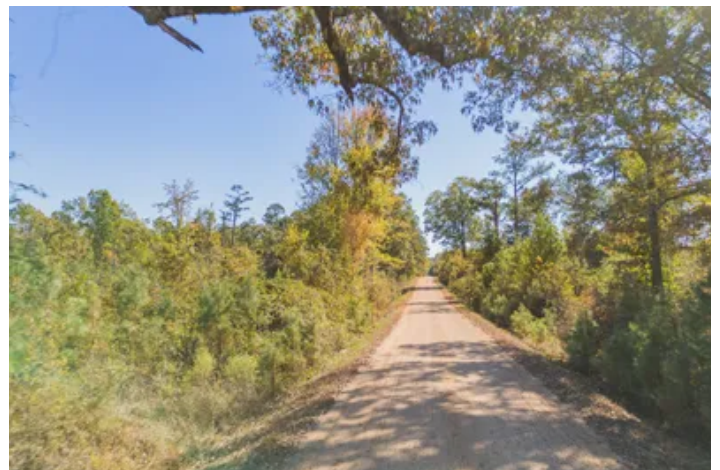


Ashley County 40
00 Ashley County Road 64
Montrose, AR 71658

\$74,900
40± Acres
Ashley County



Ashley County 40
Montrose, AR / Ashley County

SUMMARY

Address

00 Ashley County Road 64

City, State Zip

Montrose, AR 71658

County

Ashley County

Type

Hunting Land, Recreational Land

Latitude / Longitude

33.297887 / -91.493521

Taxes (Annually)

100

Acreage

40

Price

\$74,900

Property Website

<https://arkansaslandforsale.com/property/ashley-county-40-ashley-arkansas/68383/>



