

Ratcliff 9
492 County Road 74
Taylor, AR 71861

\$99,000
9± Acres
Columbia County



Ratcliff 9
Taylor, AR / Columbia County

SUMMARY

Address

492 County Road 74

City, State Zip

Taylor, AR 71861

County

Columbia County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.087853 / -93.552834

Acreage

9

Price

\$99,000

Property Website

<https://www.mossyoakproperties.com/property/ratcliff-9-columbia-arkansas/83387/>



PROPERTY DESCRIPTION

9 Acres Near Lake Erling - Taylor, Arkansas | Lafayette County

Discover 9 beautiful, buildable acres nestled in the rolling timberlands of Lafayette County, just 100 yards from the peaceful shores of Lake Erling. This scenic property offers a blend of mature and young mixed timber, creating the perfect setting for a private retreat, full-time residence, or recreational getaway.

With **county road frontage** for easy access and **electricity and internet already available**, the land is ready for your vision. Enjoy the quiet seclusion of rural living while still being close to modern conveniences. The property is **zoned rural**, with no restrictions, giving you the flexibility to build a home, cabin, or even set up a weekend RV site.

Located just outside Taylor, Arkansas, this parcel may offer potential water access to Lake Erling—an excellent lake known for fishing, wildlife, and serene natural beauty. The **rolling terrain** provides both character and opportunity for elevated building sites with views.

Whether you're looking to build, invest, or simply enjoy the outdoors, this 9-acre tract has it all—**privacy, access, utilities, and proximity to one of Southwest Arkansas's hidden gems.**

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact, either by agent or buyer, with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which specifically defines selling brokerage anticipated commission and source. A copy of the Buyer's Agency Agreement must be presented to the listing brokerage upon request. A Co-brokerage agreement between listing and selling brokerage clearly stating the requested commission split must be submitted to the listing brokerage prior to any offer being presented. Otherwise, any listing brokerage commission participation will be at the sole discretion of MOPLH.. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

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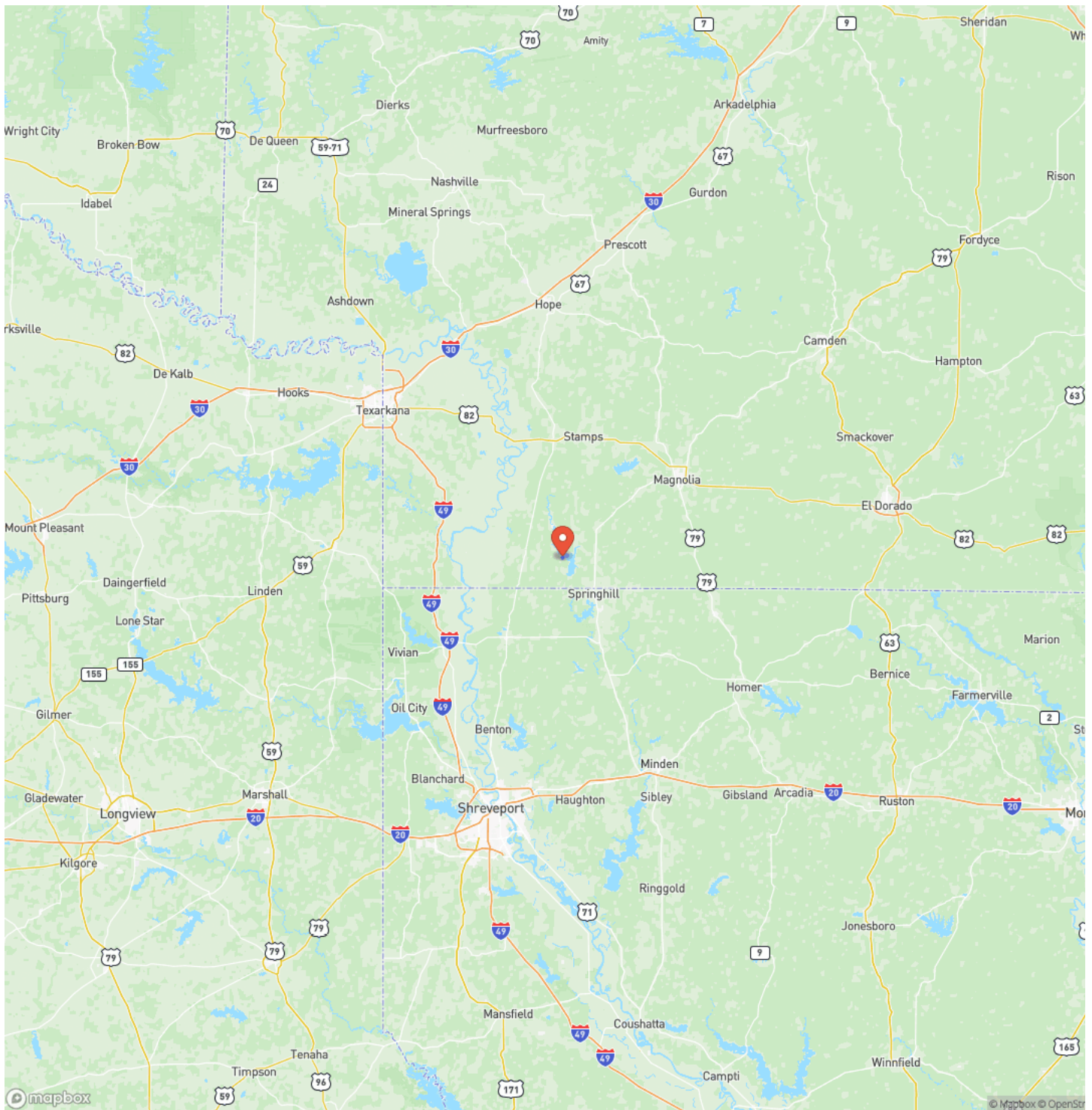
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Locator Map



Locator Map



Satellite Map



Ratcliff 9
Taylor, AR / Columbia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Mike Donovan

Mobile

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(870) 807-6731

Email

mdonovan@mossyoakproperties.com

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819 Lakewood Road

City / State / Zip

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width, providing a guide for writing. The background is white, and there are no margins, text, or other markings present.

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:
MossyOakProperties.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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