**Kiblah 20**
**Miller County 30 and Miller County 202**
**Doddridge, AR 71834**

**$126,000**
**20.97± Acres**
**Miller County**










**MORE INFO ONLINE:**

**https://moplandandhome.com/**

## SUMMARY

**Address**
Miller County 30 and Miller County 202

**City, State Zip**
Doddridge, AR 71834

**County**
Miller County

**Type**
Hunting Land, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**
33.036393 / -93.843783

**Taxes (Annually)**
$55

**Acreage**
20.97

**Price**
$126,000

**Property Website**
moplandandhome.com







## PROPERTY DESCRIPTION

Escape to your own private sanctuary with the Kiblah 20, a remarkable 20.97-acre tract locatednear Doddridge, Miller County, Arkansas. This property offers a rare blend of natural beauty and boundless potential, perfect for those seeking a dedicated hunting haven, a recreational escape, or a strategic timberland investment. Imagine crisp mornings spent tracking whitetail deer or the thrill of a successful turkey hunt, all within the serene confines of your own land.

### Location

Situated near the community of Doddridge, Arkansas, this property benefits from the tranquil ambiance of rural living while remaining accessible. Its prime location in Miller County offers a delightful balance, providing a peaceful retreat from the hustle and bustle, yet keeping you connected to local amenities and the vibrant natural landscape that defines this region. Its close proximity to I-49 allows easy access to most of the country.

### Land and terrain

Spanning 20.97 acres, the land presents a diverse and inviting landscape. The terrain features a desirable mix of gravel and loam soils, indicating a fertile ground suitable for various applications. With its partially wooded composition, the property offers both open areas and shaded groves, creating a dynamic environment perfect for wildlife and recreational pursuits.

### Improvements and infrastructure

The property is thoughtfully appointed with essential infrastructure, including a functional well, providing a reliable water source. The perimeter is secured with durable barbed wire fencing, defining boundaries and offering a measure of security. Buyers will appreciate the existing foundations for future development, allowing for personalization and expansion according to their vision.

### Water and utilities

A significant advantage of this property is the presence of a well, ensuring a readily available water supply. Regarding utilities, the infrastructure is in place to facilitate connections, allowing for the integration of modern conveniences as desired. This provides a flexible framework for developing the property to suit a variety of needs, from rustic retreats to more elaborate setups.

### Wildlife and vegetation

Kiblah 20 is a true haven for wildlife enthusiasts. The abundant natural vegetation, characterized by its partially wooded nature, provides ideal habitat for a diverse array of game. Expect to encounter thriving populations of whitetail deer, turkey, and hogs, making every visit an exciting opportunity for observation or hunting. The natural flora contributes to a robust ecosystem, enhancing the property's appeal for nature lovers.

### Current and potential use

Currently enjoyed as a prime hunting and recreational property, Kiblah 20 excels in offering an immersive outdoor experience. Its potential extends further, inviting consideration for continued recreational use, strategic timber management, or even as a secluded private estate. The versatility of this acreage provides a canvas for realizing diverse aspirations, from personal enjoyment to long-term investment.

### Access and easements

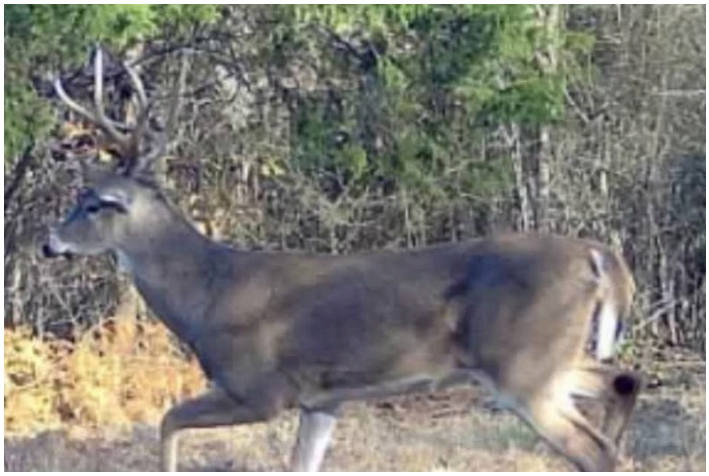
Access to this exceptional property is seamless, with direct frontage on a county road. The asphalt road type ensures smooth and reliable entry in all seasons, enhancing convenience for owners and guests alike. Clear and defined access points contribute to the property's desirability, simplifying logistics for any planned activities or developments.

