269 MC 93
269 MC 93
Texarkana, AR 71854

$137,500
3.02± Acres
Miller County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
269 MC 93

City, State Zip
Texarkana, AR 71854

County
Miller County

Type
Undeveloped Land, Lot, Timberland

Latitude / Longitude
33.422771 / -93.919932

Taxes (Annually)
$228

Acreage
3.02

Price
$137,500

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Bring your dream home plans and invision yourself on this Miller County, Arkansas property that is READY for you to get started! This exceptional 3.02-acre lot in the desirable Eagle Ridge Estates subdivision offers a perfect blend of natural tranquility and convenient access, an ideal, prepared canvas for your dream home!

Location
Situated at 269 MC 93 in Texarkana, Arkansas, this property enjoys peaceful county living while remaining within easy reach of amenities. Served by the highly desired Genoa Central ISD, it offers a desirable setting for those seeking a balance of rural charm and city access.

Land and terrain
Spanning 3.02 acres, the land presents a diverse landscape with a gentle loamy sand soil composition. It features areas that are cleared and grassed, alongside sections in a natural state and partially wooded, with a creek makes it the perfect homeplace that is ready for you to start your forever home. The property's natural contours and mature growth invite creative landscaping and building designs.

Improvements and infrastructure
This property comes with the significant advantage of existing improvements, including a 30 X 50 well lit shop on a concrete pad, a wooden 12 X 36 storage building, a well, electricity to the property, and a house pad. These amenities offer a solid foundation for immediate use, allowing for flexible planning.

Water and utilities
Essential utilities are readily available, ensuring a smooth transition for any development plans. Electricity is accessible on site, and a well provides a reliable water source. The presence of water and electricity greatly simplifies the process of building and establishing a comfortable living space.

Wildlife and vegetation
The property is a haven for local wildlife, with sightings of small game, and whitetail deer, along with other species, enhancing its natural appeal. The diverse vegetation, including the creek, cleared, grassed, and partially wooded areas, creates a rich habitat and offers varied aesthetic appeal throughout the seasons.

Current and potential use
Currently utilized for single-family purposes within a subdivision context, (Eagle Ridge Estates restrictions do apply). This acreage holds immense potential. The land is also perfectly suited for recreational activities such as ATV trails, bird watching, and hiking trails, with convenient creek access.

Access and easements
Access to the property is excellent, provided by a county road with an asphalt surface, ensuring smooth and reliable entry. There are no known fencing structures, offering a blank slate for securing the property to your preference.

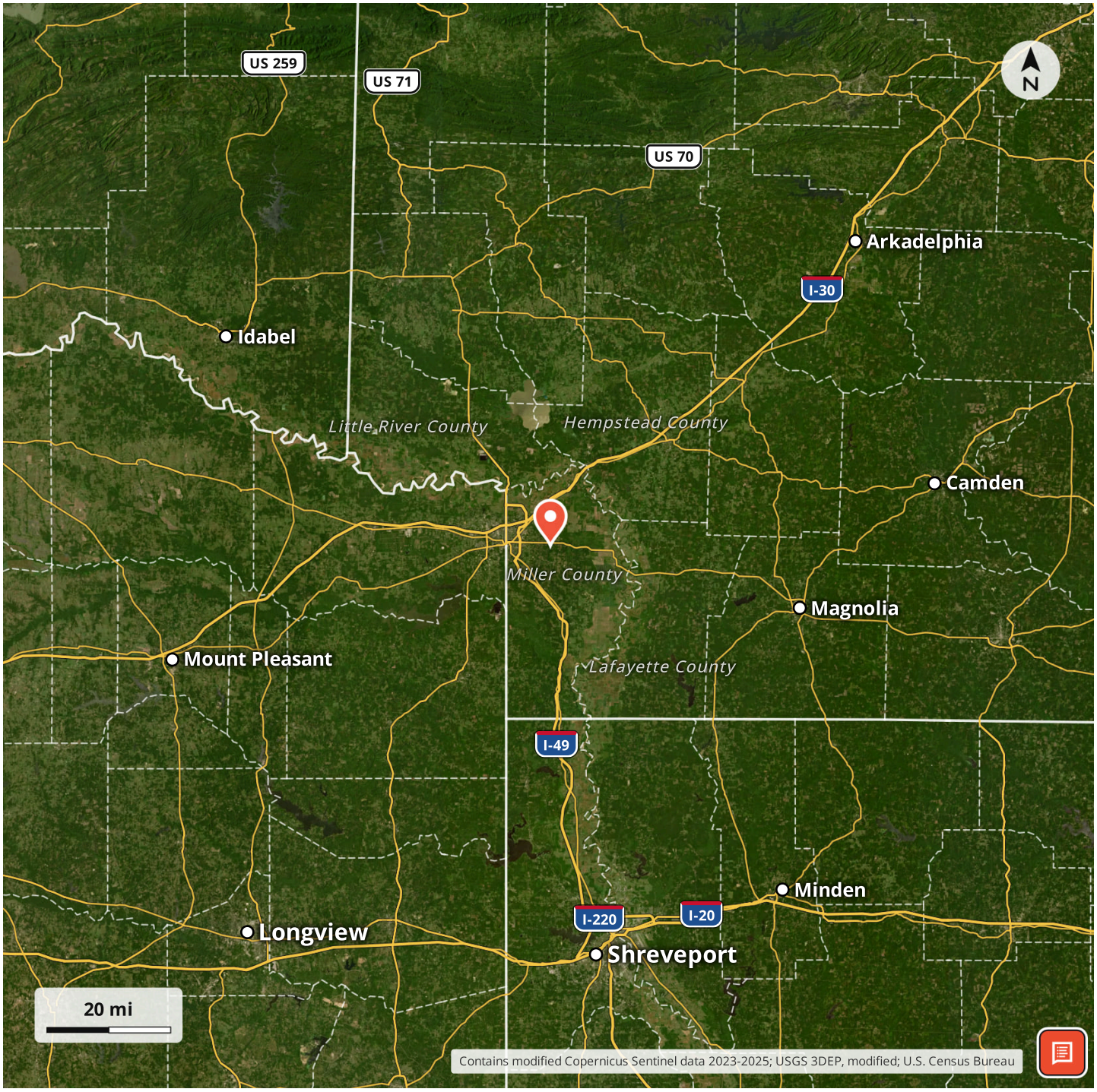
Contact Peggy today at 903-277-8203 to learn more or to schedule a visit.



