

Dover 89
0 Peaceful Valley
Dover, AR 72837

\$391,100
88.89± Acres
Pope County



Dover 89
Dover, AR / Pope County

SUMMARY

Address

0 Peaceful Valley null

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

\$391,100

Property Website

<https://arkansaslandforsale.com/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.

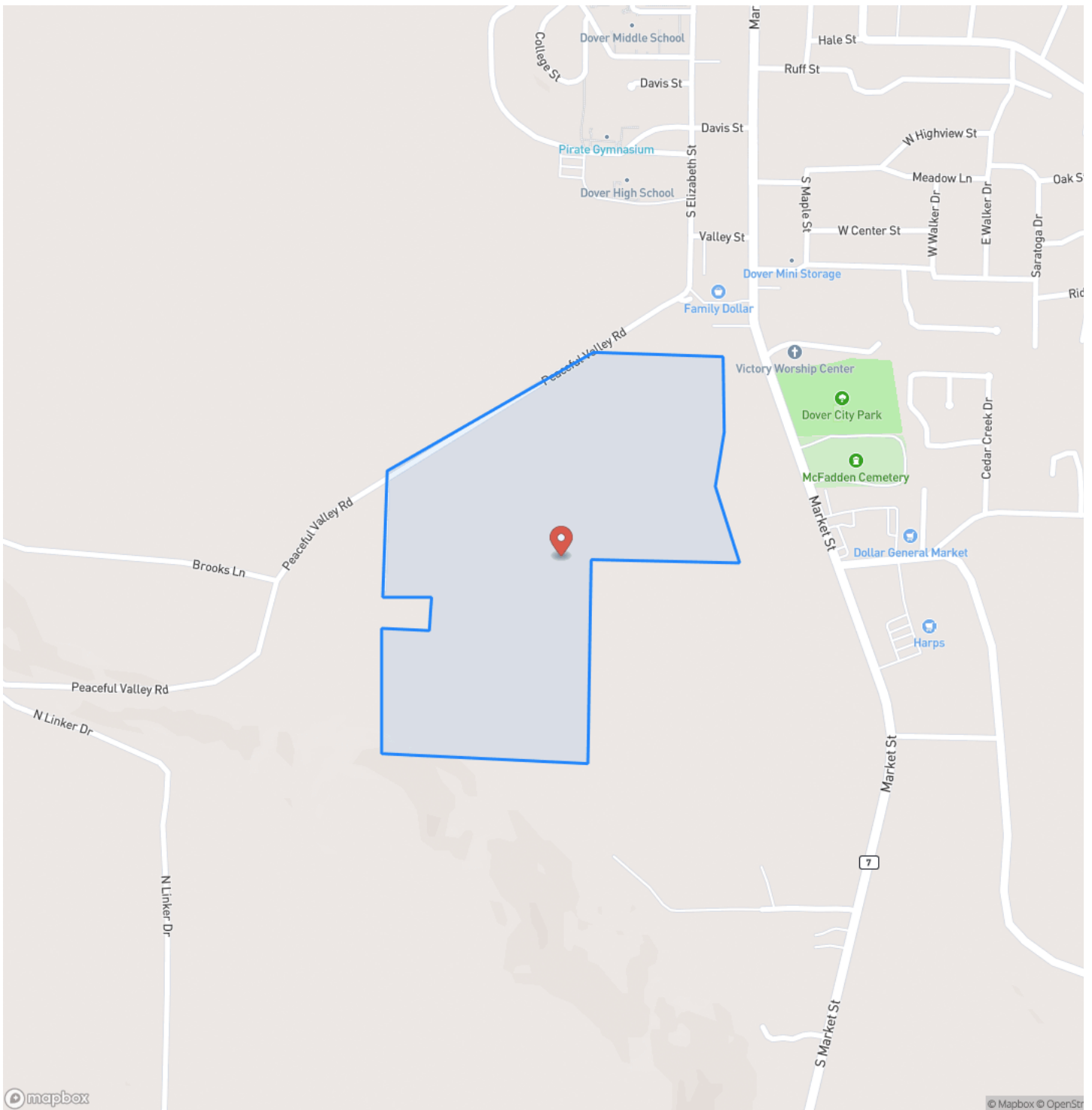
Call **Marty Sikes** at [**\(501\) 450-0963**](tel:5014500963) today to schedule your **private showing** and see firsthand all that this remarkable property has to offer.