### Showing instructions and contact

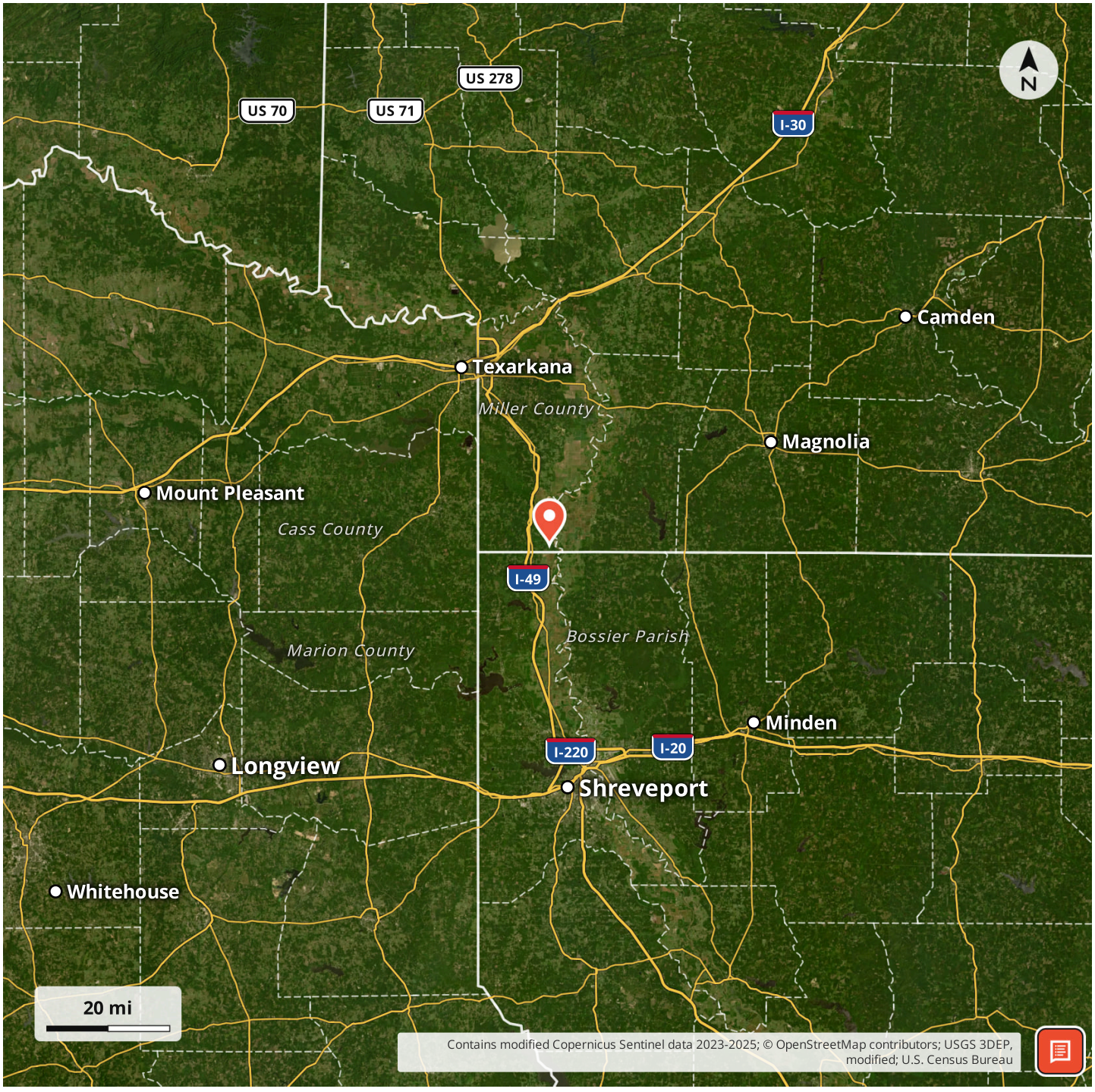
To experience the full potential of Kiblah 20, appointments are required. Keys to the gates are available at the office. Please call 903-733-2977 to schedule your private tour and explore this remarkable opportunity. The listing terms include Cash and Conventional financing, offering flexible options for interested buyers.



