

Toombs Corner
000 Nubbin Ridge Road
Ravenden Springs, AR 72460

\$175,000
66± Acres
Randolph County



Toombs Corner
Ravenden Springs, AR / Randolph County

SUMMARY

Address

000 Nubbin Ridge Road

City, State Zip

Ravenden Springs, AR 72460

County

Randolph County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.371632 / -91.205836

Acreage

66

Price

\$175,000

Property Website

<https://habitatlandcompany.com/property/toombs-corner/randolph/arkansas/99581/>



Toombs Corner Ravenden Springs, AR / Randolph County

PROPERTY DESCRIPTION

If you've been looking for a secluded piece of ground with strong hunting potential and future build options, "Toombs Corner" checks the boxes.

The property features a nice stand of timber and topography creating excellent habitat for deer, turkey, and even bear. Natural travel corridors make this tract hunt much bigger than it is. Whether you're looking to hang a few stands, establish food plots, or simply enjoy a quiet retreat in the woods, this place is ready for it.

An old homesite sits on the property, offering a head start for someone wanting to build a cabin or rural residence. Electric is available at the road, and the property offers gravel road frontage for easy, year-round access. This would make an ideal weekend hunting getaway, a family recreational property, or a long-term land investment.

Additional acreage is available nearby, providing an opportunity to expand your footprint or secure even more hunting ground.

Quiet. Accessible. Hunt-ready.

-Deer, turkey, bear and small game.

-Interior road system.

-Gravel road frontage with electric available.

-7 miles from Ravenden Springs, AR.

-50 miles from Jonesboro, AR.

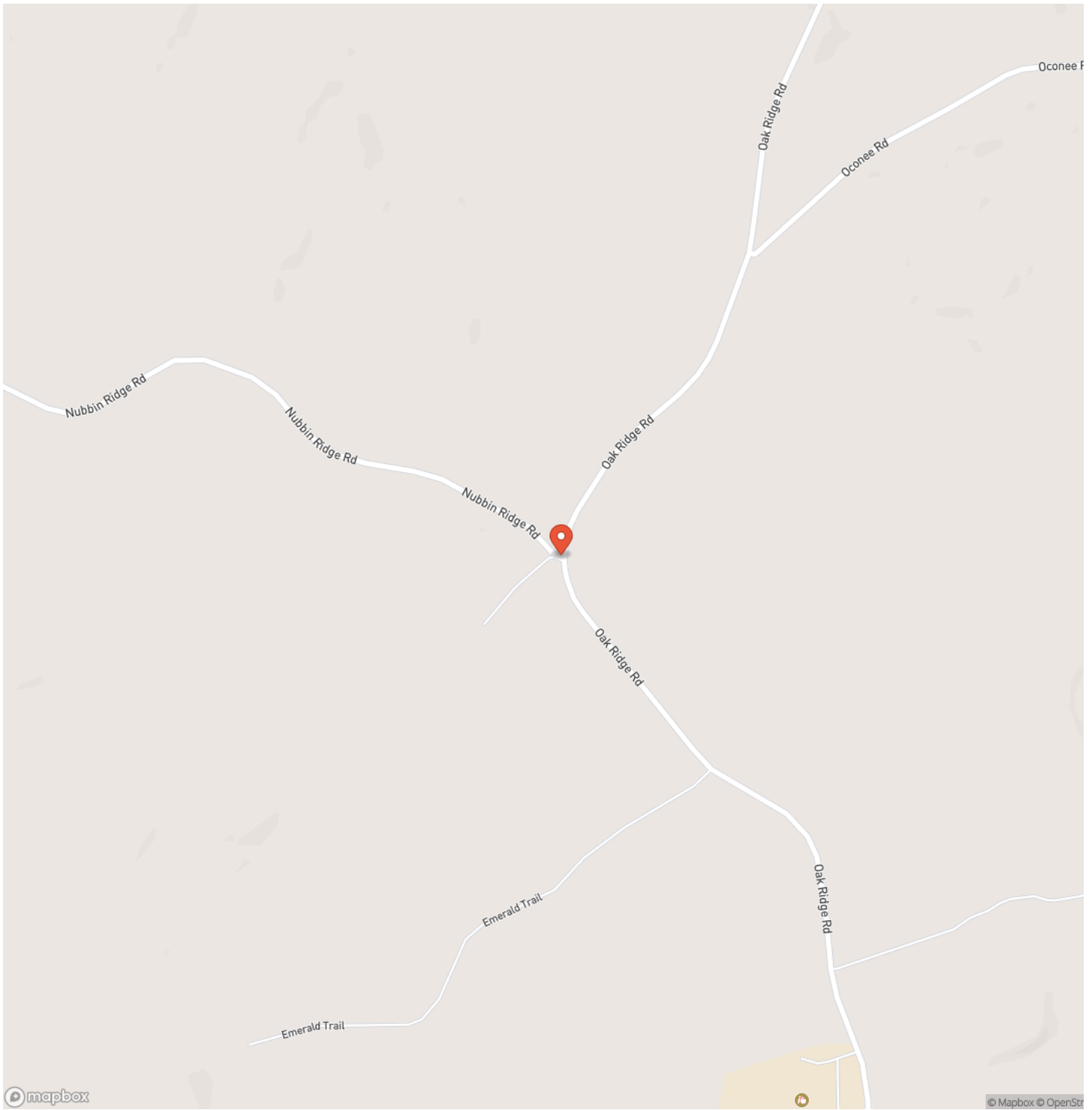
-Zone 3 deer hunting regulations.



