

40 acres North of Marvell  
0 Hwy 243  
Marvell, AR 72366

**\$240,000**  
40± Acres  
Phillips County



**40 acres North of Marvell**  
**Marvell, AR / Phillips County**

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**SUMMARY**

**Address**

0 Hwy 243

**City, State Zip**

Marvell, AR 72366

**County**

Phillips County

**Type**

Farms, Hunting Land

**Latitude / Longitude**

34.579146 / -90.890178

**Acreage**

40

**Price**

\$240,000

**Property Website**

<https://arkansaslandforsale.com/property/40-acres-north-of-marvell-phillips-arkansas/61953/>





## **40 acres North of Marvell Marvell, AR / Phillips County**

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### **PROPERTY DESCRIPTION**

This 40 acres located in Phillips County just North of Marvell is a great opportunity for someone looking to build their dream home, a hunting lodge, or to acquire a prime piece of hunting property. This property includes a 40x60 house pad, along with a beautiful 5 acre pond, and approximately 24 tillable acres. Crooked Creek runs through the north east corner of the property making it a hot spot for deer/ duck hunting. Centrally located between the Mississippi River and the White River Refuge makes it an ideal spot for hunters. This property has a ton of potential opportunities. For more information call Molly Litwiller at [870-995-6488](tel:870-995-6488).

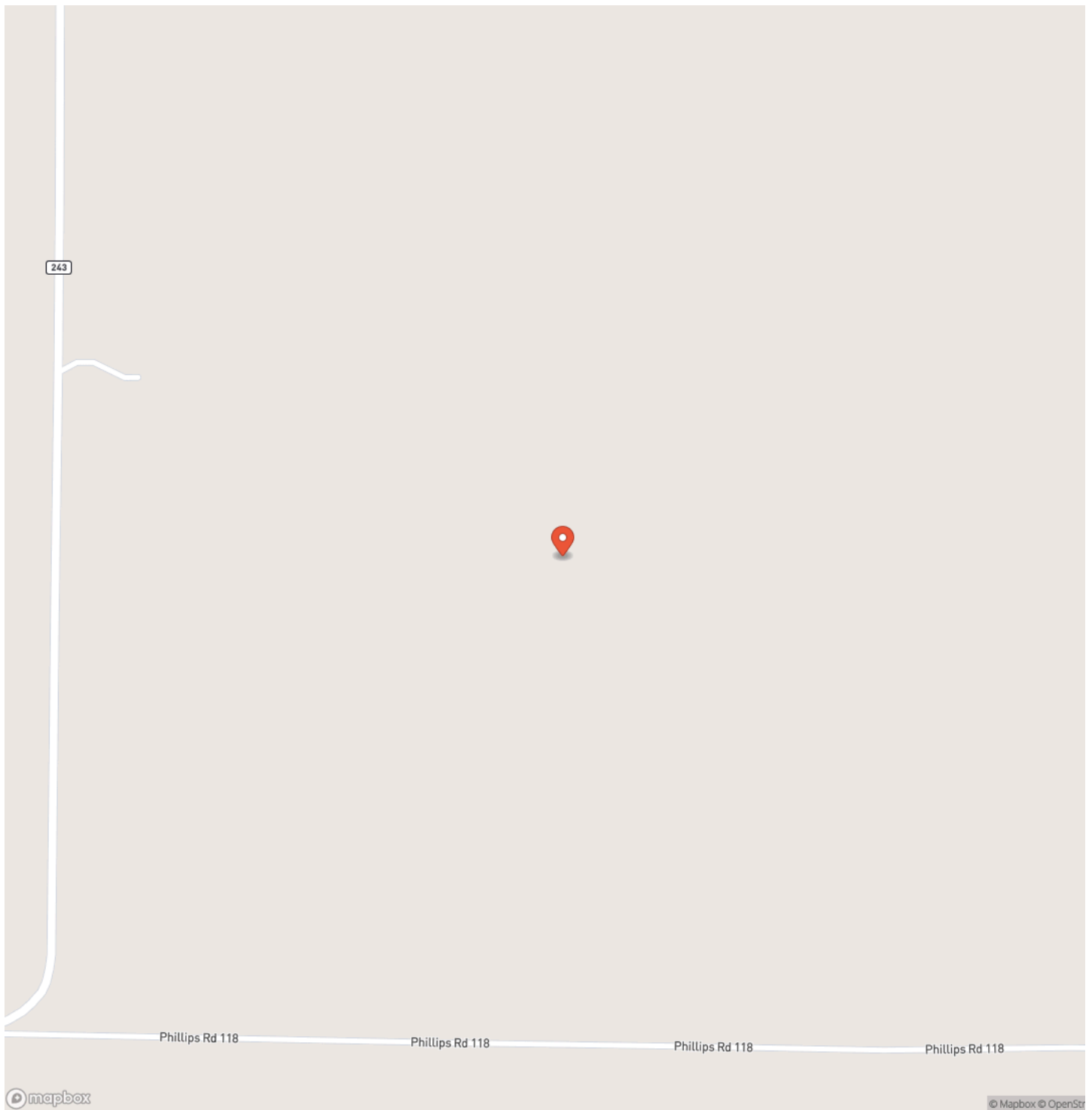
Easement is located on the west side of the property off of Hwy 243.



