

New Edinburg 80
00 Livingston Road New Edinburg
New Edinburg, AR 71660

\$160,000
80± Acres
Cleveland County



New Edinburg 80
New Edinburg, AR / Cleveland County

SUMMARY

Address

00 Livingston Road New Edinburg

City, State Zip

New Edinburg, AR 71660

County

Cleveland County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.788845 / -92.197081

Acreage

80

Price

\$160,000

Property Website

<https://arkansaslandforsale.com/property/new-edinburg-80-cleveland-arkansas/98067/>



PROPERTY DESCRIPTION

Discover an exceptional opportunity with this 80± acre timberland estate located on Livingston Road in New Edinburg, Arkansas. Comprising two distinct parcels—a productive 20± acre tract and a sprawling 60± acre tract—this property offers a rare combination of investment potential, recreational appeal, and prime wildlife habitat.

20± Acre Parcel:

This tract stands out with an abundance of marketable pine timber ready for harvest, presenting immediate income potential for timber investors. Well-established pines dominate the landscape, complemented by a rich mix of natural cover that supports abundant wildlife. This parcel is ideal for buyers seeking profitable timber assets alongside excellent hunting opportunities.

60± Acre Parcel:

Spanning a generous 60± acres, this parcel features thick cover and diverse habitat making it a premier recreational and hunting destination. The dense vegetation and wildlife-friendly environment draw deer, turkey, and other game, supporting a vibrant outdoor experience. In addition to its recreational allure, select areas of marketable pine timber enhance the tract's long-term investment value.

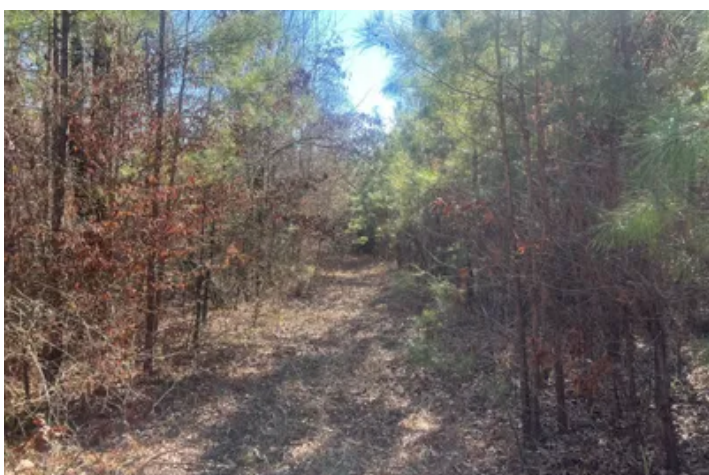
Property Highlights:

- **Timber Investment:** Both parcels contain valuable pine timber with harvest opportunities now and continued growth potential.
- **Wildlife & Habitat:** Excellent natural habitat provides outstanding hunting for deer, turkey, and small game.

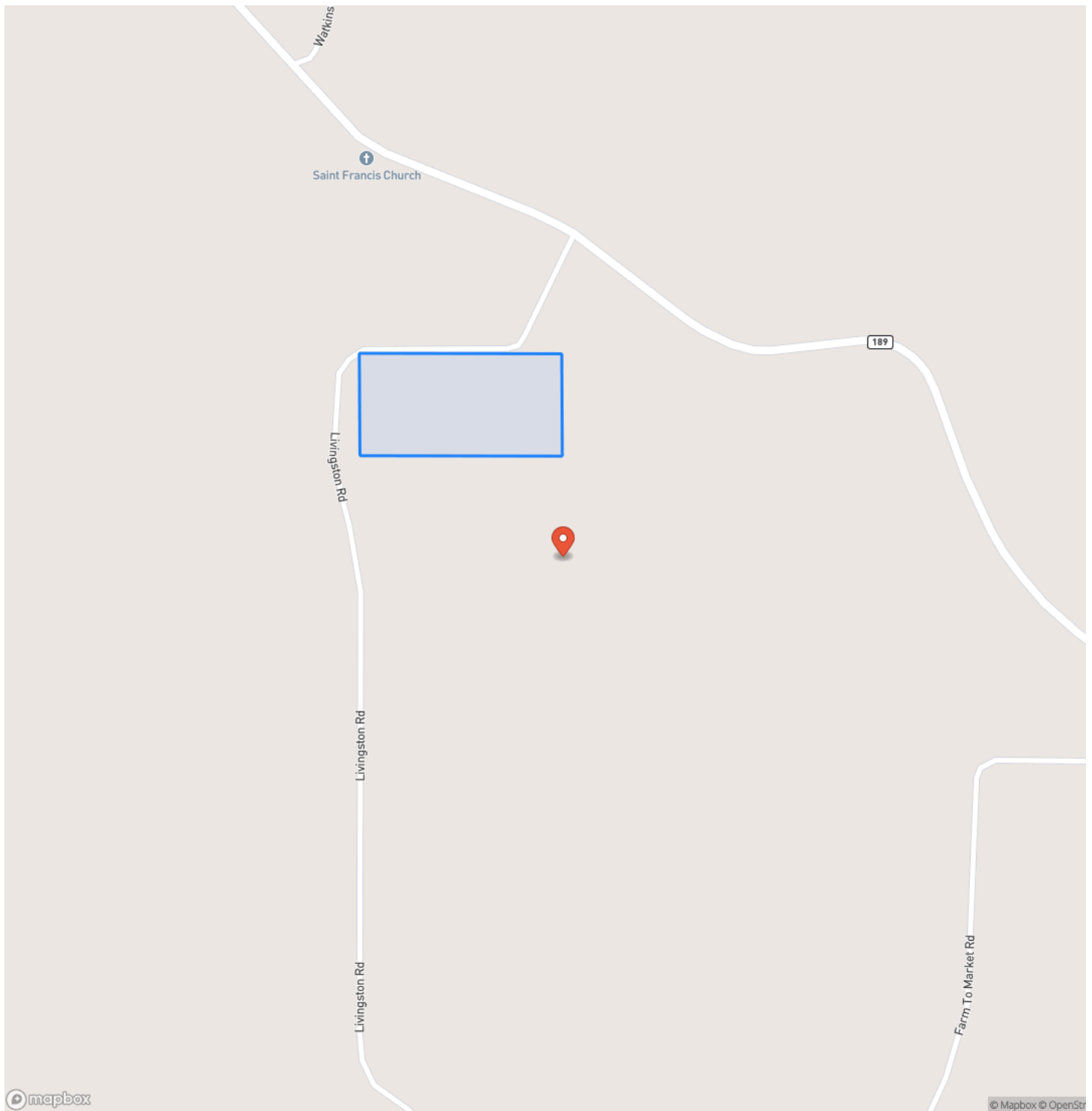
Whether you are seeking a sound timberland investment, a quiet recreational getaway, or a quality hunting tract with strong natural habitat, this property on Livingston Road is a must-see. Please call exclusive listing agent Dustin Reid at [870-917-4054](tel:870-917-4054).



