

Highway 425
Monticello, AR 71655

\$280,000
42± Acres
Drew County



Highway 425 Monticello, AR / Drew County

SUMMARY

City, State Zip

Monticello, AR 71655

County

Drew County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.60574 / -91.80094

Acreage

42

Price

\$280,000

Property Website

<https://www.forestryrealestate.com/property/highway-425-drew-arkansas/66175/>



PROPERTY DESCRIPTION

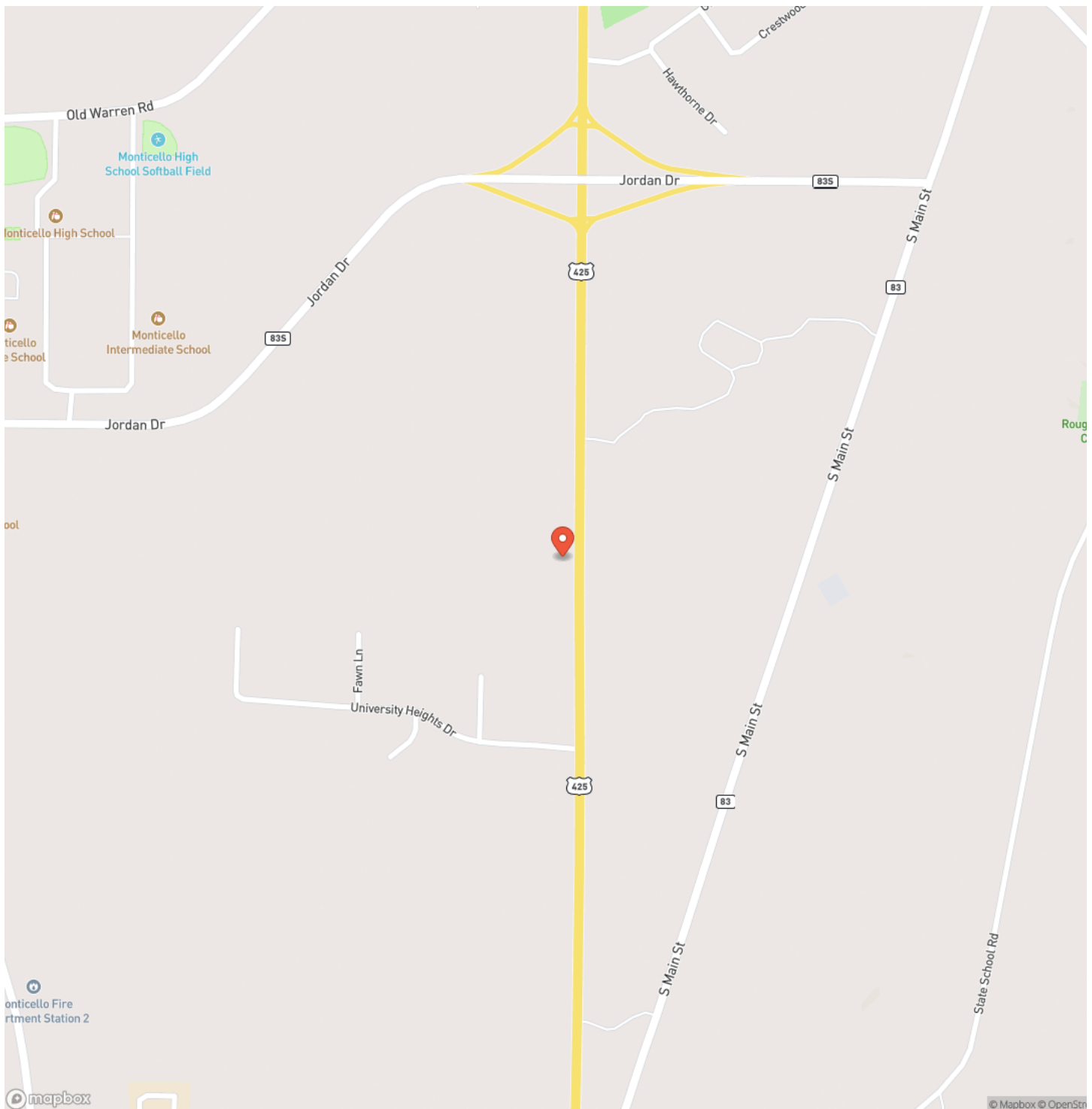
This 42-acre property has prime highway frontage along Highway 425 in Monticello, Arkansas. Ideally located behind Monticello Elementary School and across from the Patriot Fuel Center, it is just one mile from the University of Arkansas at Monticello. This land offers a rare opportunity for development or investment in a growing area. Mineral rights owned by the seller, if any, will convey without warranty. Whether you're looking to expand, develop, or invest, this property's strategic location ensures convenient access to local amenities and versatile potential. Timber has recently been harvested. For more information, contact Andrew Ross at [\(870\) 723-2020](tel:8707232020).



