

DALLAS 170  
Dallas 107  
Fordyce, AR 71742

**\$408,000**  
170± Acres  
Dallas County



**DALLAS 170**  
**Fordyce, AR / Dallas County**

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**SUMMARY**

**Address**

Dallas 107

**City, State Zip**

Fordyce, AR 71742

**County**

Dallas County

**Type**

Timberland, Undeveloped Land

**Latitude / Longitude**

33.9178 / -92.5443

**Acreage**

170

**Price**

\$408,000

**Property Website**

<https://compasslandpartners.com/property/dallas-170-dallas-arkansas/91151/>



**DALLAS 170**  
**Fordyce, AR / Dallas County**

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**PROPERTY DESCRIPTION**

Discover the potential of Dallas 170: +/- 170 acres of land for sale approximately 10 miles outside of Fordyce, in Dallas County, Arkansas.

**Timber Investment Opportunity**

This outstanding piece of real estate is perfect for a savvy timber investor. The first thinning of pine timber, which is complete, ensures future growth and a return on your investment. In addition, the remaining timber provides a natural habitat for the impressive deer and turkey population.

**Extensive Internal Road System**

The new owner will appreciate effortless navigation throughout the property. Designed for convenience, the well-developed internal roads provide easy access to all areas, making management and exploration a breeze.

**Significant Frontage on Road**

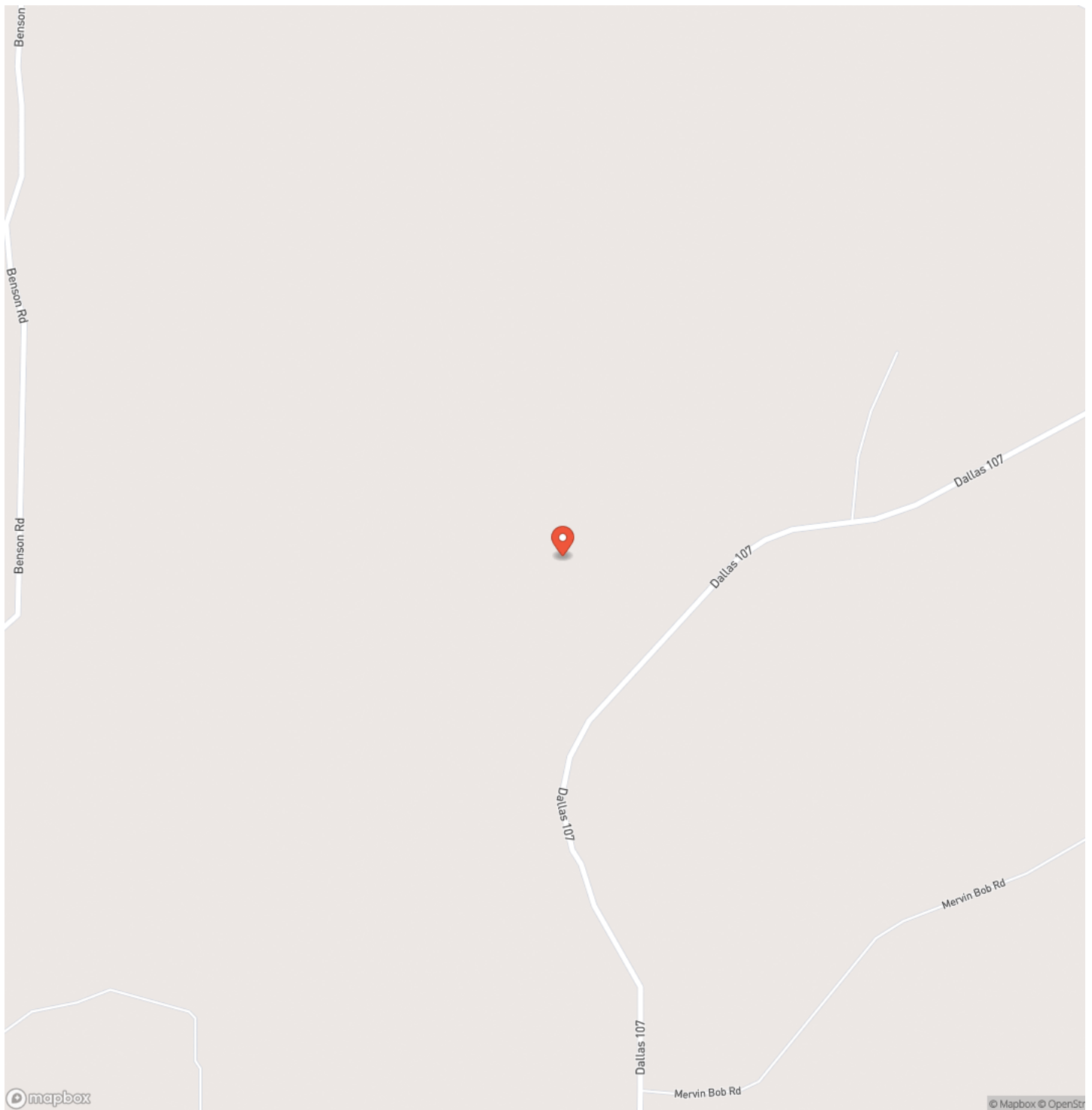
Approximately 1,750 feet of frontage on Dallas County Road 107 creates excellent access and visibility, and adds substantial value and convenience. Contact us today for a showing!



