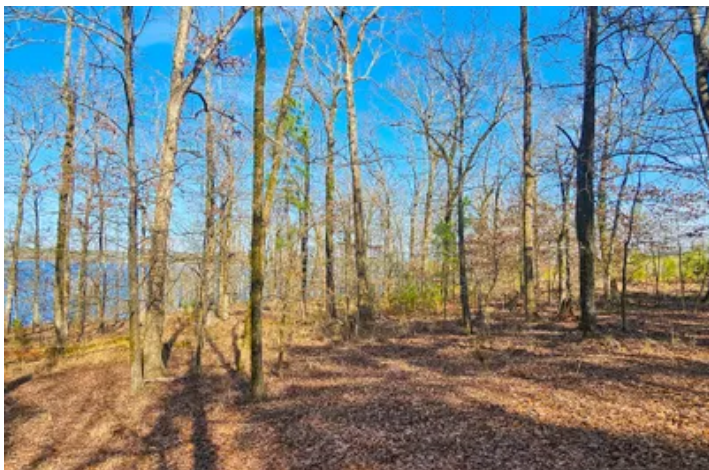


Lake Erling Waterfront
County Road 74
Taylor, AR 71861

\$960,480
213± Acres
Lafayette County



Lake Erling Waterfront
Taylor, AR / Lafayette County

SUMMARY

Address

County Road 74

City, State Zip

Taylor, AR 71861

County

Lafayette County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.077091 / -93.543391

Acreage

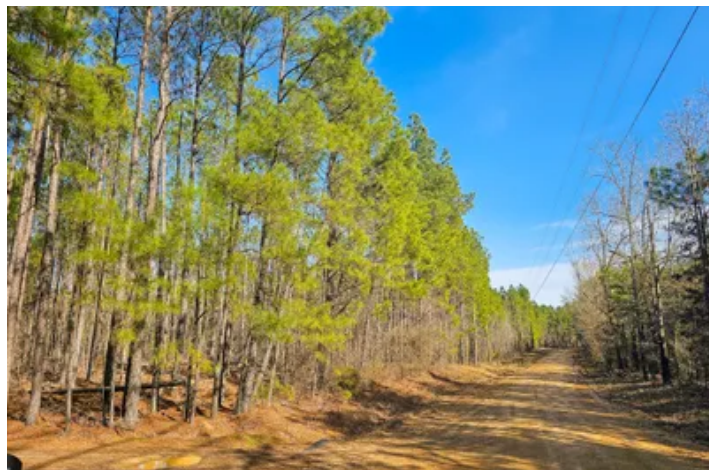
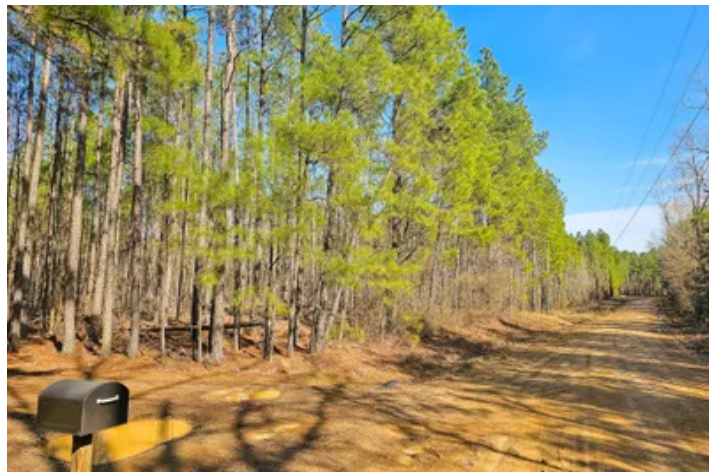
213

Price

\$960,480

Property Website

<https://www.forestryrealestate.com/property/lake-erling-waterfront-lafayette-arkansas/79594/>