Ashley County 40

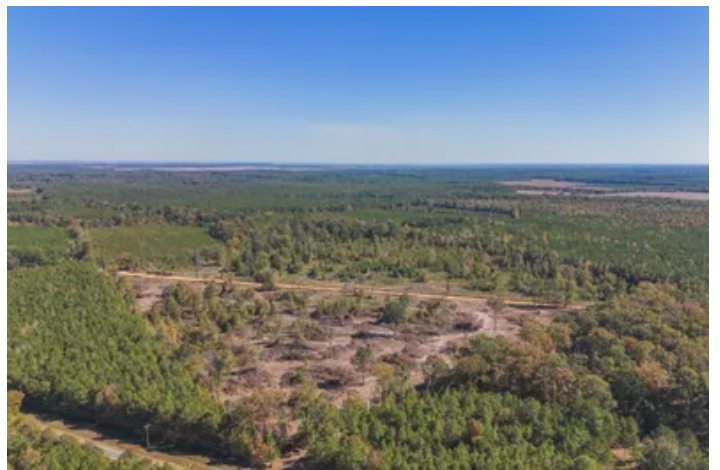
Montrose, AR / Ashley County

PROPERTY DESCRIPTION

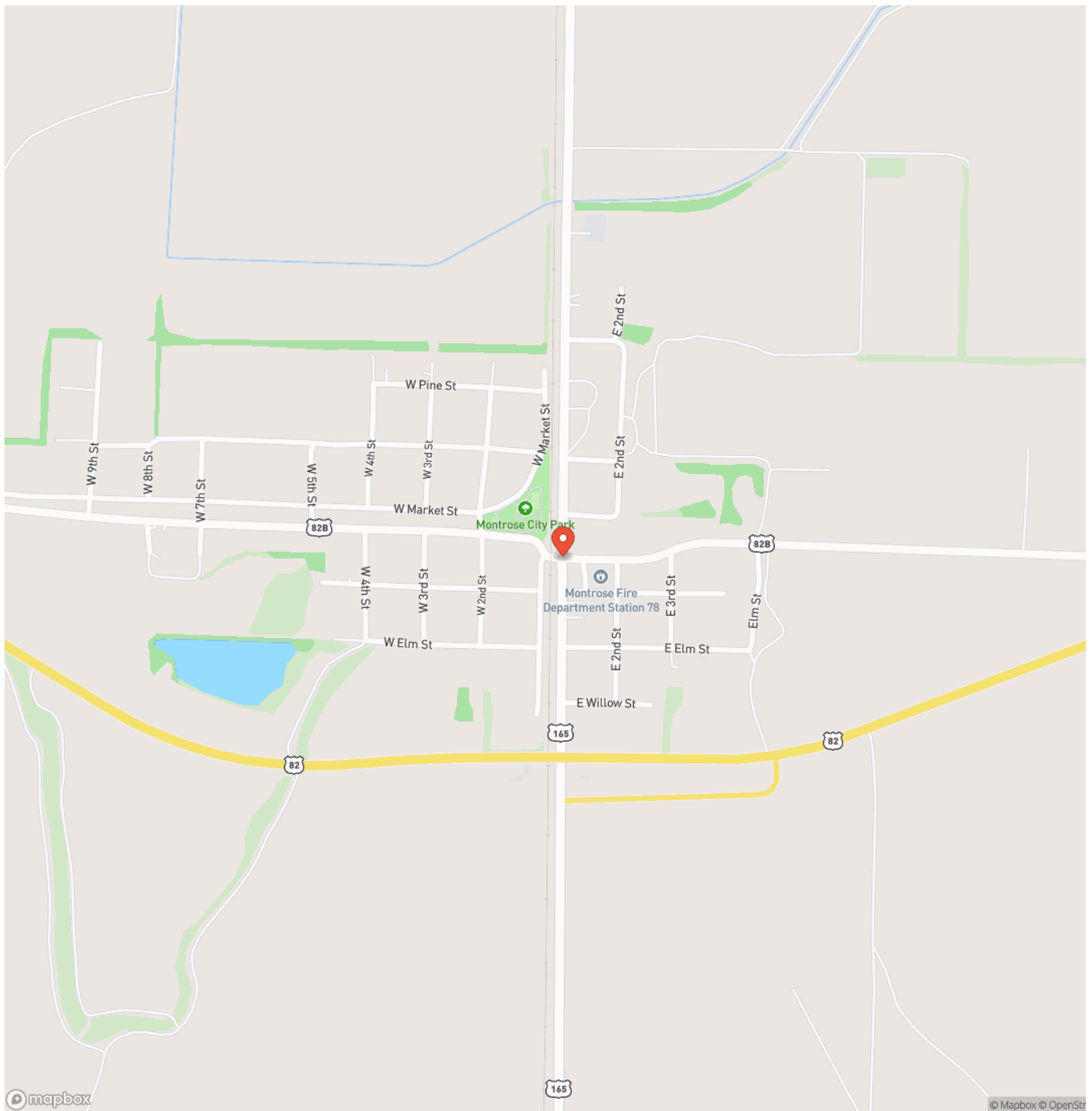
Discover the perfect escape in Ashley County, Arkansas, with this 40-acre flat land opportunity. Featuring a mix of some hardwood trees and open spaces, this property is ideal for building your dream cabin or a cozy getaway retreat. With multiple cleared areas available for construction, you can easily create your own private sanctuary. The land is excellent for hunting and outdoor activities, providing ample opportunities to enjoy nature. Conveniently accessible from US-278, this versatile property offers the natural beauty and tranquility you desire. Don't miss out on this incredible chance to own a slice of Arkansas paradise!