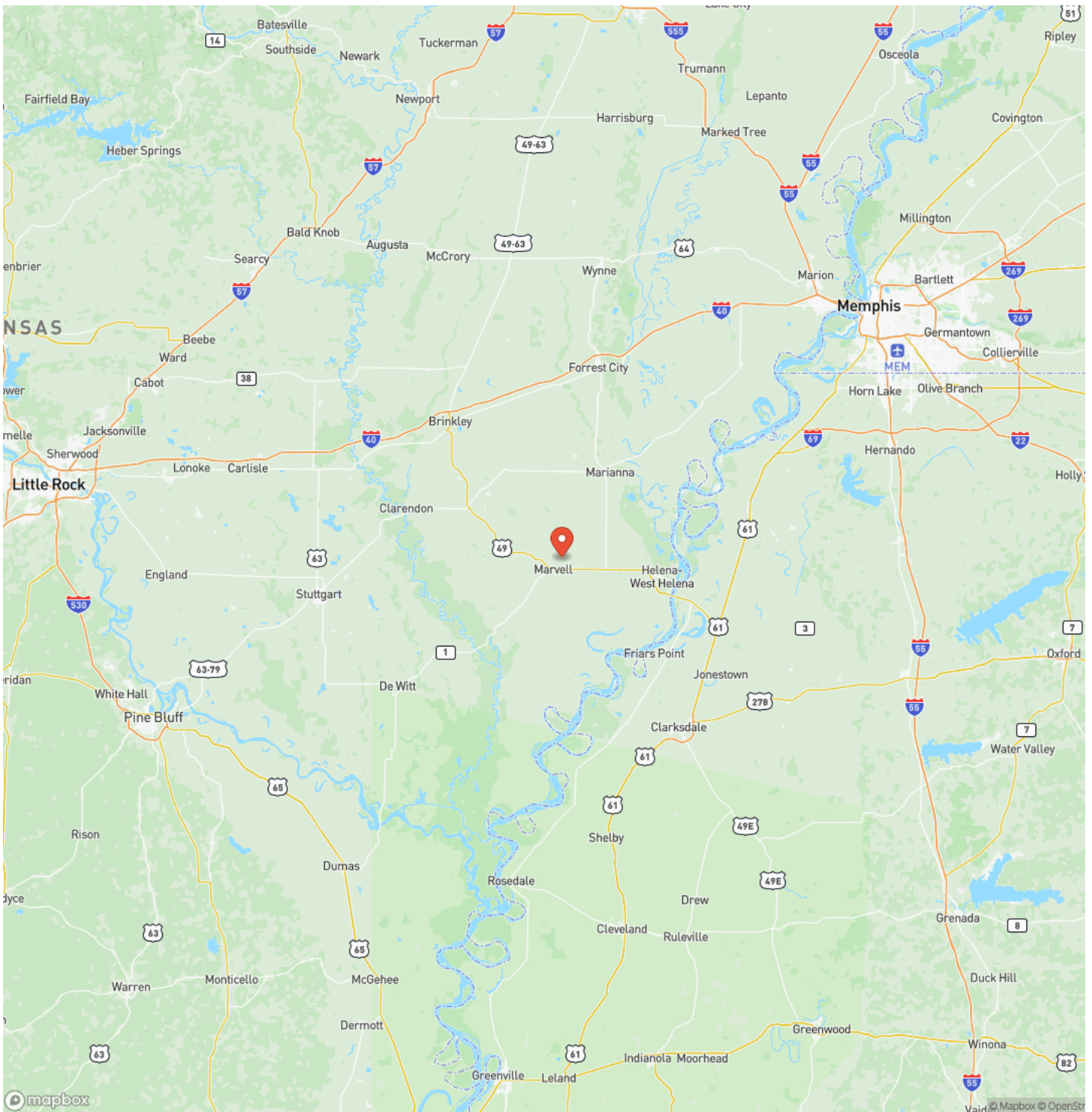
40 acres North of Marvell  
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## Locator Map



## Locator Map





40 acres North of Marvell  
Marvell, AR / Phillips County

## Satellite Map



**40 acres North of Marvell**  
**Marvell, AR / Phillips County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Molly Litwiler

## Mobile

(870) 995-6488

## Email

Molly@arkansas.land

**Address**

City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**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.

**MORE INFO ONLINE:**  
**ArkansasLandForSale.com**

## **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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