

Perfect Setting for Your Getaway Retreat or Forever Home!!
151 Vance Rd
Peel, AR 72668

\$210,000
5.640± Acres
Marion County



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Peel, AR / Marion County

SUMMARY

Address

151 Vance Rd

City, State Zip

Peel, AR 72668

County

Marion County

Type

Timberland, Recreational Land, Lot

Latitude / Longitude

36.464494 / -92.845077

Acreage

5.640

Price

\$210,000

Property Website

<https://arkansaslandforsale.com/property/perfect-setting-for-your-getaway-retreat-or-forever-home-marion-arkansas/79183/>



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PROPERTY DESCRIPTION

Perfect Setting for Your Getaway Retreat or Forever Home!!

Discover 5.64 serene acres nestled in the Hillcrest Subdivision—two adjoining lots offering the ideal blend of privacy and convenience. Located just 1/4 mile off paved road, this gently sloping property features a mix of cleared space and mature hardwoods, making it ready for your dream build. Property offers ample space for the avid gardener. Enjoy the tranquil sounds of nature and view the wildlife that resides in the area.

Only an hour to Branson, MO. where you can enjoy entertainment, shopping, and dining.

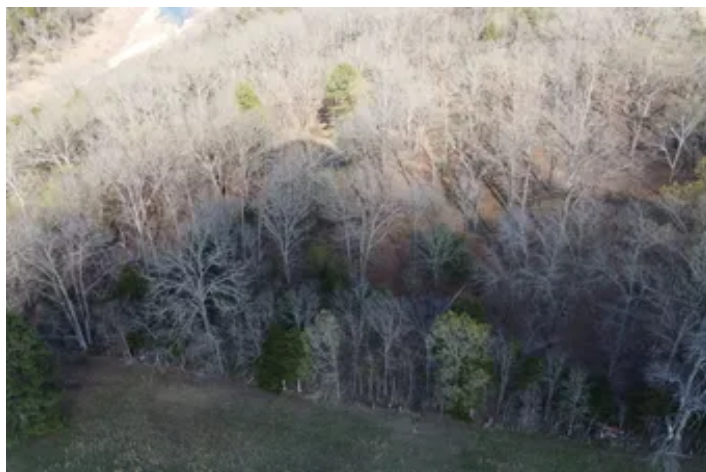
With electricity available, a drilled well already in place, and easy access, the groundwork has been laid for your next chapter. Enjoy the peaceful ambiance of your own private pond, and take advantage of direct access to Corps of Engineers land on Bull Shoals Lake—perfect for fishing, skiing, and all your favorite watersports.

As an added bonus, a boat slip with a lift on a nearby community dock is available with sale, just minutes from the property. Whether you're looking for a relaxing escape or a place to call home, this unique offering has it all.

Don't miss out on this one!!! To set up a private showing call Exclusive Listing Agent David Wallis [870-448-7280](tel:870-448-7280)



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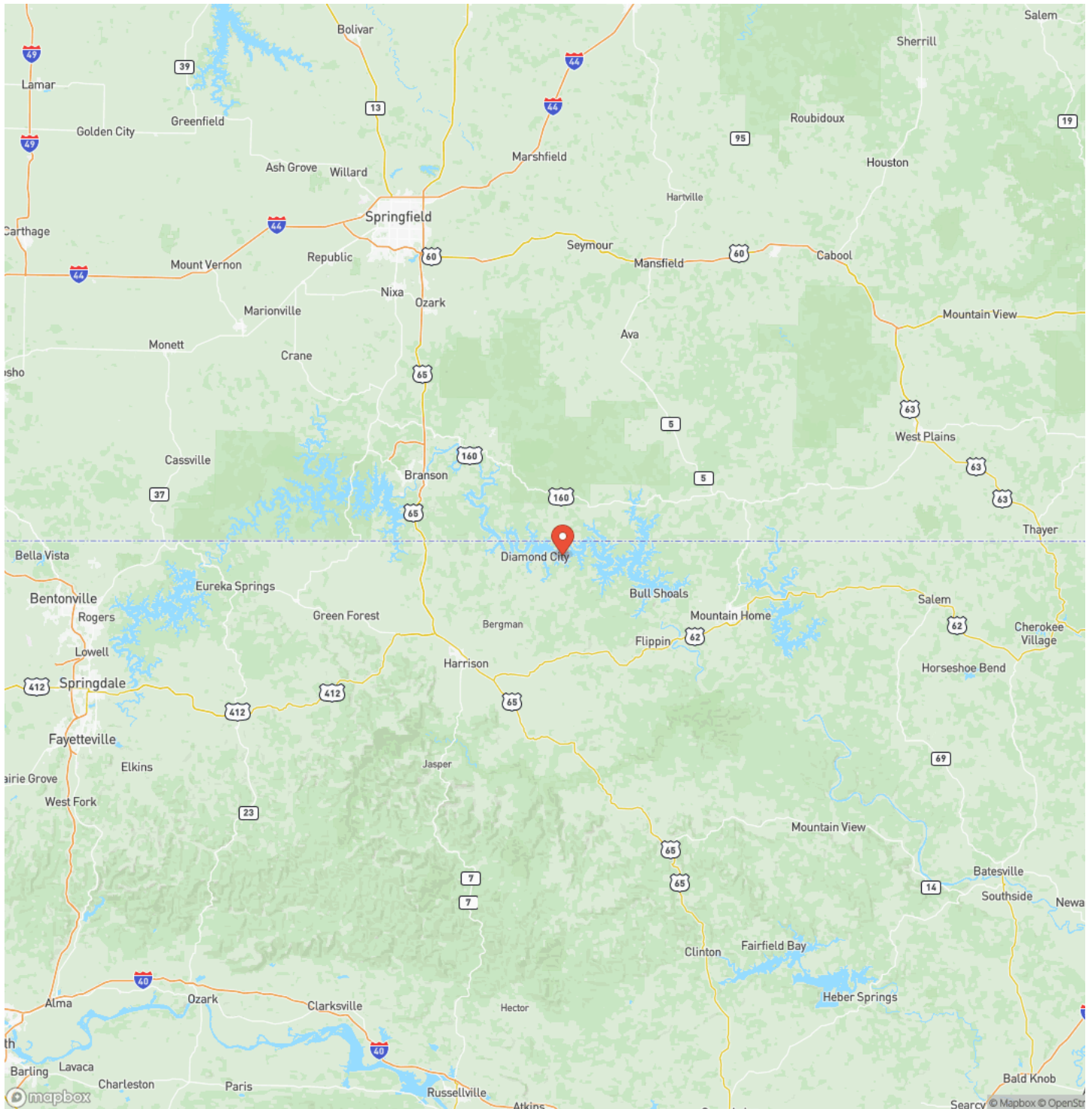


Locator Map



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Locator Map



Perfect Setting for Your Getaway Retreat or Forever Home!!
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

David Wallis

Mobile

(870) 448-7280

Office

(870) 448-7280

Email

david@arkansas.land

Address

City / State / Zip

NOTES

[illegible]

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.

ArkansasLandForSale.com

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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