

Peaceful Valley 89
0 Peaceful Valley
Dover, AR 72837

\$440,000
88.890± Acres
Pope County



Peaceful Valley 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

88.890

Price

\$440,000

Property Website

<https://arkansaslandforsale.com/property/peaceful-valley-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.

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.

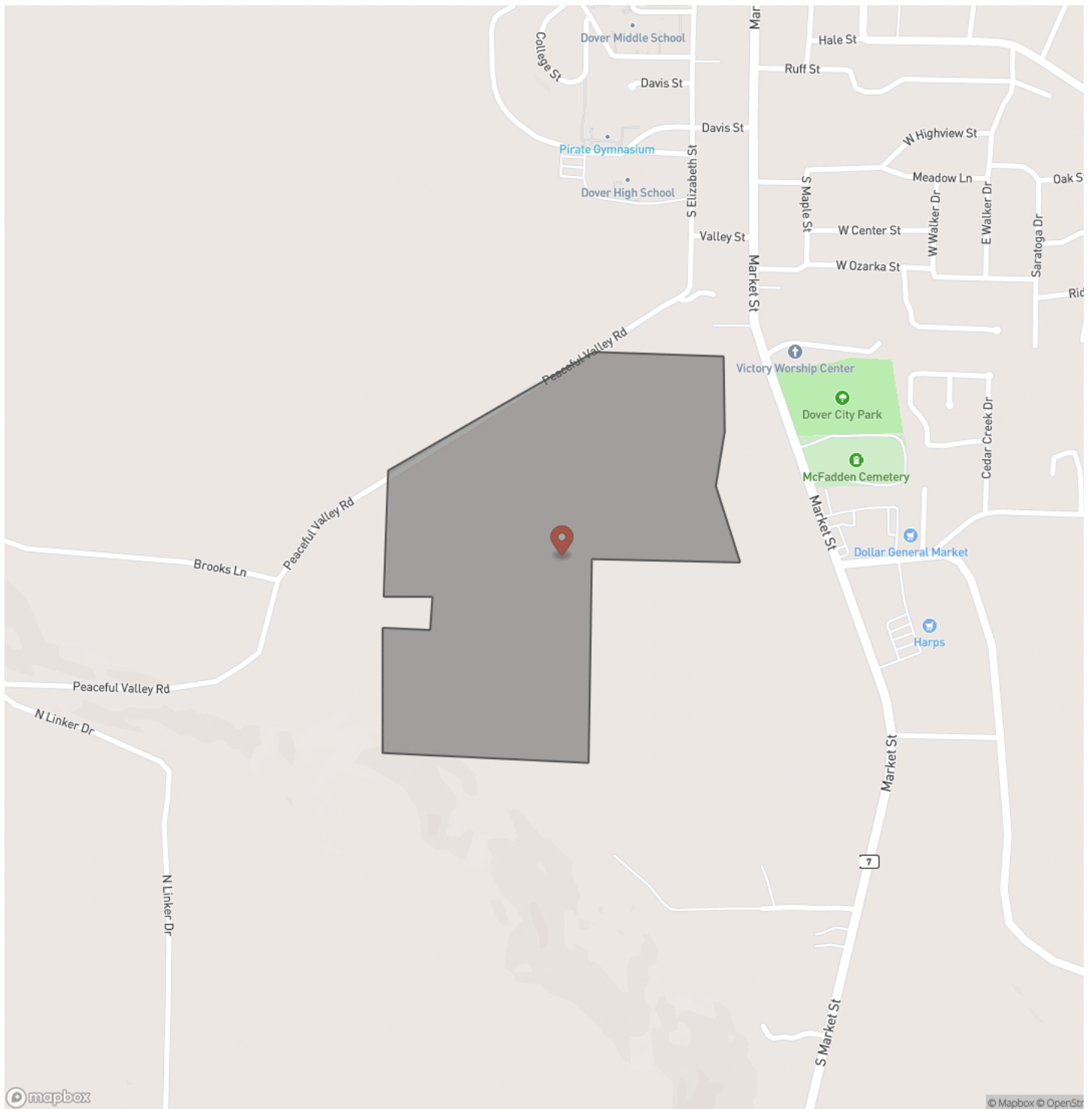
Call **Marty Sikes** at [**\(501\) 450-0963**](tel:5014500963) today to schedule your **private showing** and see firsthand all that this remarkable property has to offer.



