

Newton County 40  
0 Co. RD 126  
Marble Falls, AR 72648

**\$115,000**  
40± Acres  
Newton County



**Newton County 40**  
**Marble Falls, AR / Newton County**

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**SUMMARY**

**Address**

0 Co. RD 126

**City, State Zip**

Marble Falls, AR 72648

**County**

Newton County

**Type**

Hunting Land, Undeveloped Land, Recreational Land, Timberland

**Latitude / Longitude**

36.113113 / -93.227898

**Taxes (Annually)**

\$47

**Acreage**

40

**Price**

\$115,000



## **Newton County 40 Marble Falls, AR / Newton County**

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### **PROPERTY DESCRIPTION**

Unleash the possibilities with the Newton County 40, a remarkable 40-acre expanse near Marble Falls, Arkansas. This diverse property, ideal for hunting, recreation, and timberland pursuits, offers a unique opportunity to craft your vision amidst the natural beauty of Newton County. Whether you dream of a private retreat or a strategic investment, this undeveloped land provides the perfect canvas for your aspirations.

### **Location**

Nestled in the picturesque landscape of Newton County, Arkansas, renowned for its natural splendor and tranquil setting. The location offers a harmonious blend of secluded charm and accessibility, providing an ideal base for both adventure and relaxation.

### **Land and terrain**

Spanning 40 acres, the land presents a varied terrain, featuring areas of timber, brush, and cleared sections. This diverse composition allows for a multitude of uses and provides a dynamic environment for both flora and fauna. The natural contours and features of the land invite exploration and offer unique opportunities for development or preservation.

### **Improvements and infrastructure**

This property offers the freedom to imagine and create, as it is largely unimproved, allowing for development tailored to your exact specifications. Buyers have the unique opportunity to design and implement any structures or enhancements that align with their vision, from a rustic cabin to a modern residence, or facilities supporting agricultural or recreational endeavors.

### **Water and utilities**

The canvas of this property awaits your design for essential services. Prospective owners will have the exciting opportunity to explore and implement their preferred water sources and utility solutions, ensuring the property perfectly aligns with their vision for comfort and sustainability.

### **Wildlife and vegetation**

A haven for nature enthusiasts, the property boasts an impressive array of wildlife, including Bear, Dove, Elk, Hogs, Quail, Small Game, Turkey, and Whitetail Deer, making it an exceptional hunting ground. The vegetation comprises a mix of brush, cleared areas, and natural state, contributing to a rich ecosystem and diverse habitats for various species.

### **Current and potential use**

Currently presenting as undeveloped land, this property is ripe with potential. Its possible uses are extensive and include -- Agricultural pursuits- Cattle and livestock grazing- Development opportunities- Equestrian activities- Hunting and recreational use- Investment potential- Manufactured home placement- Mixed-use development- Pastureland- Plantable areas- Residential development- Timber production- Tree farming

The existing recreational opportunities include ATV Trails, Bike Trails, Hiking Trails, and Hunting, ensuring a vibrant outdoor lifestyle.

### **Access and easements**

Access to this property is facilitated by a Gravel road, benefiting from County Road frontage. This ensures convenient and reliable entry while maintaining a sense of rural tranquility.

