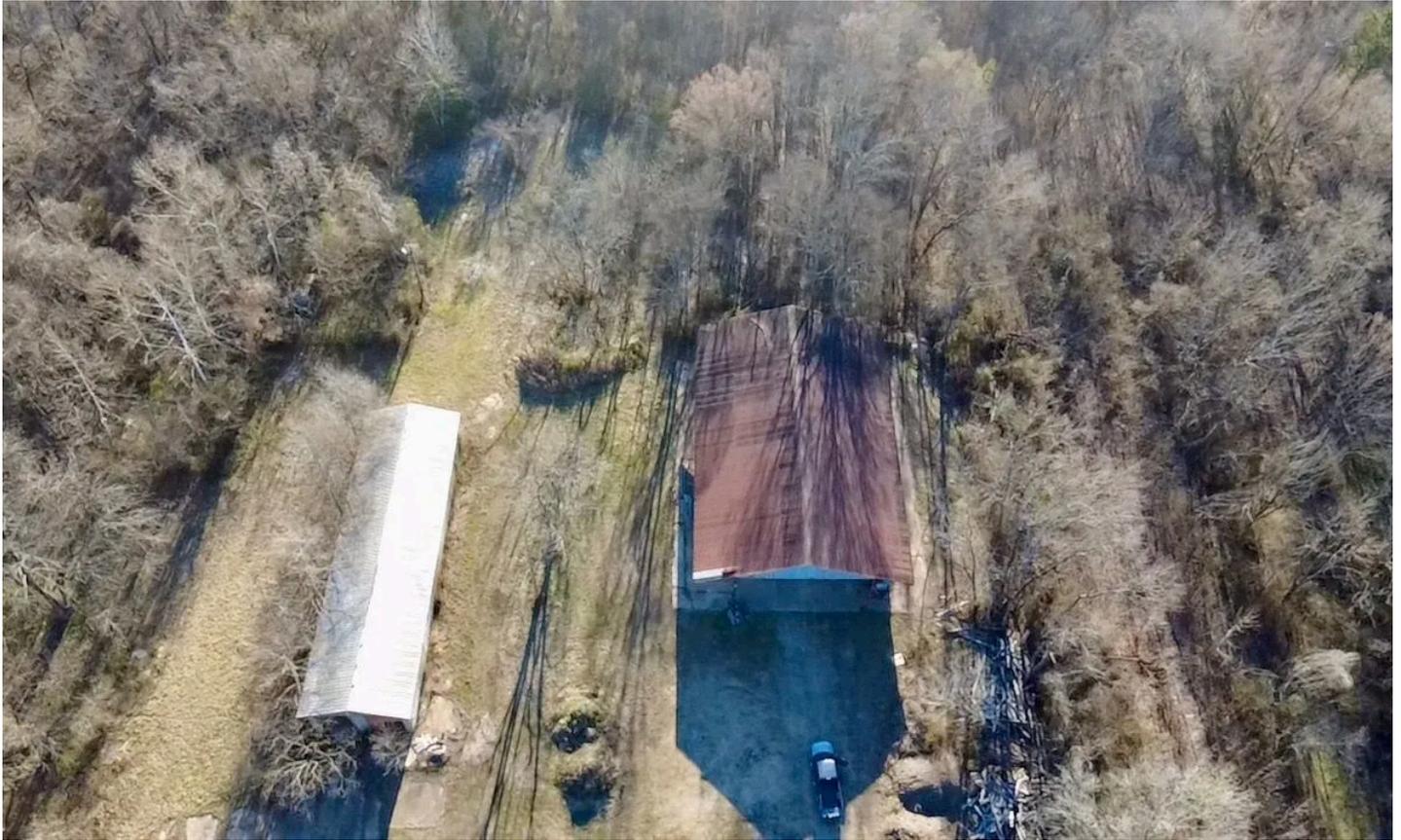


Essman 7
813 E 6th St
Danville, AR 72833

\$150,000
7.640± Acres
Yell County



Essman 7
Danville, AR / Yell County

SUMMARY

Address

813 E 6th St

City, State Zip

Danville, AR 72833

County

Yell County

Type

Business Opportunity, Lot, Recreational Land

Latitude / Longitude

35.056901 / -93.385587

Taxes (Annually)