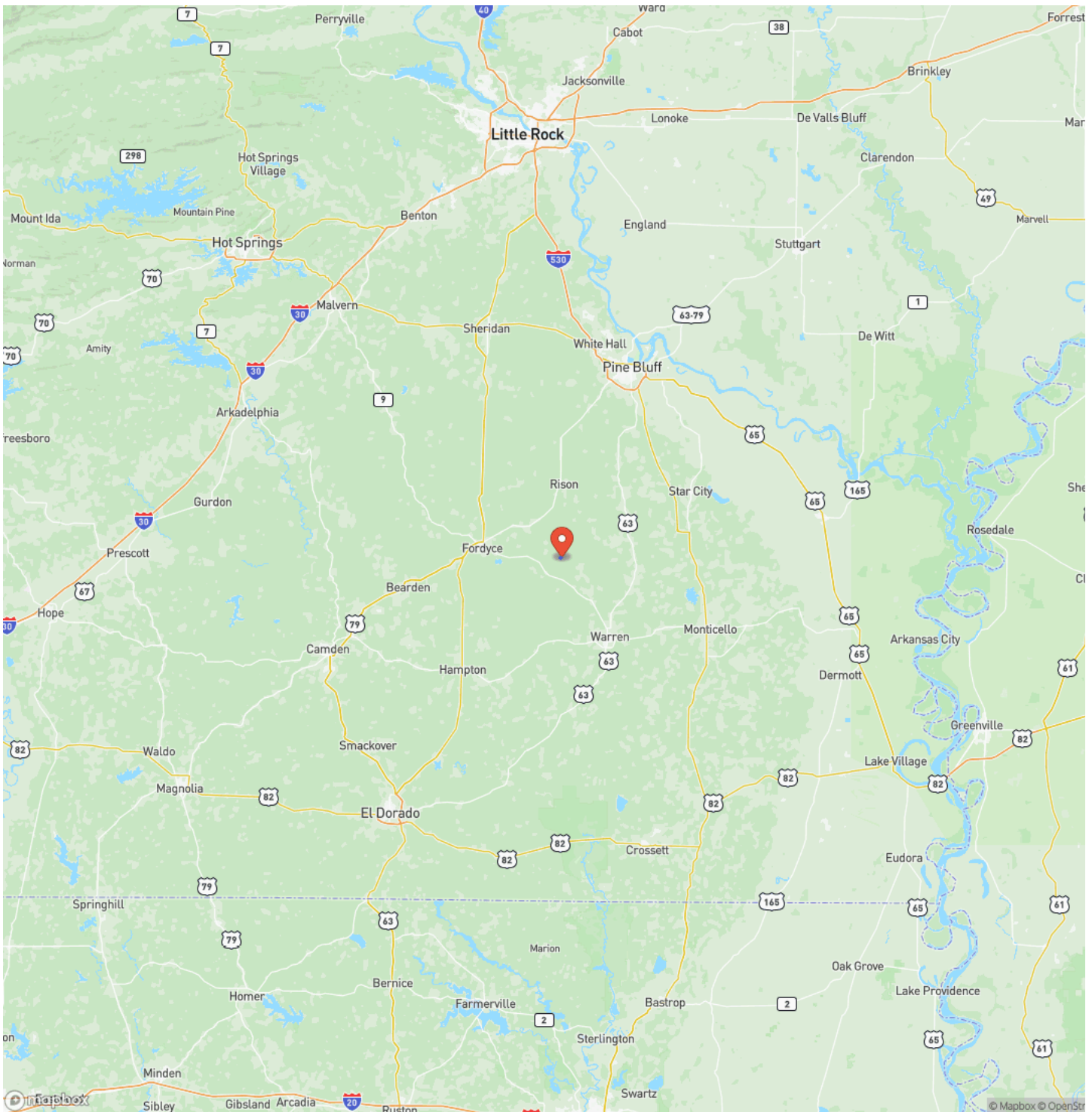
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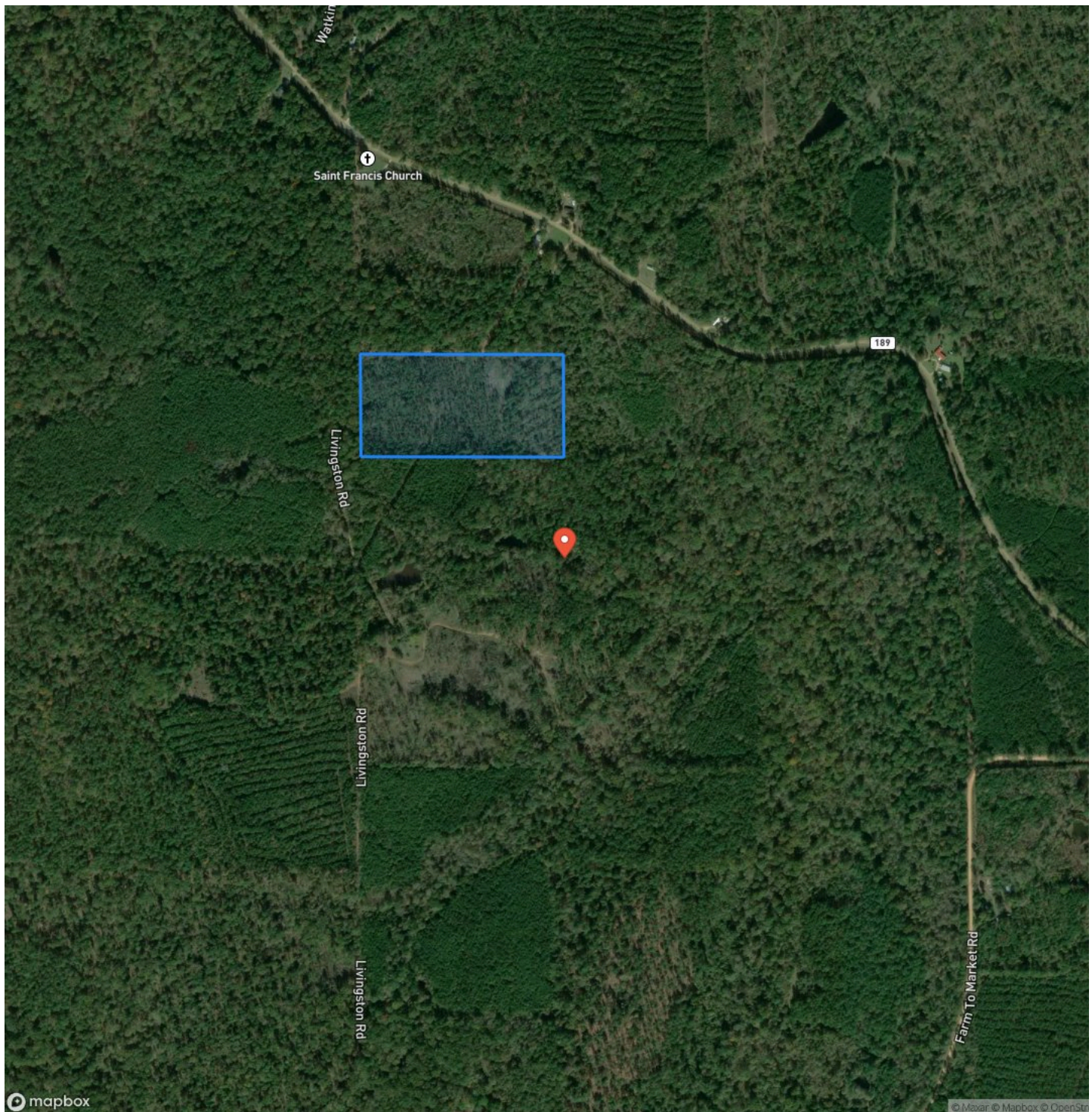
Locator Map



Locator Map



Satellite Map



New Edinburg 80
New Edinburg, AR / Cleveland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Reid

Mobile

(870) 917-4054

Office

(501) 604-4565

Email

dustin@arkansas.land

Address

City / State / Zip

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.

MORE INFO ONLINE:
ArkansasLandForSale.com

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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