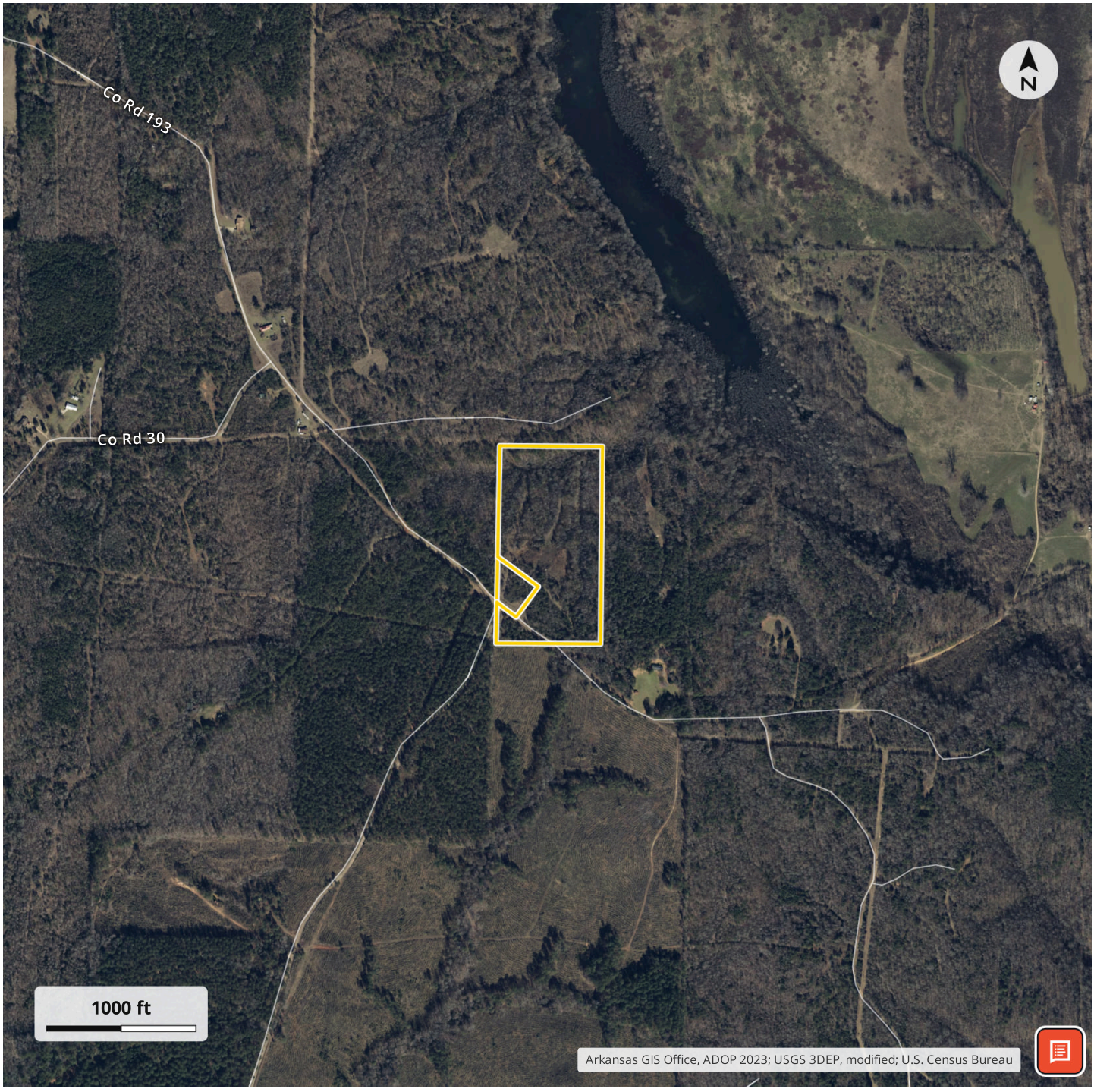


# Regional Map



# Locator Map


Co Rd 193
Co Rd 30
N
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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## NOTES

**NOTES**

## DISCLAIMERS

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