220

Acreage

7.640

Price

\$150,000

Property Website

<https://www.mossyoakproperties.com/property/essman-7-yell-arkansas/100024/>



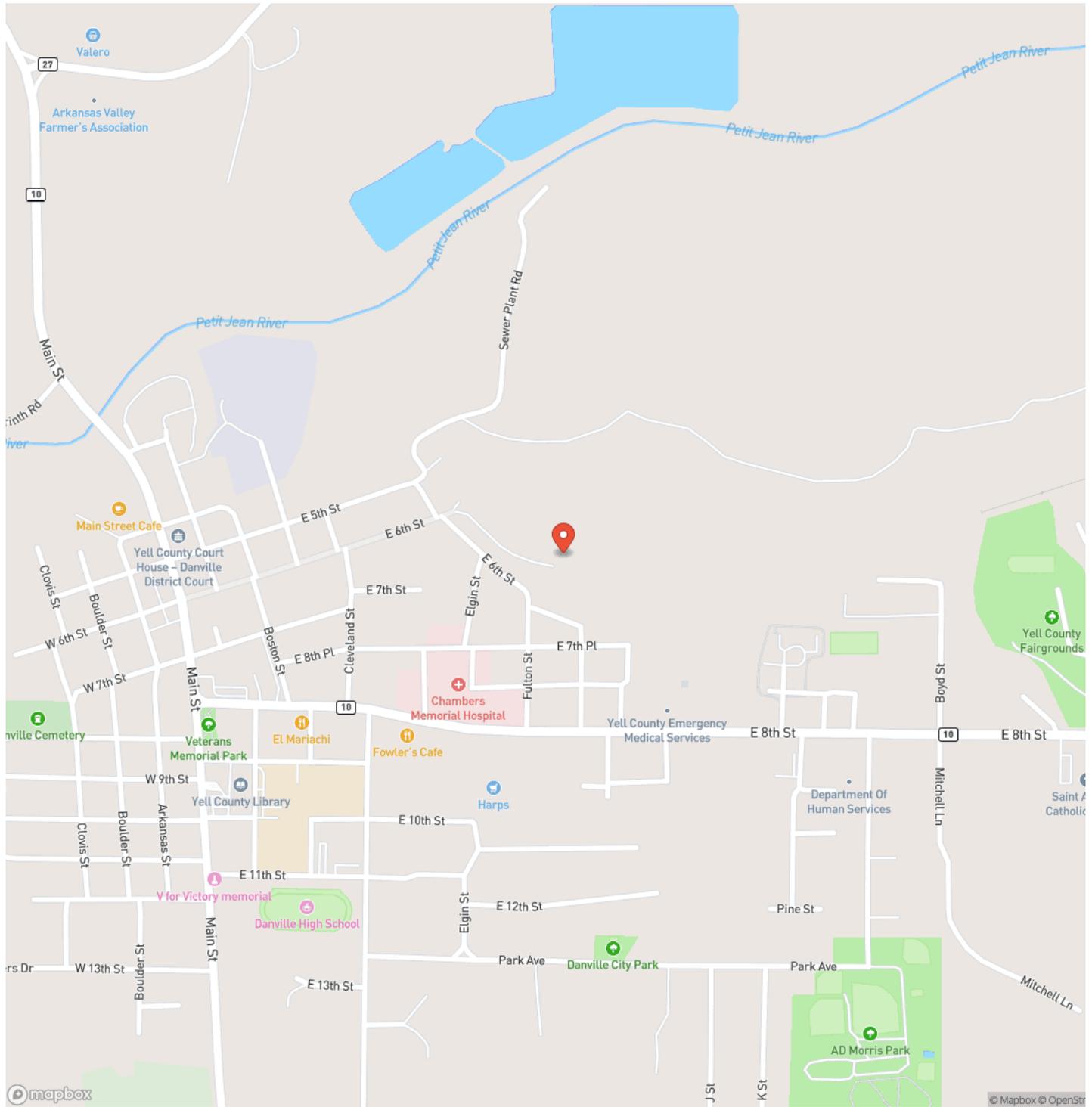
PROPERTY DESCRIPTION

Nestled just off 6th Street in Danville, Arkansas, this versatile 7.64-acre tract offers exceptional potential for commercial, industrial, agricultural, or mixed-use development. The property features a 30' x 100' block building - perfect for storage, shop space, or equipment staging - along with a substantial 50' x 100' covered pad that provides protected work or storage area in any season. The site is already equipped with essential utilities, including an existing water well and electric service on site, making it easier to start operations or expand improvements quickly. Whether you're looking to establish a business base, develop a service facility, or secure a strategic investment property, this tract combines functional infrastructure with room to grow.