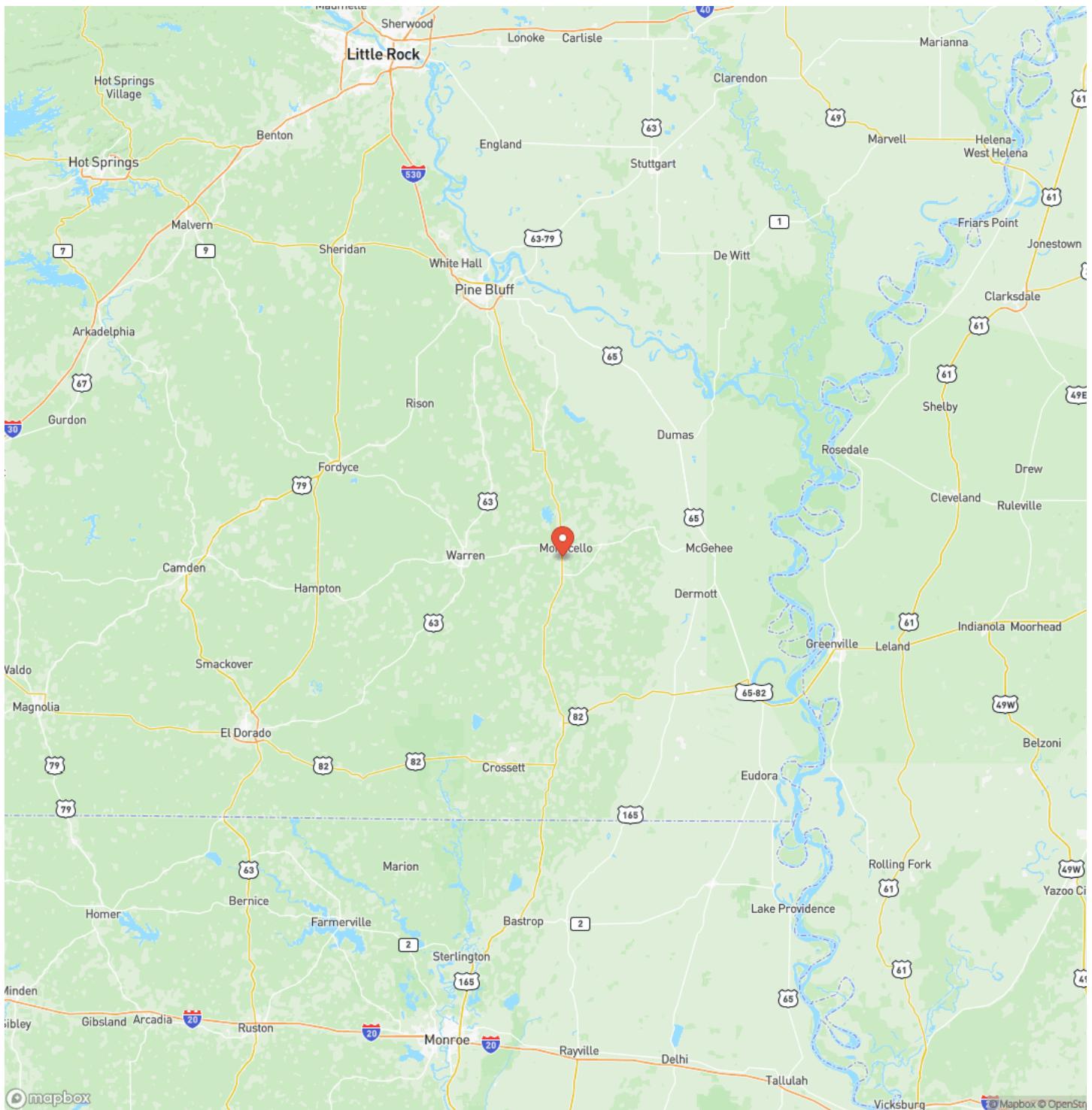
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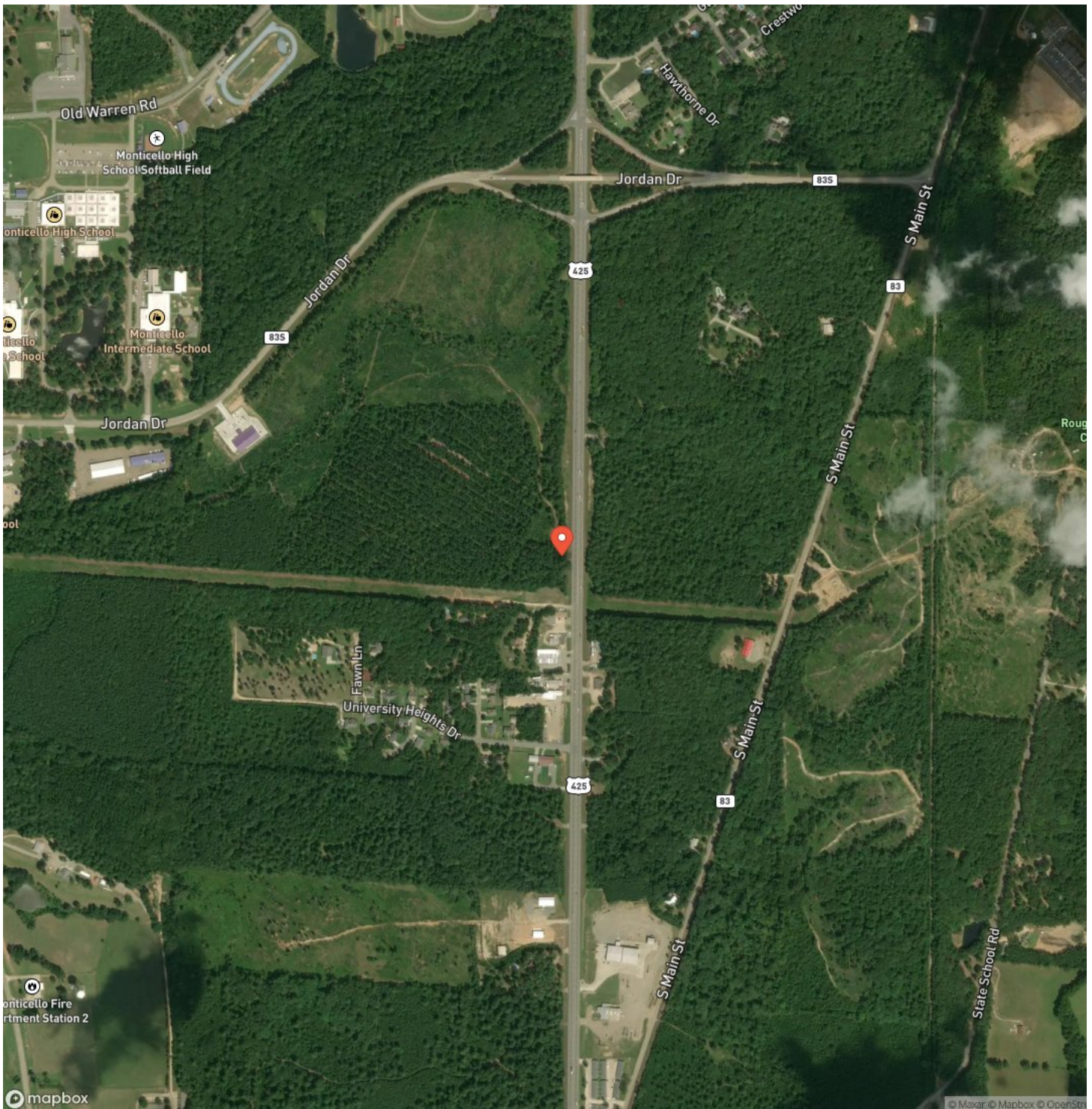
Locator Map



Locator Map



Satellite Map



Highway 425

Monticello, AR / Drew County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Ross

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NOTES



MORE INFO ONLINE:

www.forestryrealestate.com

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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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