PROPERTY DESCRIPTION

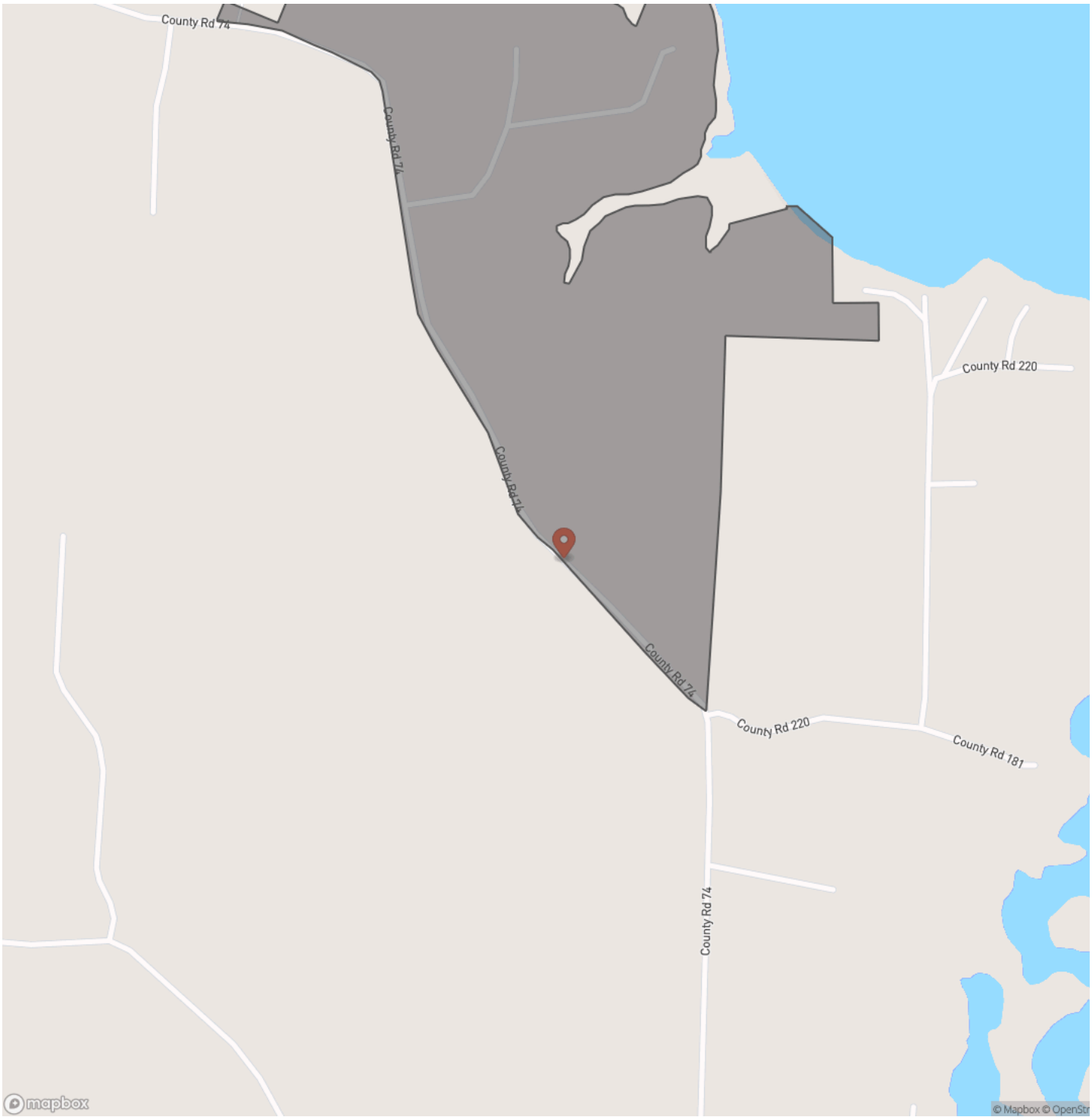
This tract offers excellent access, with a paved road to the south, a gravel road along the west, and a gated interior road. Utilities are in place, including electricity, water nearby, and phone/cable. The land is mostly flat with a gentle slope to Lake Erling, a top fishing spot, and features small intermittent creeks. With two ages of timber, including a mid-rotation stand, it's a solid timber investment. Ideal for hunting or a lake retreat, the property has great potential for development with some road and utility work. Buyer to survey.

Seller to retain mineral rights.

