

Dover 89
0 Peaceful Valley
Dover, AR 72837

\$387,500
88.89± Acres
Pope County



Dover 89
Dover, AR / Pope County

SUMMARY

Address

0 Peaceful Valley

City, State Zip

Dover, AR 72837

County

Pope County

Type

Recreational Land, Undeveloped Land, Timberland, Ranches

Latitude / Longitude

35.3905 / -93.118336

Taxes (Annually)

\$202

Acreage

88.89

Price

\$387,500

Property Website

<https://arkansas.land/property/dover-89-pope-arkansas/66998/>



PROPERTY DESCRIPTION

88.89 Acres in the Foothills of the Ozarks – Dover, Arkansas

Welcome to the Foothills of the Ozarks! This **beautifully surveyed 88.89-acre property** offers a rare opportunity to own land in one of the most picturesque areas of **North Central Arkansas**, nestled just below **Linker Mountain**. The land is conveniently located on the edge of **Dover city limits**, only **8 miles north of Russellville** along the scenic and historic **Highway 7**, offering an ideal blend of **peaceful seclusion** and **easy access** to nearby amenities.

The property boasts approximately **30 acres of lush pastureland**, perfect for **hay production, livestock**, or future agricultural endeavors. The remaining **nearly 60 acres of timber** provide a sanctuary for wildlife and are perfect for **hunting, recreation**, or simply enjoying the natural beauty that surrounds you. Whether you're looking to raise animals, grow crops, or experience the joys of **outdoor living**, this tract offers a wealth of possibilities.

Key Features:

- **Linker Creek** runs through the east side of the property, adding natural charm and potential for outdoor activities like fishing or hiking.
- **Multiple building sites** with readily available **electricity** and **water** provide endless options for constructing your dream home, cabin, or even a secluded retreat.
- **Over 1/4 mile of paved road frontage** along **Peaceful Valley Road** ensures easy access, while an additional **1/4 mile of private gravel road** along the west side offers **extra privacy**.
- An **active shale pit** located on the south side of the property offers **potential income** opportunities, making this tract a smart investment for the future. Mineral Rights do not convey.

This stunning piece of land provides a rare opportunity to enjoy **privacy** without being far from town. Whether you envision a place to **farm, hunt, build**, or simply relax in the natural beauty of the Ozarks, this property is a perfect fit.

Don't let this incredible opportunity slip away.

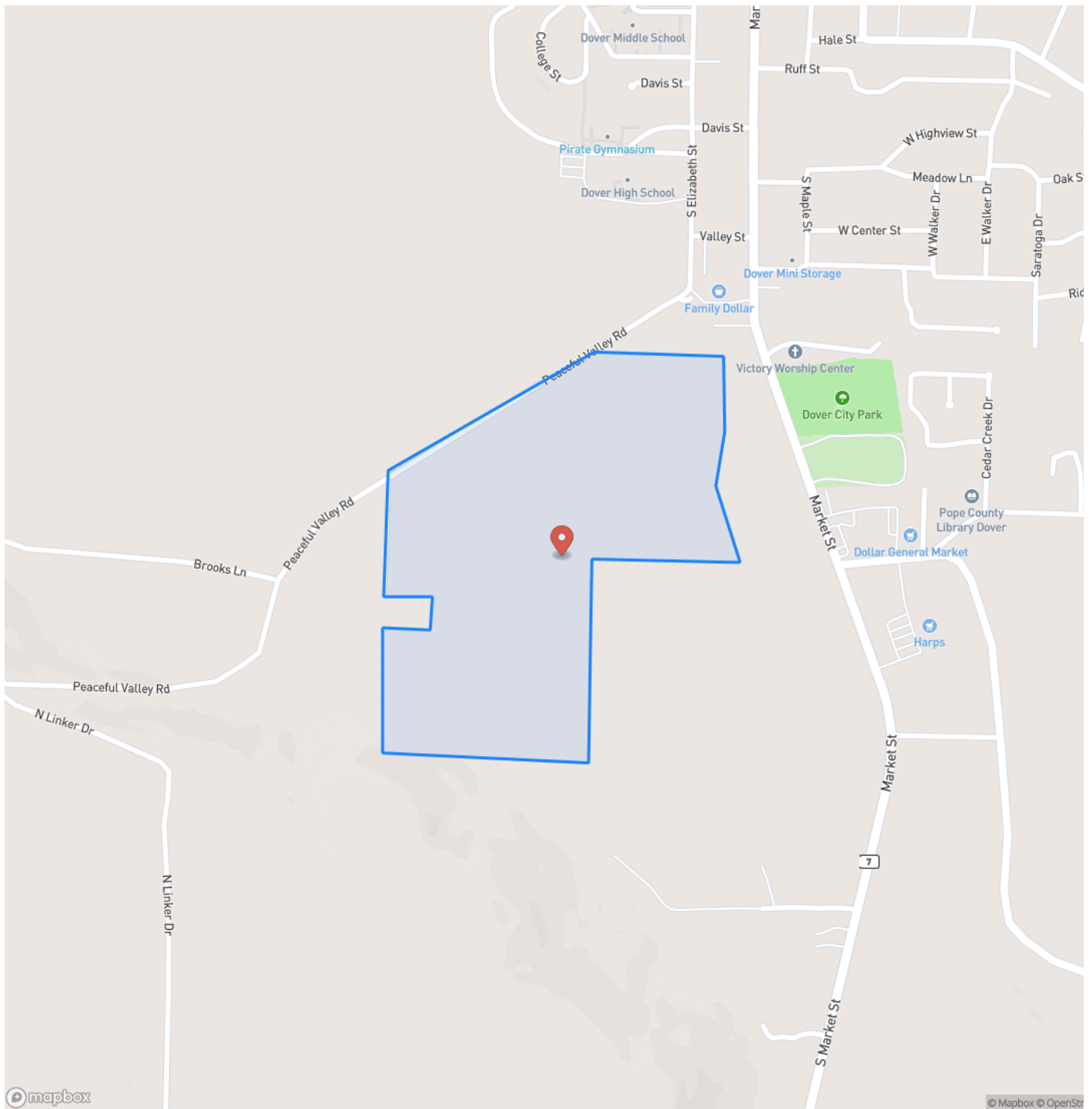
Call **Marty Sikes** at [**\(501\) 450-0963**](tel:5014500963) today to schedule your **private showing** and see firsthand all that this remarkable property has to offer.