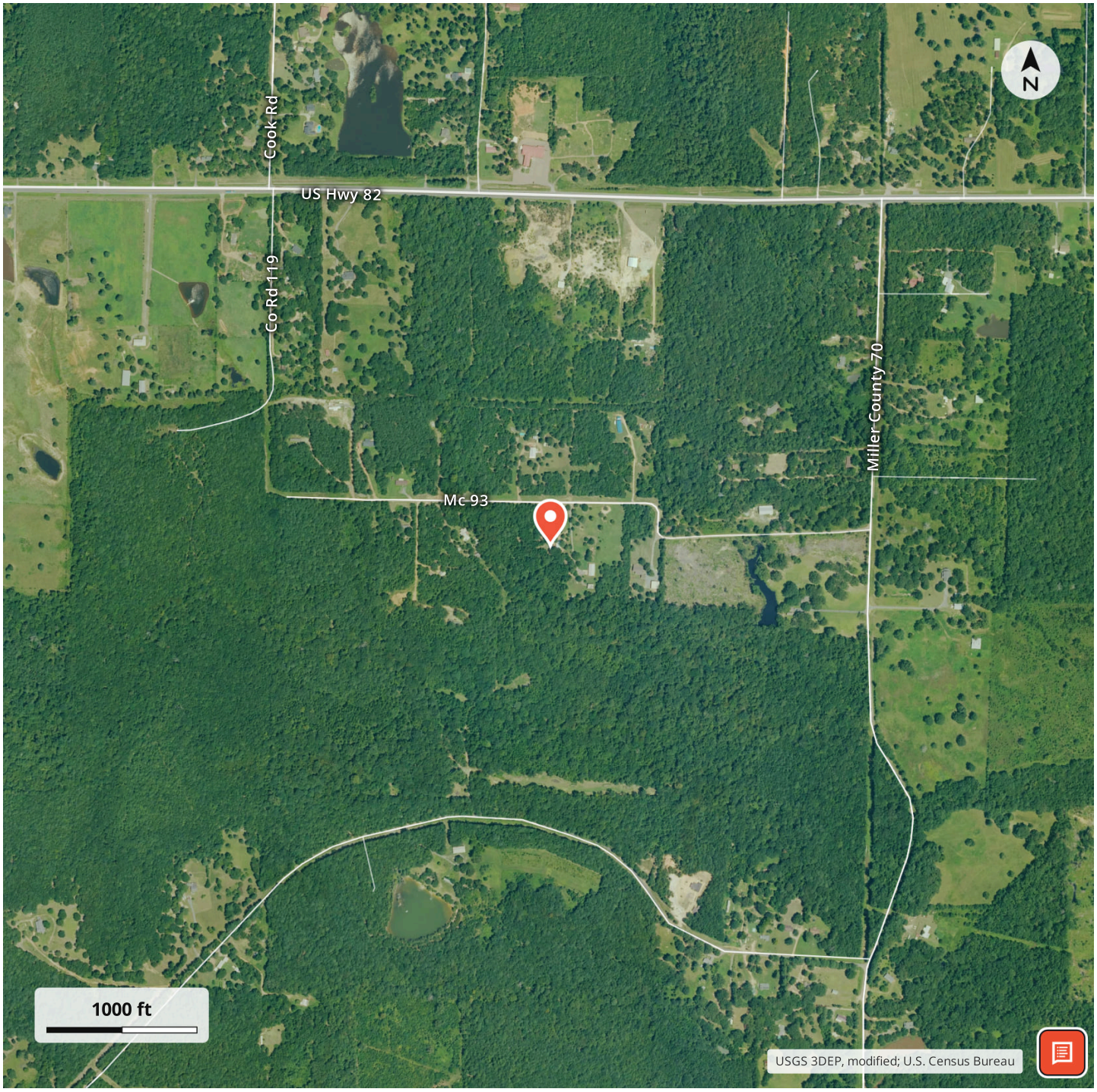




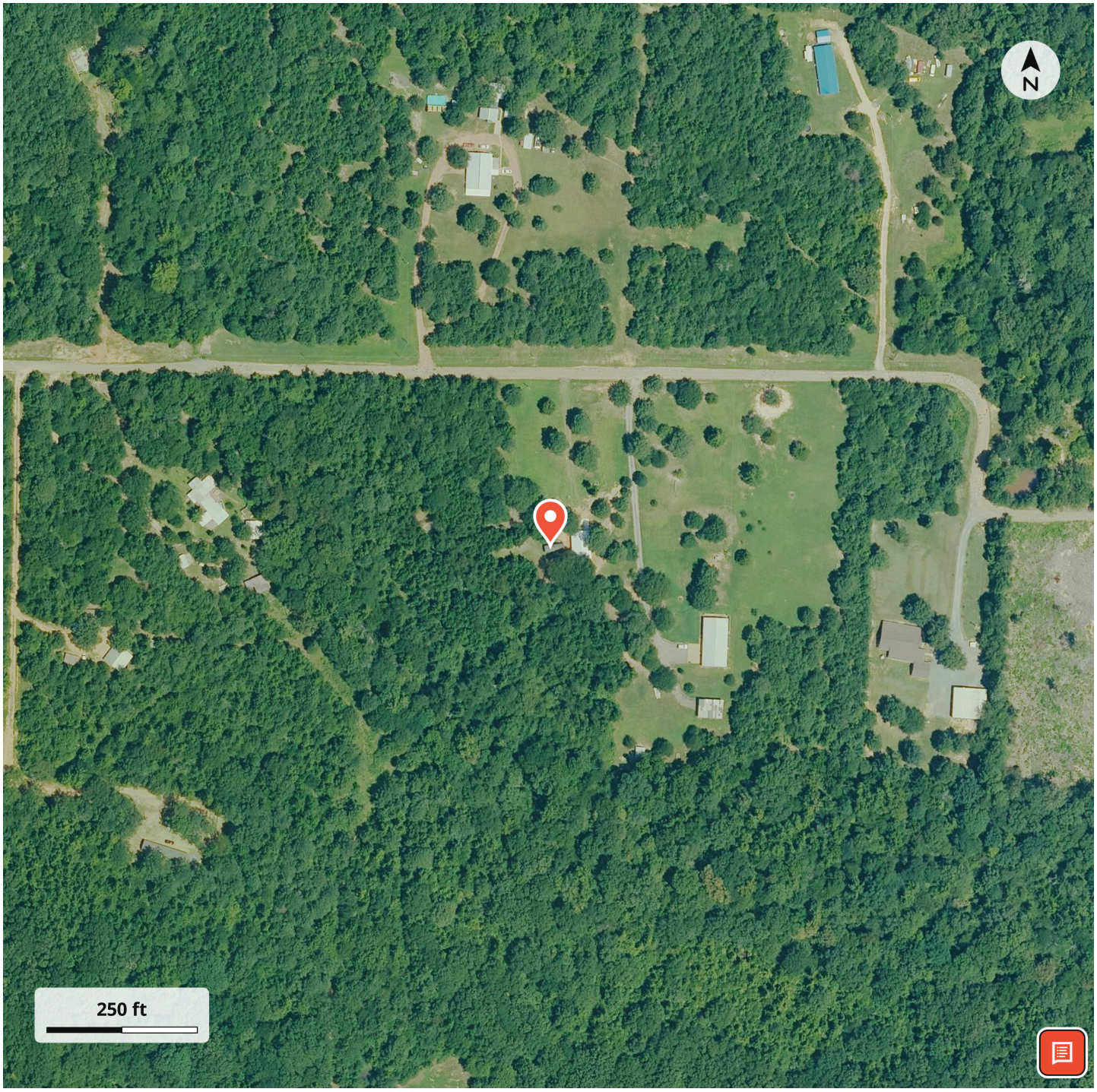

Regional Map



Locator Map


Cook Rd
US Hwy 82
Co Rd 119
Miller County 70
Mc 93
N
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
Camden, AR 71701

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