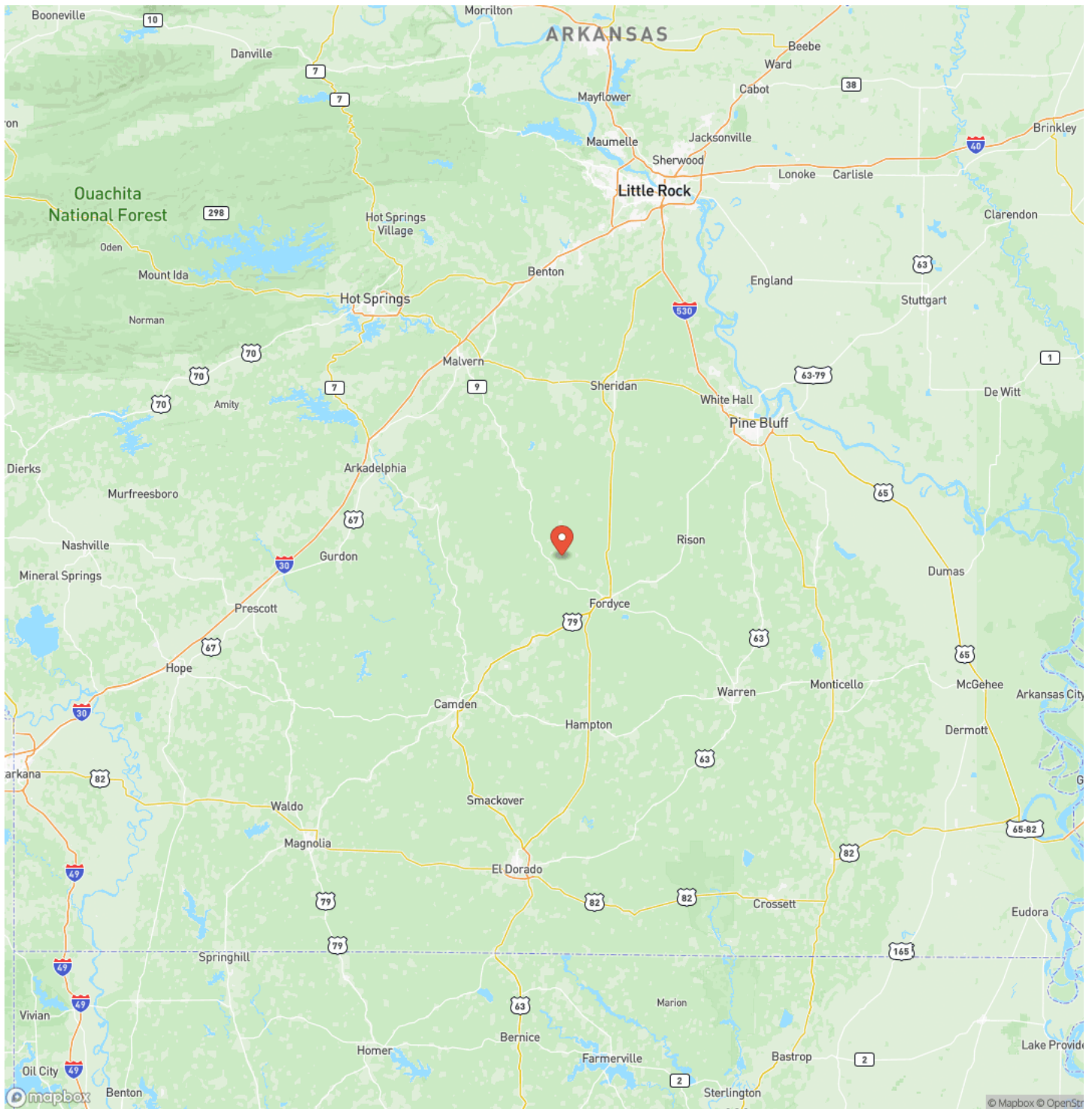
DALLAS 170  
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## Locator Map



## Locator Map

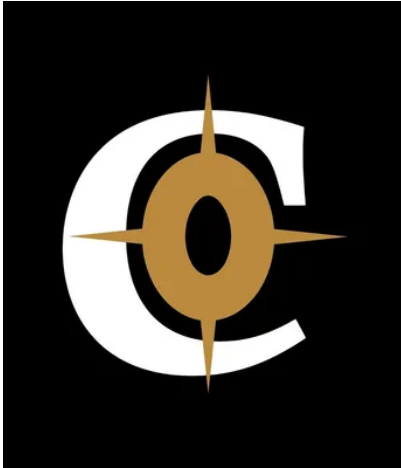


## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

## Compass South Land Sales

## Mobile

(800) 731-2278

## Office

(843) 538-6814

## Email

landsales@compasssouth.com

## Address

452 Upchurch Ln

## City / State / Zip

## NOTES

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## 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.



**<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.



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