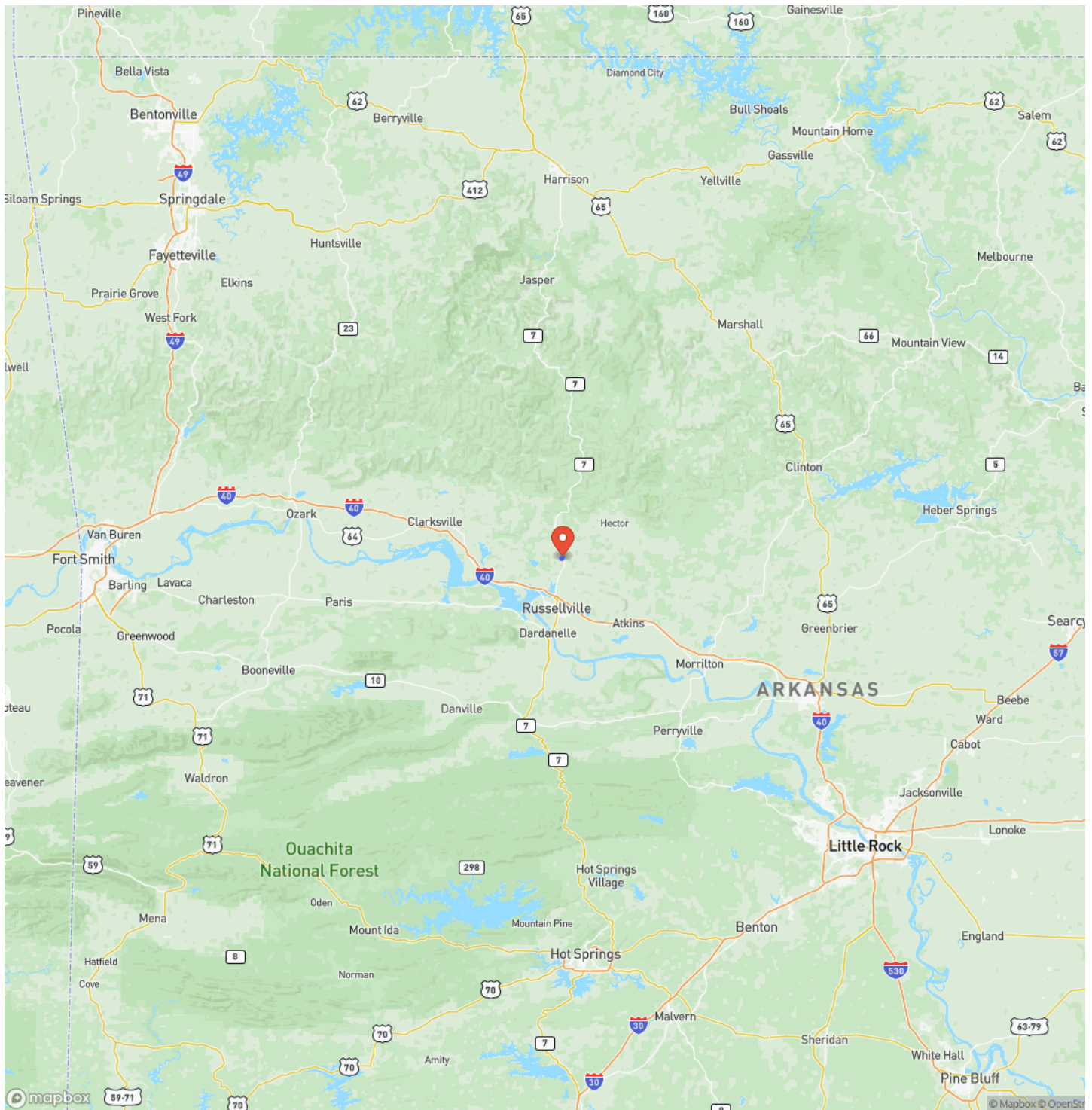
Dover 89
Dover, AR / Pope County



Locator Map



Locator Map



Satellite Map



Dover 89
Dover, AR / Pope County

LISTING REPRESENTATIVE

For more information contact:



Representative

Marty Sikes

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(501) 450-0963

Office

(501) 604-4565

Email

marty@arkansas.land

Address

City / State / Zip

Conway, AR 72034

NOTES

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MORE INFO ONLINE:

<https://arkansaslandforsale.com/>

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.

<https://arkansaslandforsale.com/>

DISCLAIMERS

Mineral Rights Do Not Convey.



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