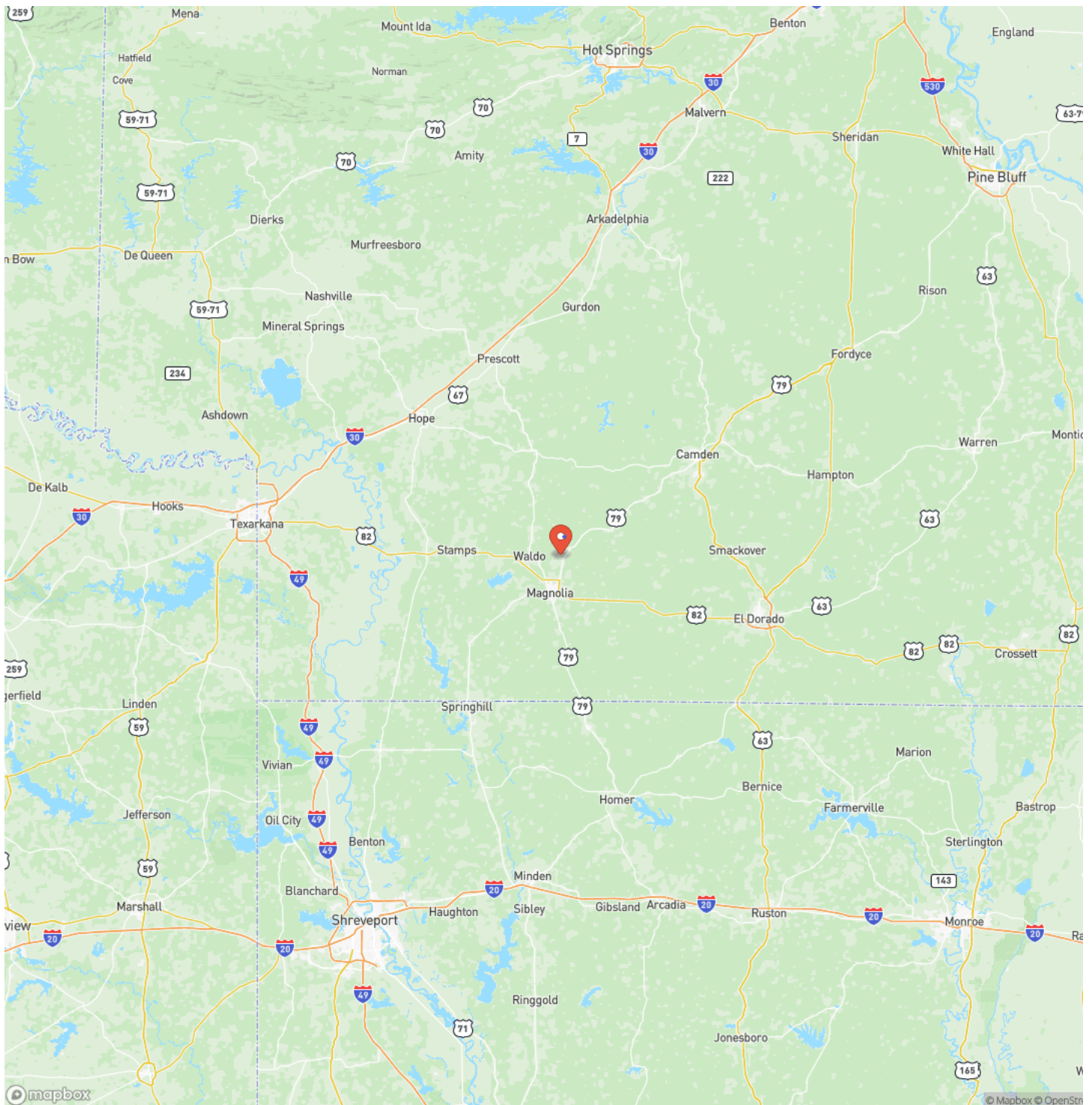
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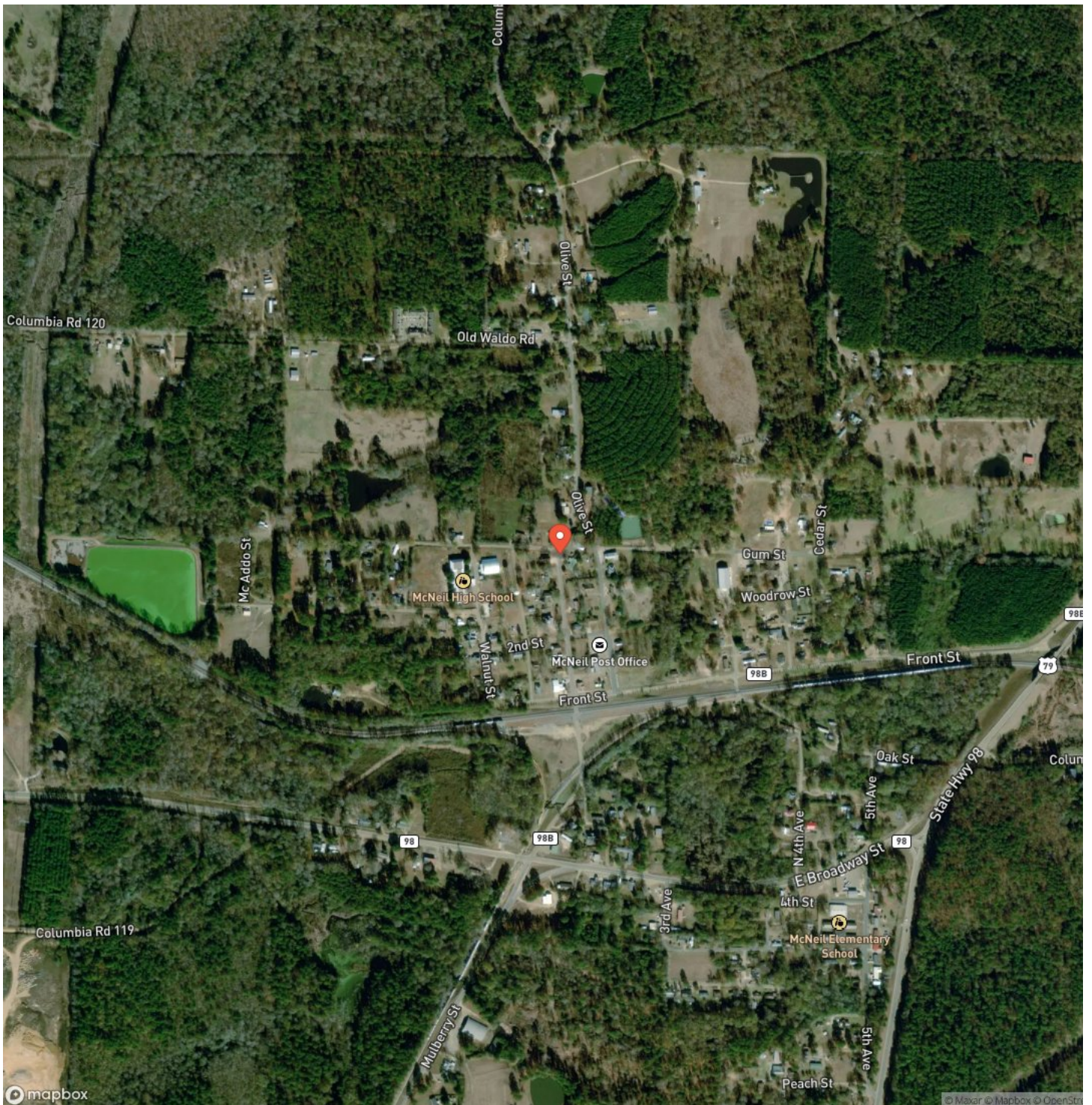
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Chance Pharr

Mobile

(870) 904-9950

Office

(870) 807-6731

Email

cpharr@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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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.



Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
MossyOakProperties.com