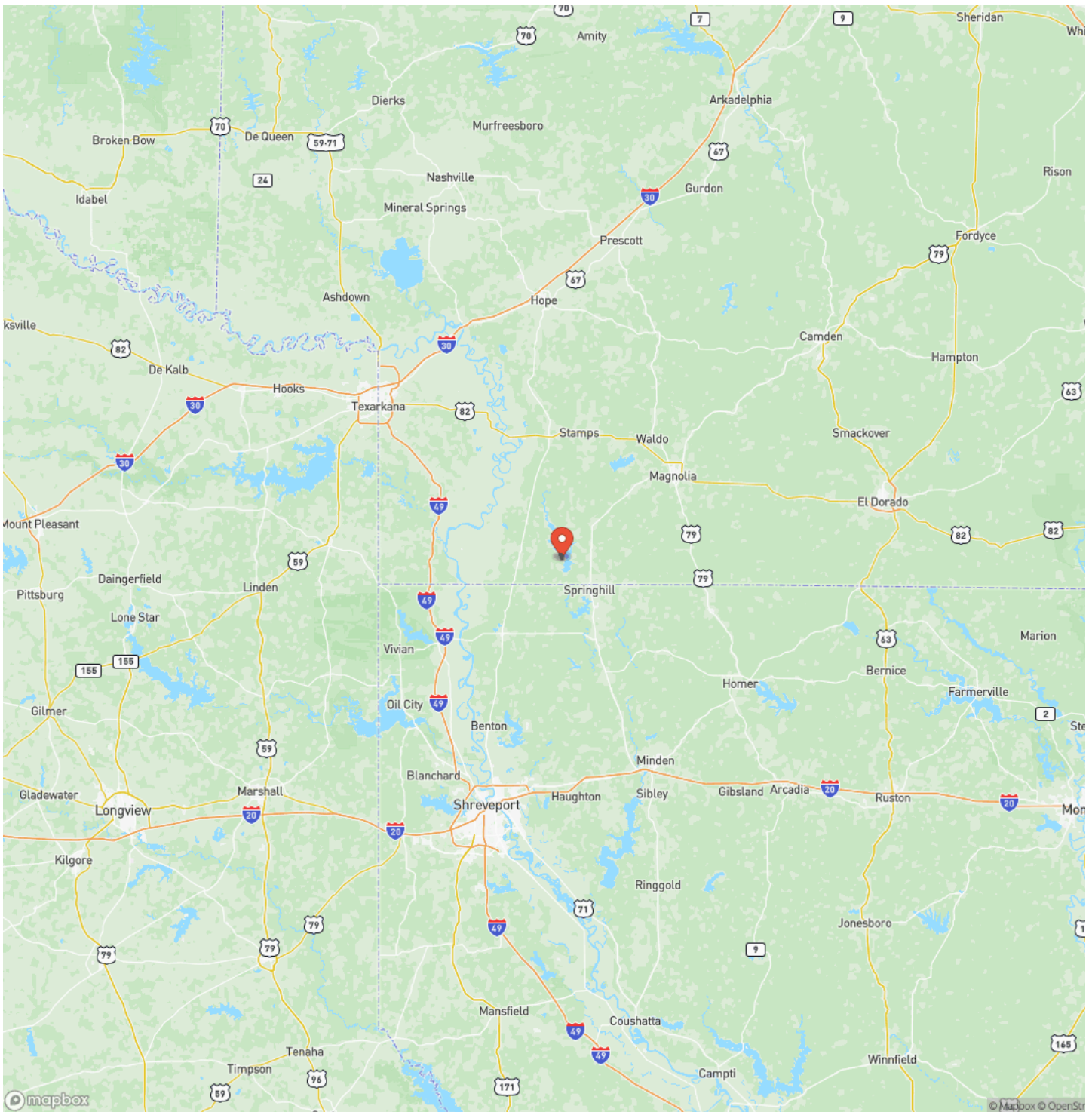




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian DePriest

Mobile

(903) 556-6375

Office

(501) 219-8600

Email

bdepriest@forestryrealestate.com

Address

216 Olive St.

City / State / Zip

NOTES

[illegible]

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:
www.forestryrealestate.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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