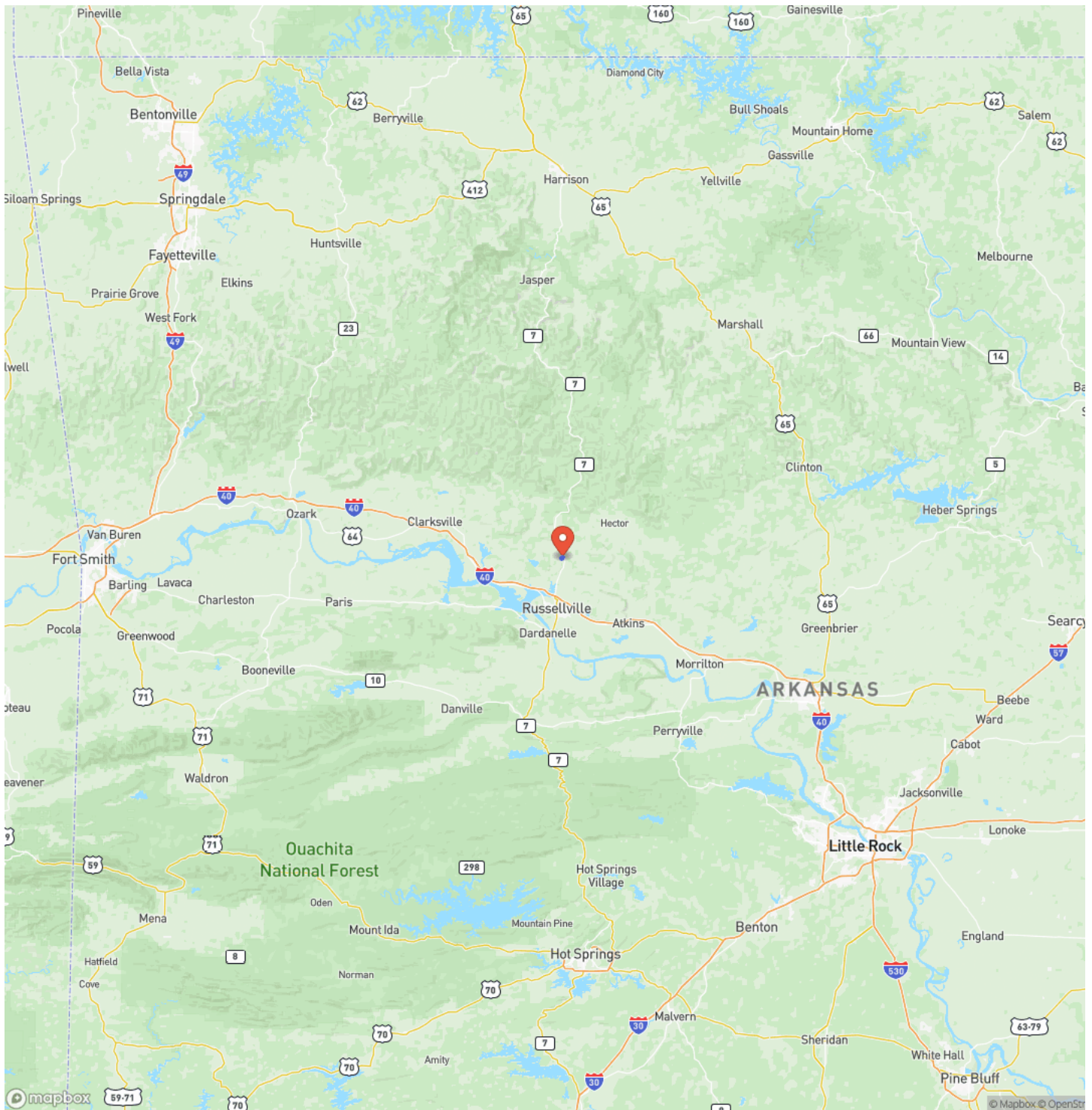
Dover 89
Dover, AR / Pope County



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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Address

City / State / Zip

Conway, AR 72034

NOTES

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MORE INFO ONLINE:

<https://arkansaslandforsale.com/>

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<https://arkansaslandforsale.com/>

DISCLAIMERS

Mineral Rights Do Not Convey.



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