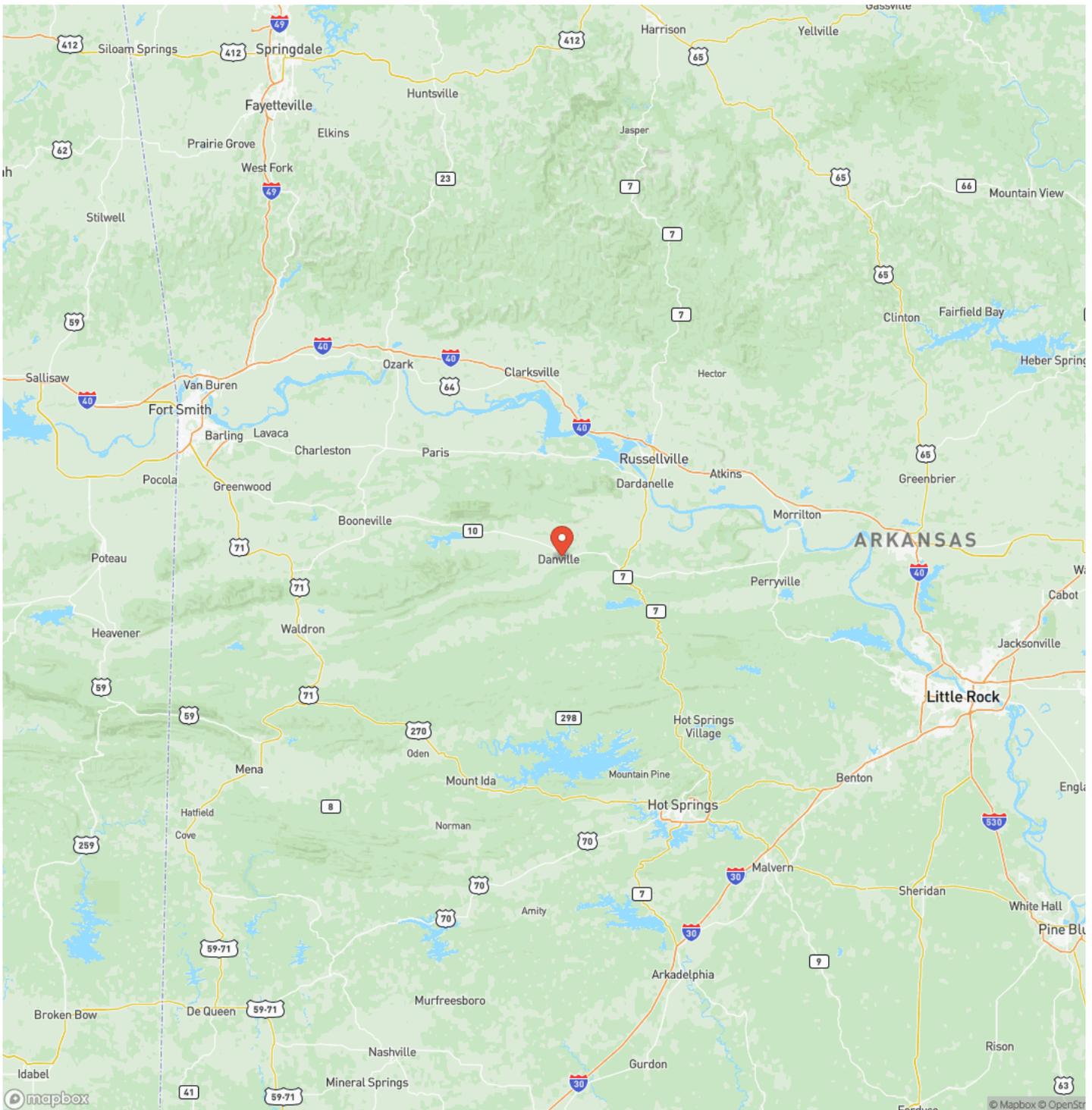
Essman 7
Danville, AR / Yell County



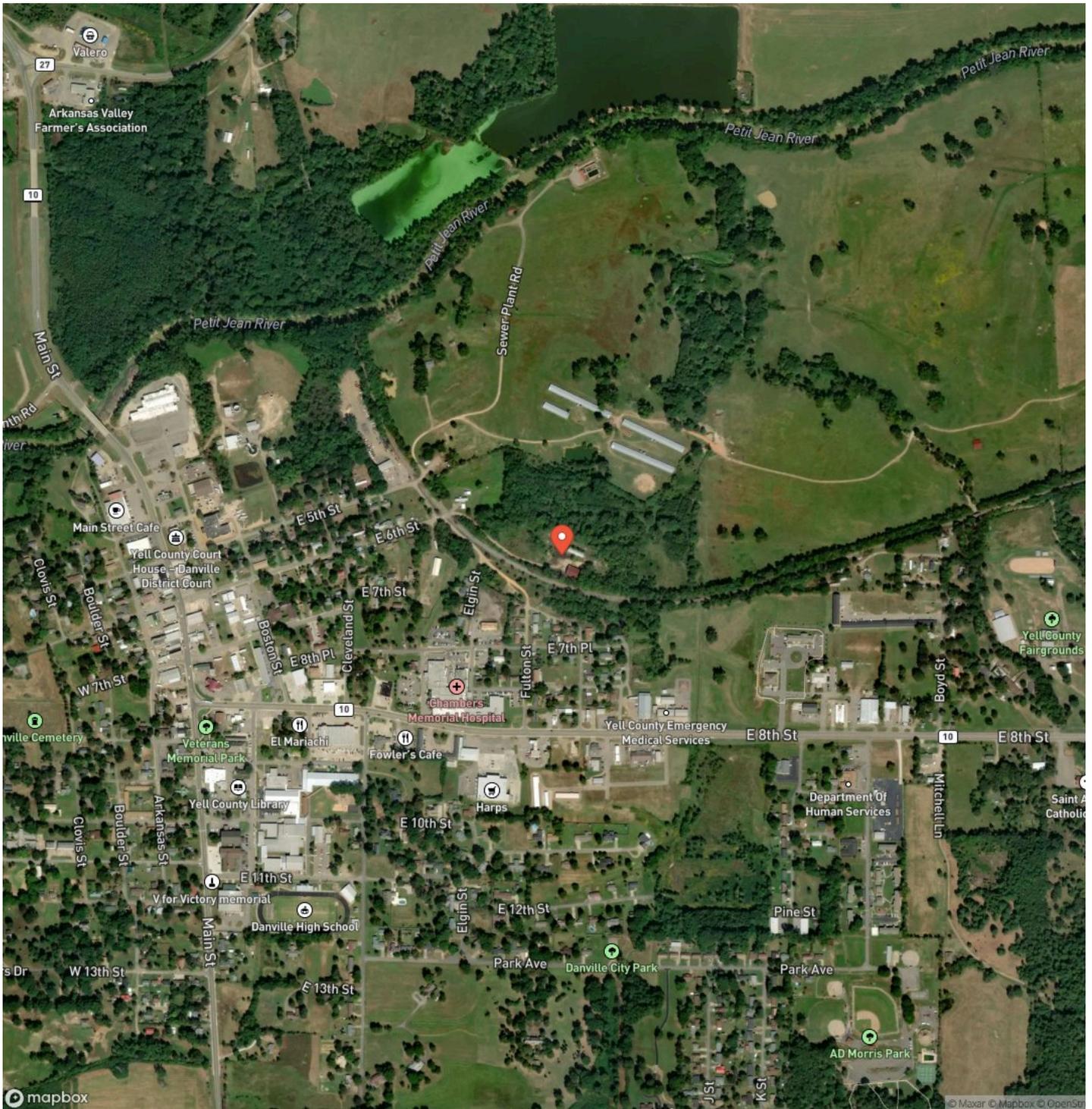
Locator Map



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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