

Ware 80  
TBD Old Brewer Rd N  
Edgemont, AR 72044

**\$189,000**  
80± Acres  
Cleburne County



**Ware 80**  
**Edgemont, AR / Cleburne County**

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**SUMMARY**

**Address**

TBD Old Brewer Rd N

**City, State Zip**

Edgemont, AR 72044

**County**

Cleburne County

**Type**

Hunting Land, Recreational Land, Business Opportunity,  
Timberland, Undeveloped Land

**Latitude / Longitude**

35.690754 / -92.211265

**Taxes (Annually)**

\$84

**Acreage**

80

**Price**

\$189,000

**Property Website**

<https://www.mossoakproperties.com/property/ware-80/cleburne/arkansas/88122/>

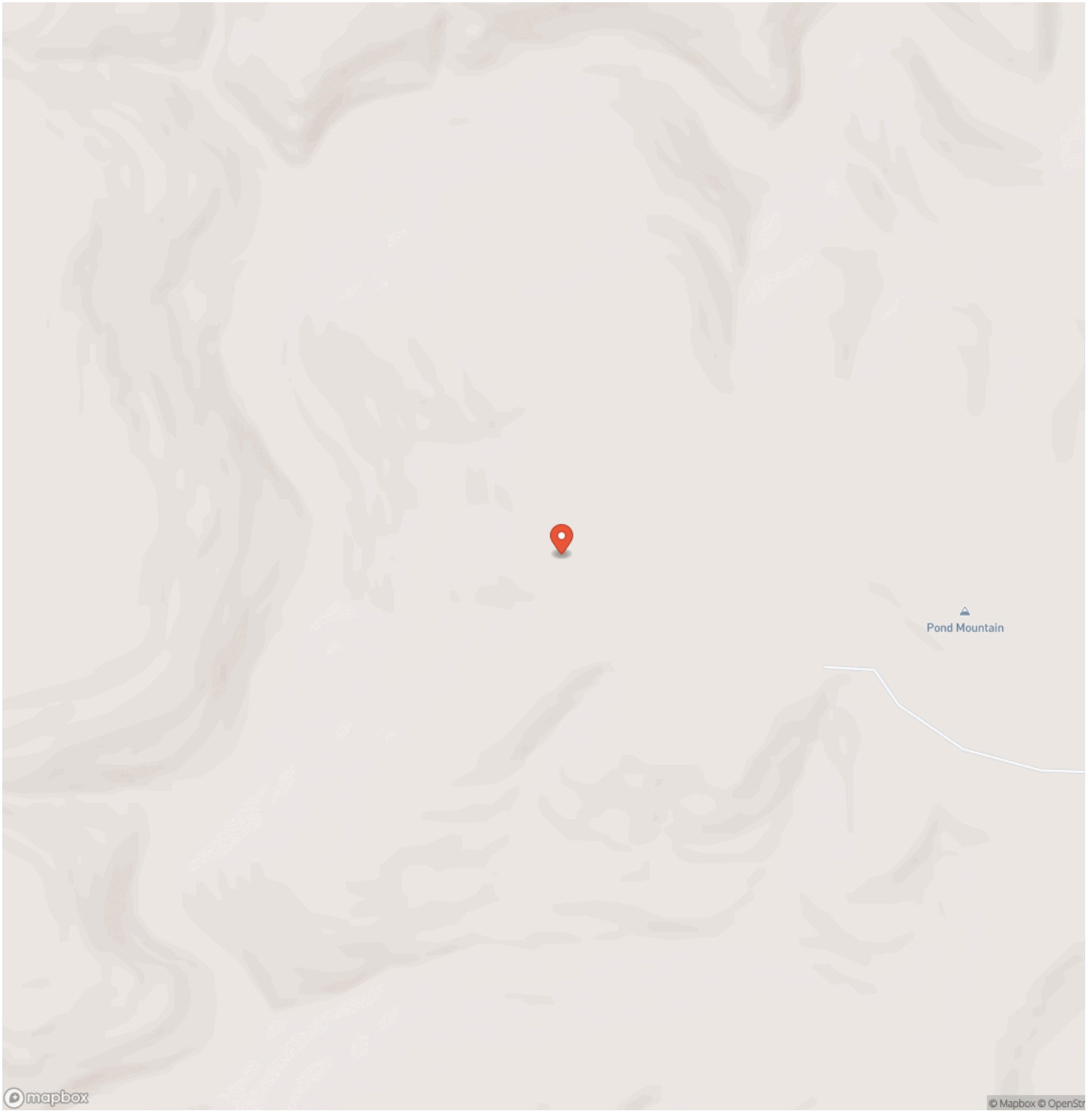


**PROPERTY DESCRIPTION**

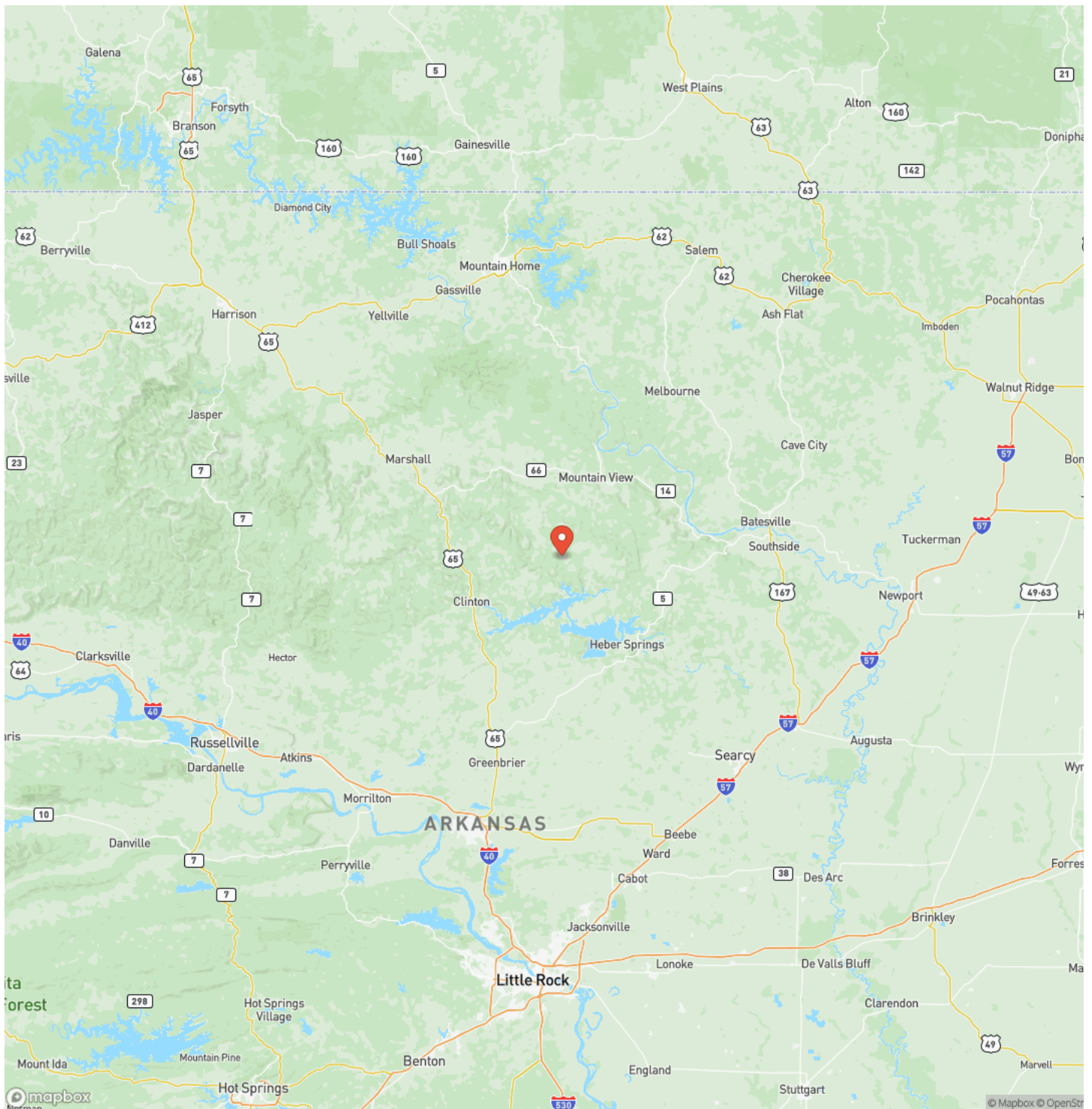
Discover this 80 acre tract of undeveloped land in Edgemont, AR. This tract of land offers a rare blend of natural beauty and potential. With some selective clearing, the land promises stunning views of the surrounding Ozark foothills. The privacy and seclusion of the property is ideal for a hunting retreat, cabin site, or nature escape, with plenty of room to roam. Loblolly pines were planted on the south portion of the property 20 years ago, great for wildlife habitat and diversity. Mature oaks are scattered on the tract offering shade and a mast crop. The two ponds add charm and utility-perfect for wildlife or simply enjoying the view. While this tract of land offers seclusion and privacy, it is not too far from some great get-a-ways--24 minutes from Greers Ferry, 30 minutes from Mountain View, 34 minutes from Fairfield Bay, 41 minutes from Clinton, 52 minutes from Heber Springs and 1 hour from Batesville. Property will come with an insurable deeded easement. Call or text to schedule a showing.



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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**Mossy Oak Properties Field, Farm, and Homes**  
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