

Calico Creek 80  
000 Old Dolph Road  
Pineville, AR 72566

**\$128,000**  
80± Acres  
Izard County





**Calico Creek 80**  
**Pineville, AR / Izard County**

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**SUMMARY**

**Address**

000 Old Dolph Road

**City, State Zip**

Pineville, AR 72566

**County**

Izard County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

36.16448 / -92.135239

**Acreage**

80

**Price**

\$128,000

**Property Website**

<https://habitatlandcompany.com/property/calico-creek-80-izard-arkansas/84496/>



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**PROPERTY DESCRIPTION**

The Calico Creek 80 is your secluded Ozark getaway located just west of Pineville, Arkansas.

This property features mature hardwood timber, glades, over 1,000 feet of Calico Creek, and large rock formations. Wildlife such as whitetail deer, turkey, squirrel, bear, and even an occasional mountain lion have been spotted in the area.

While this property does not have a legal easement, neighboring landowners have graciously allowed the current owners access for hunting trips, maintenance, and treasure hunting. This is a unique opportunity to own an affordable tract tucked away in the Ozark Mountains!





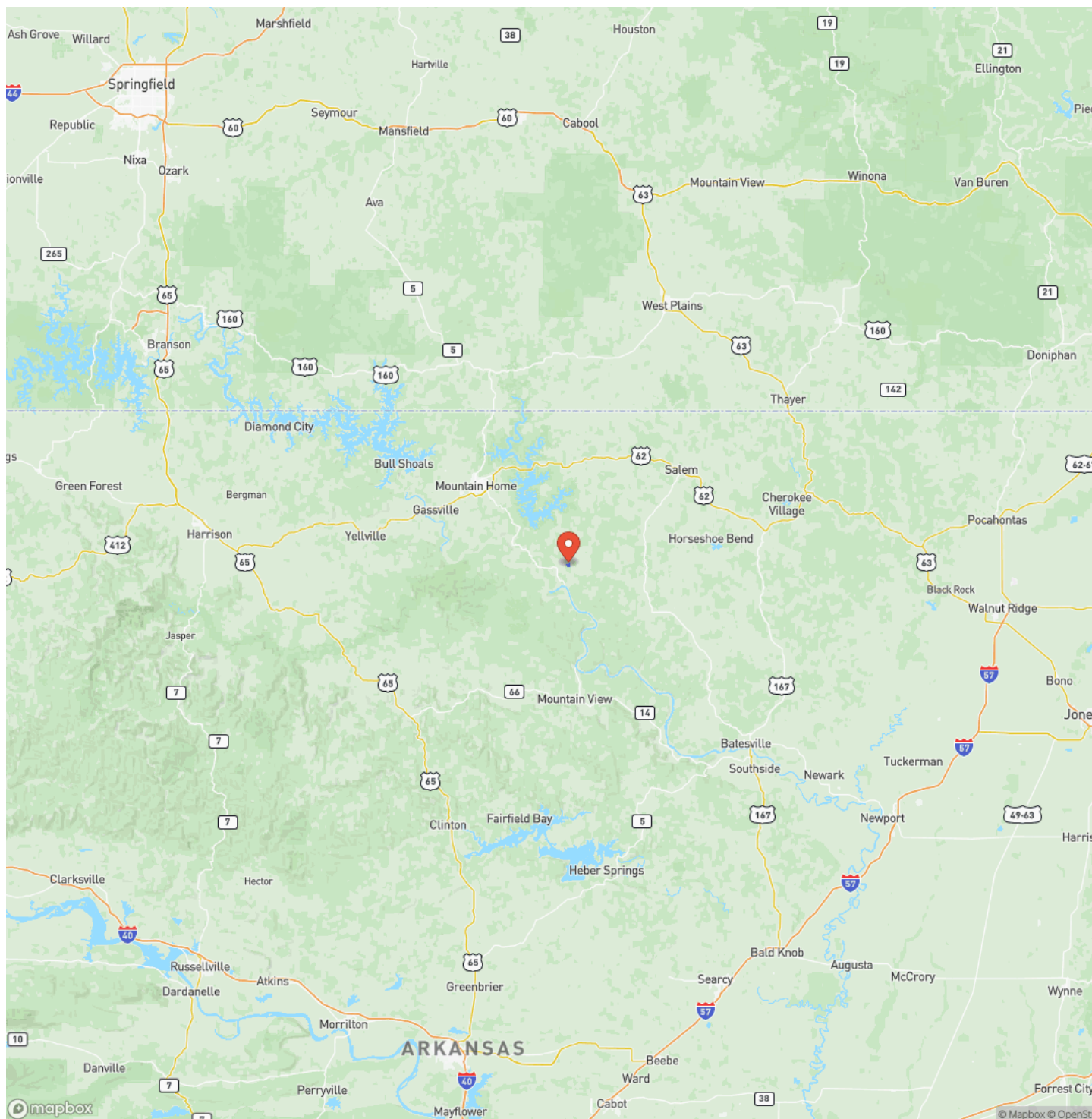


## Locator Map



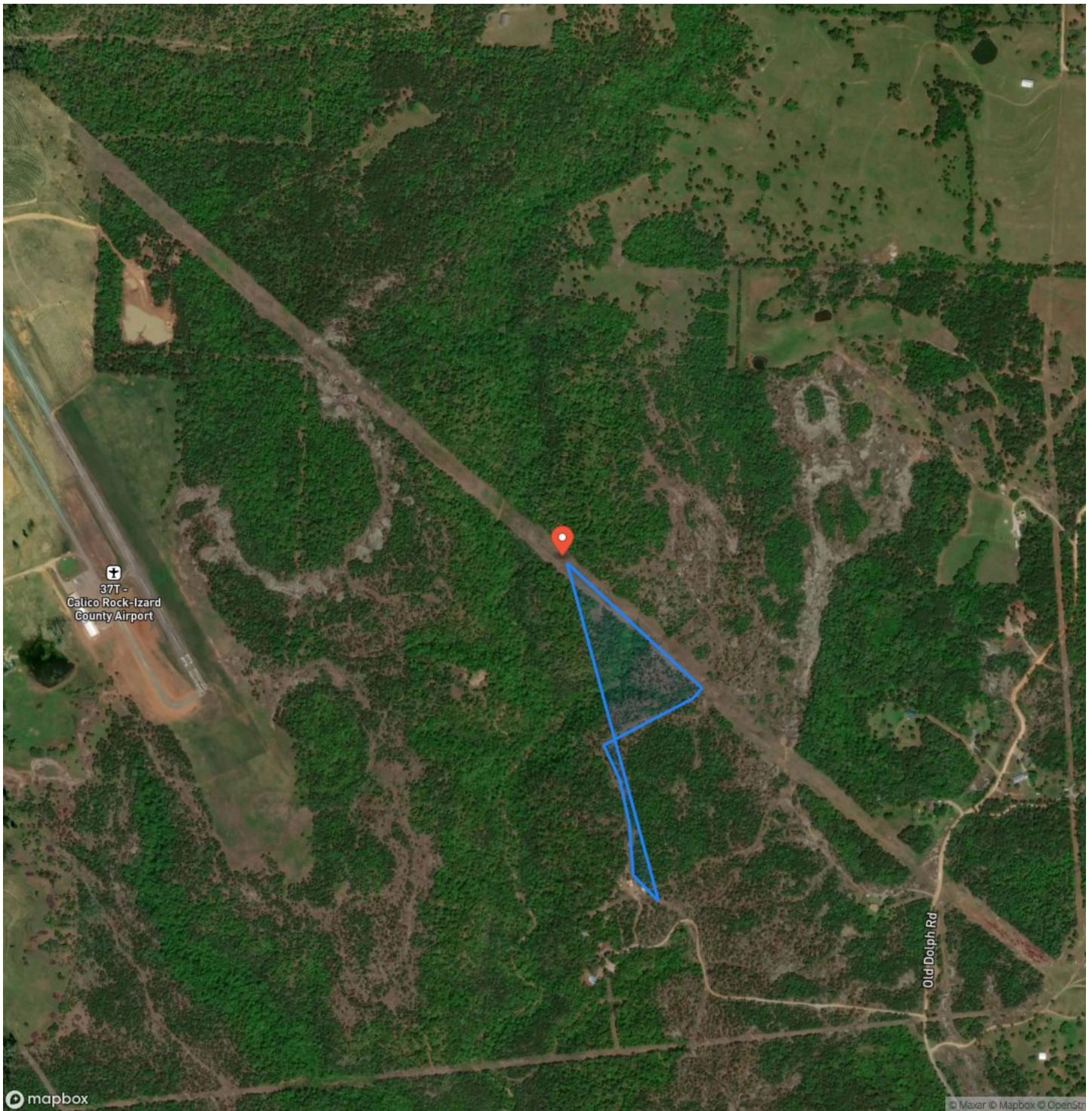


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Seth Davis

## Mobile

(870) 217-3537

## Email

seth@habitatlandcompany.com

**Address**

City / State / Zip

## NOTES

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## 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.



**<https://www.habitatlandcompany.com/>**

## **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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