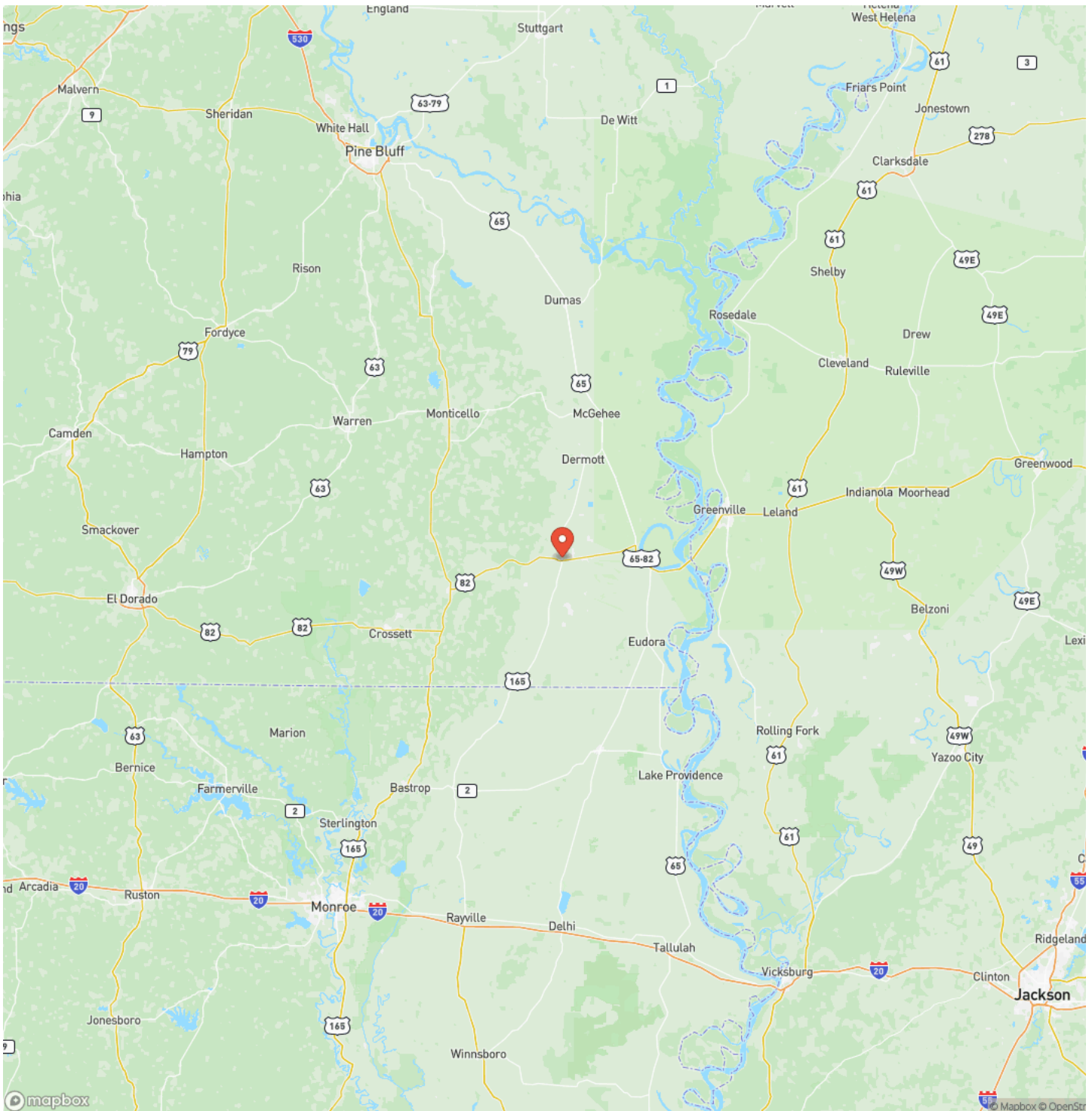
Ashley County 40
Montrose, AR / Ashley County



Locator Map



Locator Map



Satellite Map



Ashley County 40
Montrose, AR / Ashley County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Reynolds

Mobile

(870) 723-3965

Office

(501) 604-4565

Email

mike@arkansas.land

Address

City / State / Zip

Monticello, AR 71656

NOTES



NOTES

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.

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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