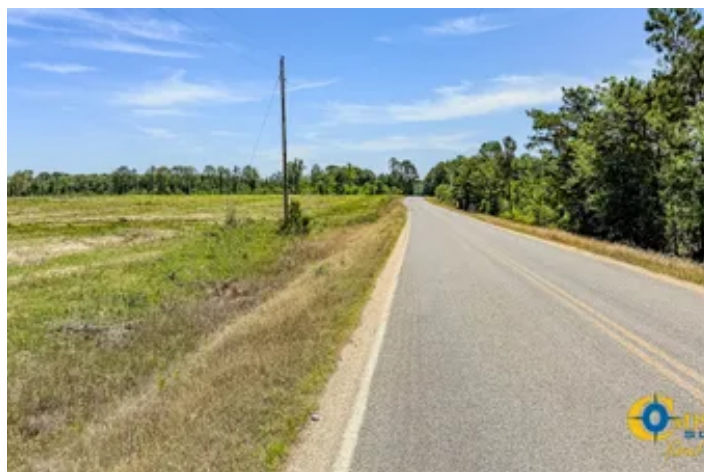


SAINT PAUL TRACT
Bradley 18 Rd E
Warren, AR 71671

\$494,010
198± Acres
Bradley County



SAINT PAUL TRACT
Warren, AR / Bradley County

SUMMARY

Address

Bradley 18 Rd E

City, State Zip

Warren, AR 71671

County

Bradley County

Type

Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

33.68839 / -92.05622

Acreage

198

Price

\$494,010

Property Website

<https://compasslandpartners.com/property/saint-paul-tract-bradley-arkansas/91222/>



SAINT PAUL TRACT

Warren, AR / Bradley County

PROPERTY DESCRIPTION

ARKANSAS TROPHY HUNTING PROPERTY

Nestled in the heart of Bradley County, Arkansas, the Saint Paul Tract offers +/- 198 acres of versatile land. This prime real estate is perfectly positioned for investors, landowners, and buyers seeking the serene charm of rural living with excellent accessibility.

Imagine the possibilities on a property with no existing structures, offering you the freedom to mold the land into your vision. Whether you're considering agricultural development, recreational activities, or a private retreat, the Saint Paul Tract is an unparalleled opportunity.

KEY FEATURES

Location: Just five miles north of Warren, 15 miles northwest of Monticello, and 35 miles south of Pine Bluff, this tract offers both accessibility and convenience. The land is situated 1.5 miles south of the Saline River, providing natural beauty and potential water-related activities.

Access and Infrastructure: Benefit from approximately 1,300 feet of frontage on Bradley 18 Road E and an internal road system that enhances the tract's accessibility.

Land Ready for Development: With primarily harvested timber and +/- 75 acres cleared and destumped, the tract is primed for development without the hindrance of conservation easements.

Wildlife: This property is a haven for hunting enthusiasts, offering excellent deer and turkey hunting opportunities.

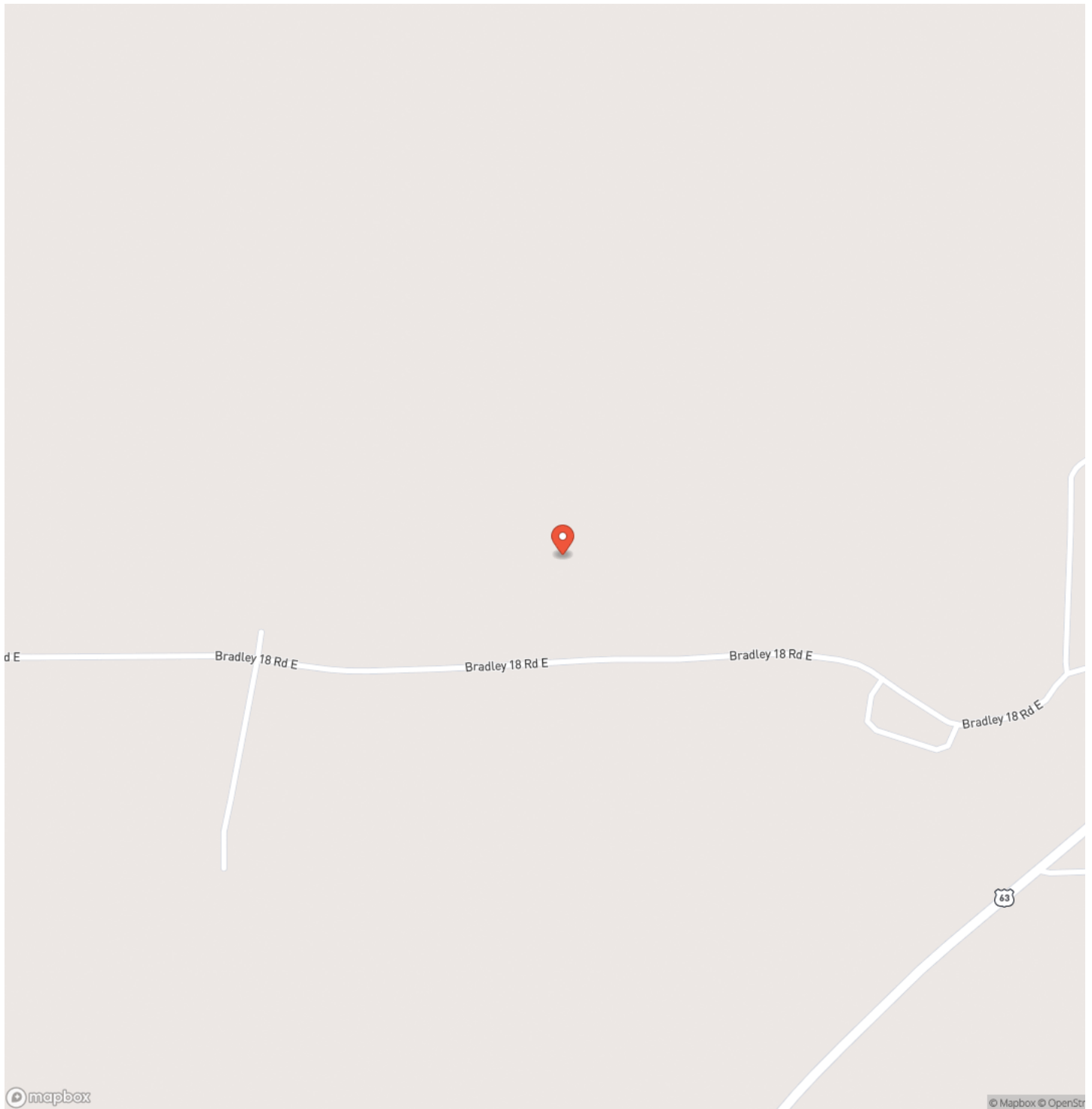
Don't miss your chance to own part of Bradley County's natural beauty. Contact us today to learn more about the Saint Paul Tract and step confidently into your next investment opportunity.