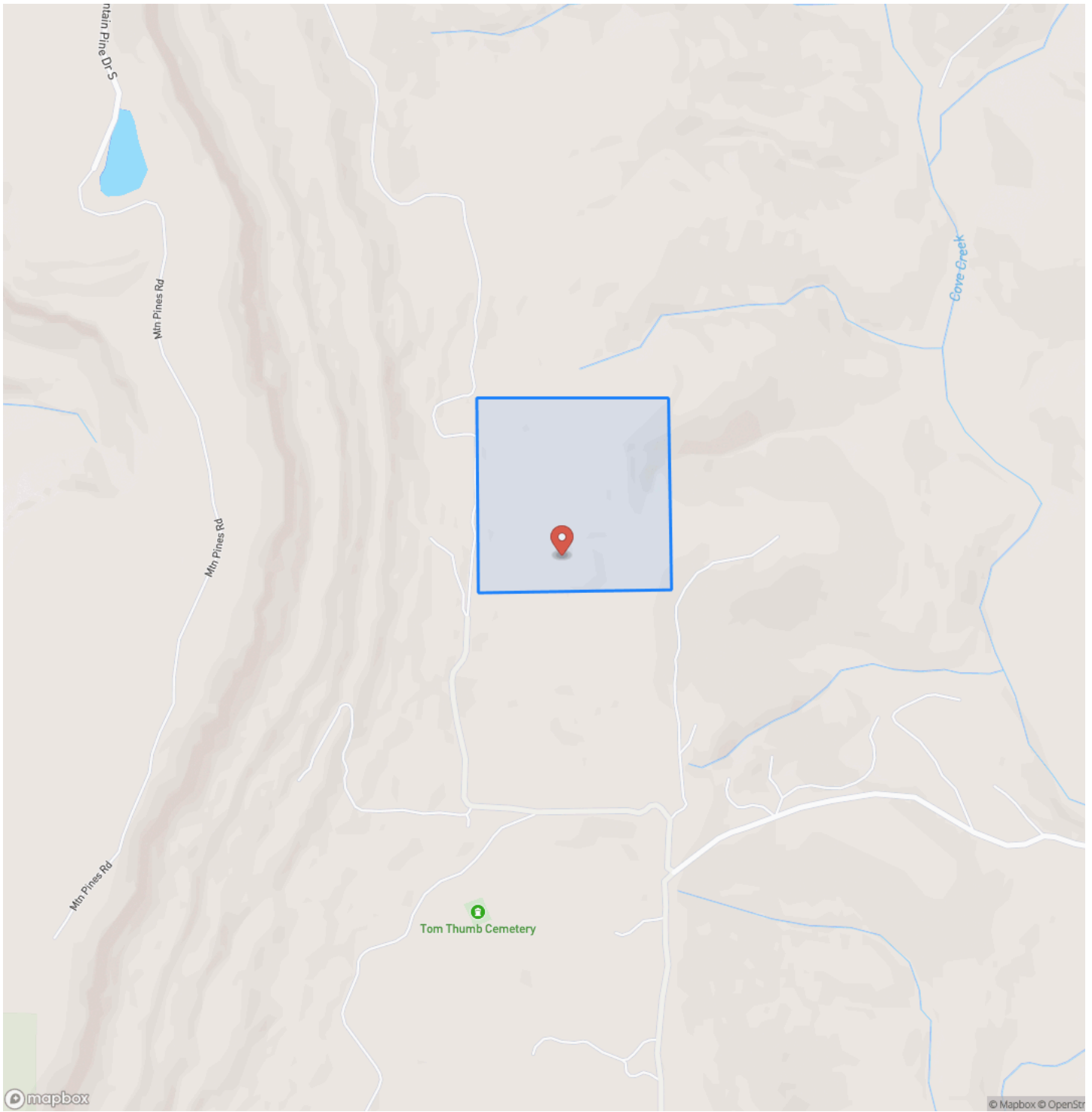
Contact us today to learn more or to schedule a visit and begin envisioning your future on this remarkable Newton County property.

