



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

5± ACRES
DREW COUNTY, AR
\$28,000

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE DREW 5

PROPERTY PROFILE

LOCATION:

- Highlands Drive, Lot 4
Monticello, AR 71655
- Drew County
- 7.6± Miles N of Monticello
- 15.2± Miles S of Star City
- 40± Miles SE of Pine Bluff
- 48± Miles SE of Fordyce
- 81± Miles SE of Little Rock
- 95± Miles NE of Monroe, LA

COORDINATES:

- 33.7304, -91.81295

PROPERTY USE:

- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 5± Acres
- Gravel Road Frontage
- Subdivision Covenant
- Utilities Available

TAX INFORMATION:

- TBD (Estimated: \$192)



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LANE SELF

LAND SPECIALIST

C: 870-723-4504

O: 479-588-1034

lane@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE DREW 5

WELCOME TO LOT 4 OF THE HIGHLANDS! This 5± acre Drew County property just outside of Monticello, Arkansas, offers the ideal combination of privacy, convenience, and ready-to-build potential. With utilities already available and direct road access, much of the groundwork has been done—making it easy to start building your dream home! With covenants in place, you are guaranteed a beautiful and well-kept subdivision.

Enjoy wide open space, fresh air, and a true country setting while still being just minutes from town. With Monticello only being 7± miles away, you can dine at your favorite restaurant in no time! Forgot something from the grocery store? You can be at the closest Walmart in less than 10± minutes!

Land with this kind of location, access, and setup is getting harder to find in Monticello.

Contact Lane Self today to schedule a private showing and experience #TheSmallTownWay.



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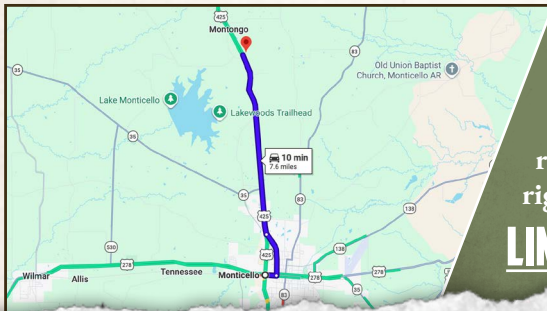
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5± ACRES

DREW COUNTY, ARKANSAS

land id. LINK



Directions From Monticello, AR:
Travel 1.4 miles on North Hyatt Street. Turn right on US-425 North and continue 5.8 miles to the property. The Highlands sign will be on your right. Lot #4 will be the first one on the right when you turn in.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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