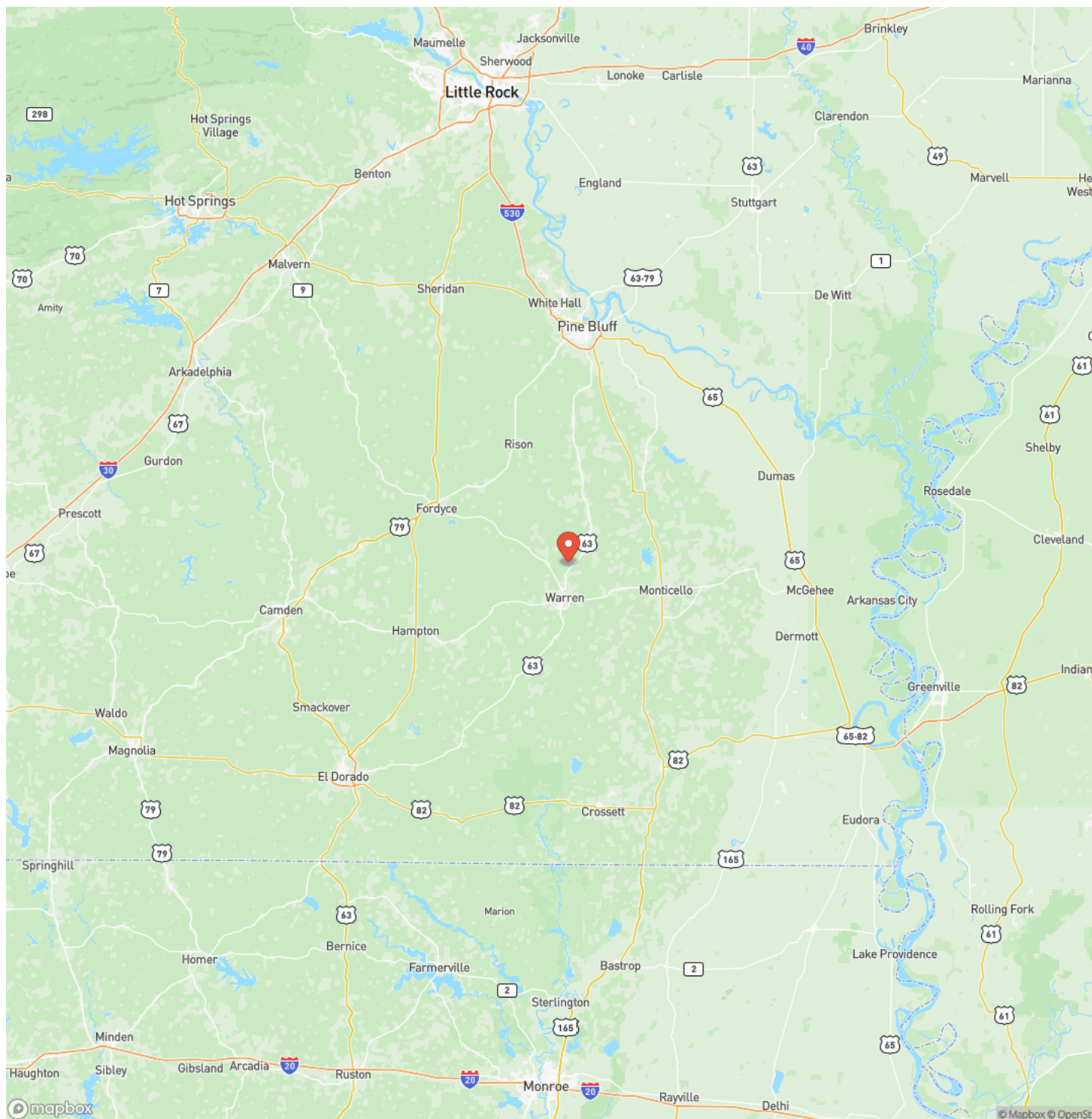
SAINT PAUL TRACT
Warren, AR / Bradley County