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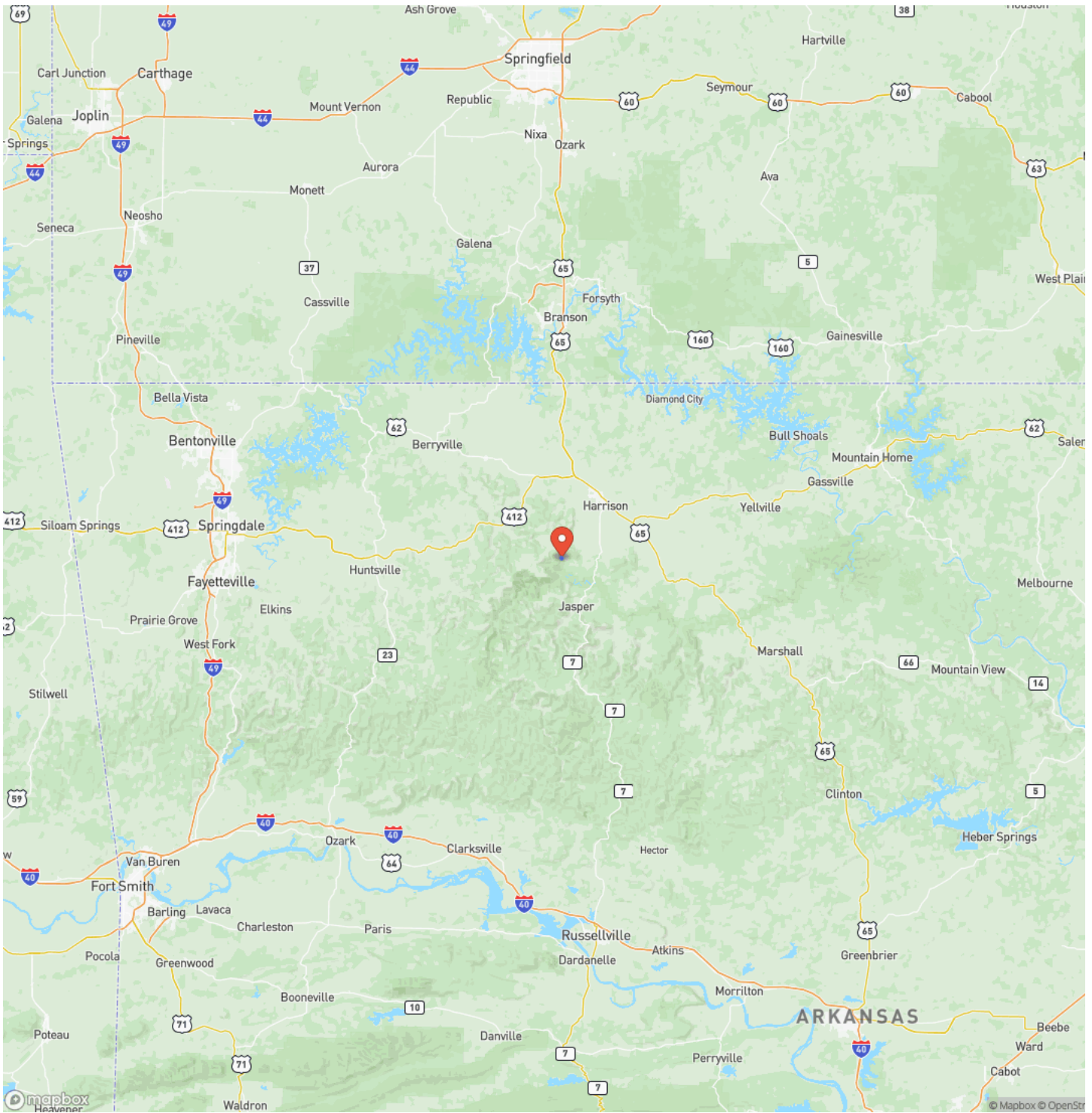
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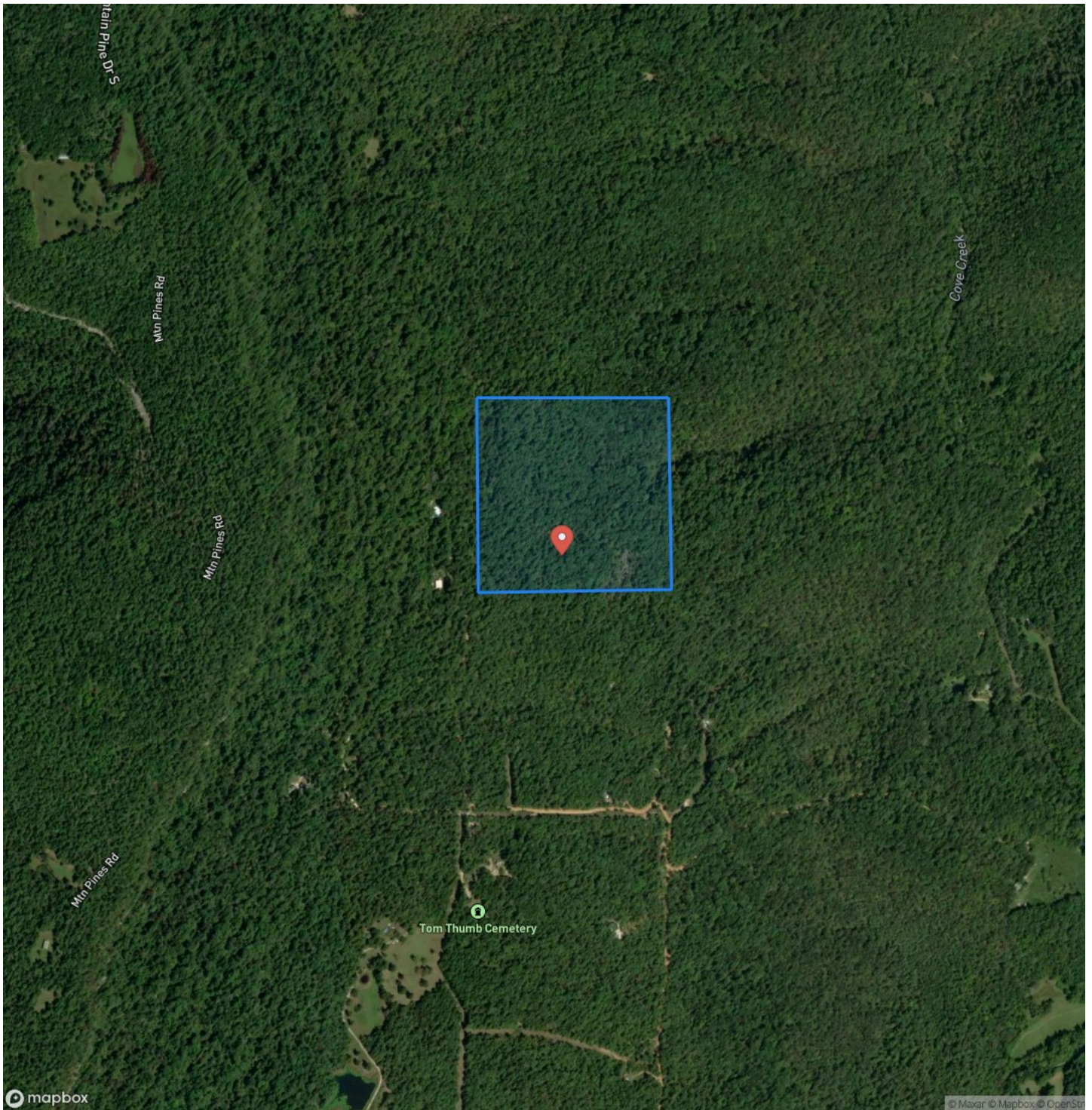
# Locator Map



# Locator Map



## Satellite Map







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