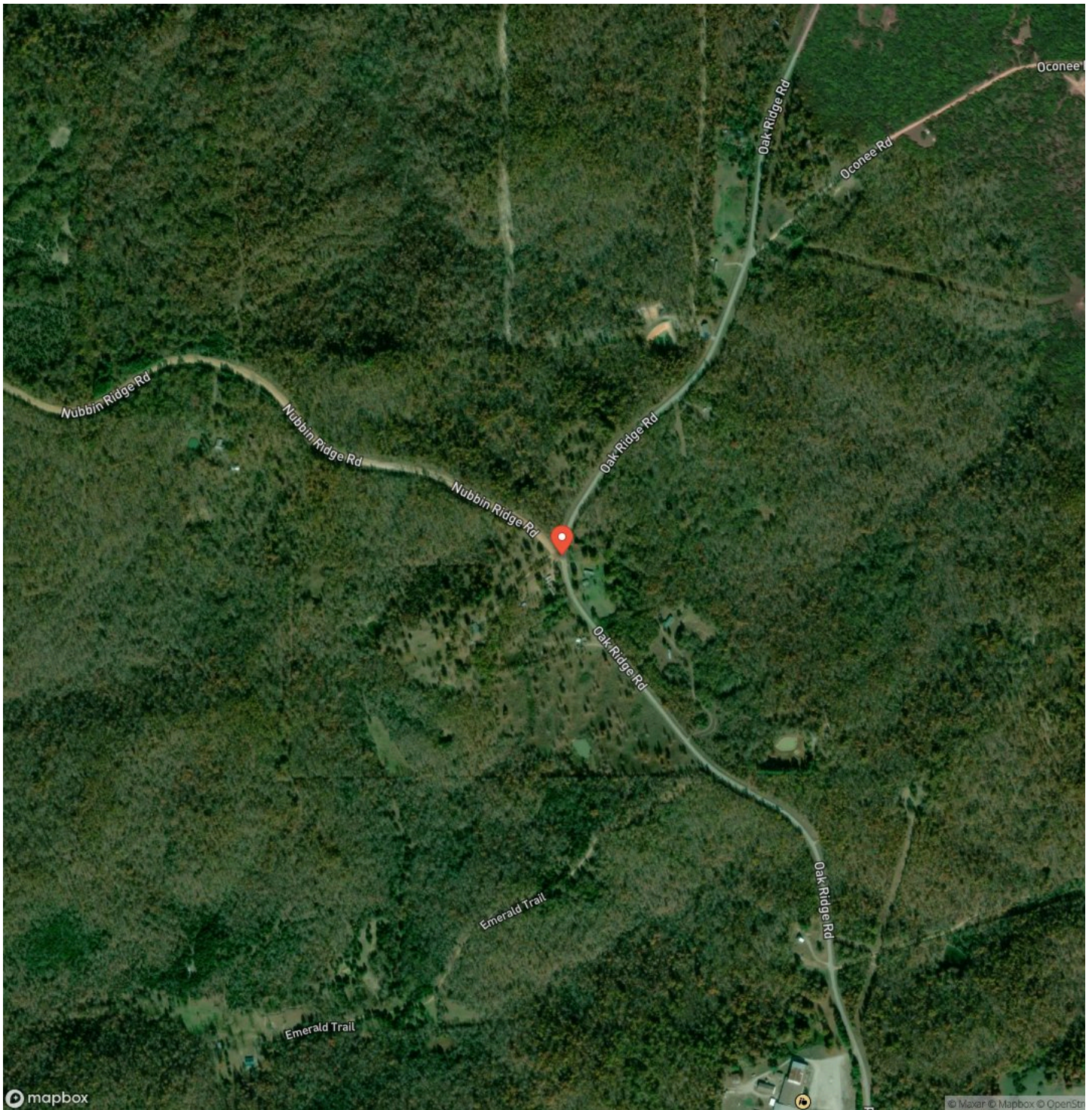
Toombs Corner
Ravenden Springs, AR / Randolph County



Locator Map



Satellite Map



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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