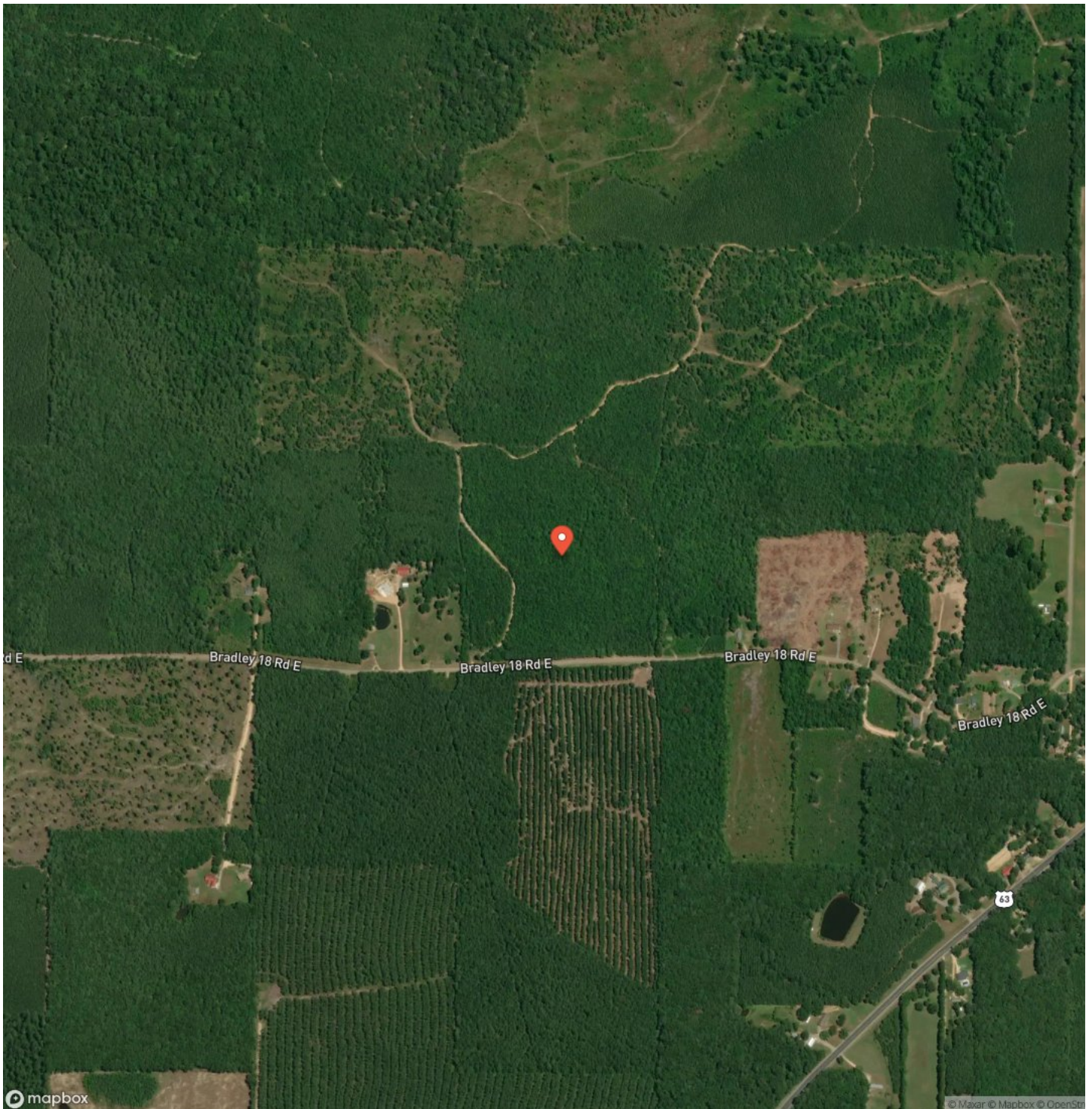
Locator Map



Locator Map



Satellite Map



SAINT PAUL TRACT
Warren, AR / Bradley County

LISTING REPRESENTATIVE

For more information contact:



Representative

Derick Reynolds

Mobile

(870) 692-3690

Office

(843) 538-6814

Email

derick@compasssouth.com

Address

City / State / Zip

NOTES



This image shows a blank 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.



<https://compasslandpartners.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.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