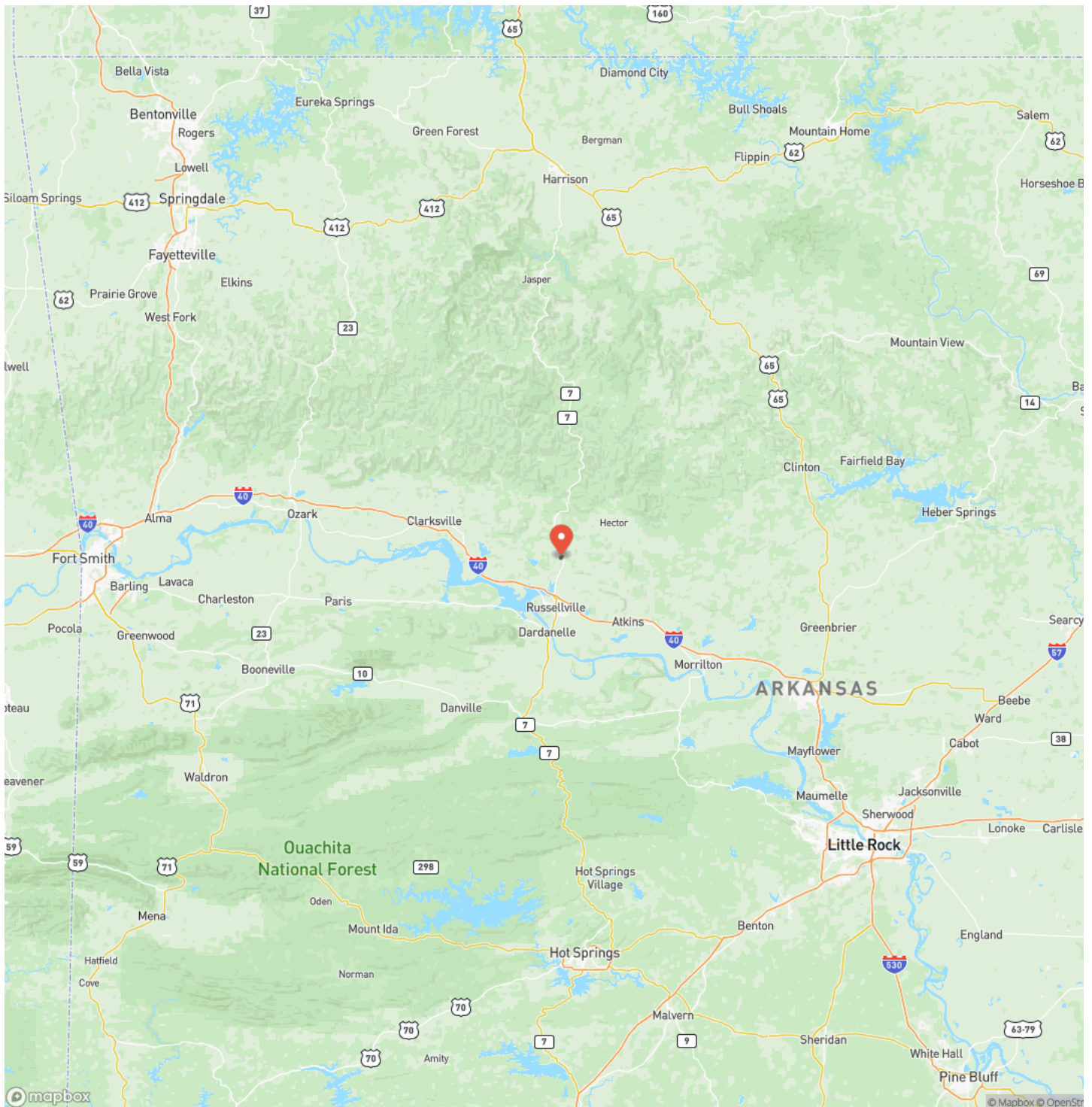
Peaceful Valley 89
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Locator Map



Locator Map



Satellite Map



Peaceful Valley 89
Dover, AR / Pope County

LISTING REPRESENTATIVE

For more information contact:



Representative

Marty Sikes

Mobile

(501) 450-0963

Office

(501) 604-4565

Email

marty@arkansas.land

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:
ArkansasLandForSale.com

This image shows a single sheet of white paper with horizontal blue 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

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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.



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