

SALINE RIDGE TRACT
0 Sutton Hill Rd
Warren, AR 71671

73± Acres
Bradley County



SALINE RIDGE TRACT
Warren, AR / Bradley County

SUMMARY

Address

0 Sutton Hill Rd

City, State Zip

Warren, AR 71671

County

Bradley County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.5924 / -92.0306

Acreage

73

Property Website

<https://compasslandpartners.com/property/saline-ridge-tract-bradley-arkansas/94286/>



SALINE RIDGE TRACT

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PROPERTY DESCRIPTION

Embrace the untouched potential of the Saline Ridge Tract, a sprawling 73-acre haven in Warren, Arkansas. This remarkable property offers a unique opportunity for those seeking a personal retreat, a thriving timber investment, or an expansive canvas for their recreational aspirations. Imagine days spent exploring your own heavily wooded domain, where the whispers of nature promise endless adventure and tranquility.

Location

Nestled in Bradley County, this prime acreage enjoys the serene beauty of rural Arkansas while remaining accessible. Situated in the charming city of Warren, the property benefits from its peaceful surroundings, offering a perfect escape from the everyday hustle. The convenience of this locale provides a harmonious balance between secluded natural beauty and proximity to local amenities.

Land and Terrain

The 73-acres of Saline Ridge Tract present a diverse and engaging landscape. Characterized by a rich blend of clay loam and sandy loam soils, the terrain is exceptionally well-suited for a variety of pursuits. The property is heavily wooded, creating a lush, vibrant environment that invites exploration and offers significant natural beauty and ecological value. The natural contours and features of the land provide an exciting foundation for any vision.

Improvements and Infrastructure

This undeveloped land offers a blank slate, inviting you to shape it according to your desires. With no existing structures, the freedom to design and implement your ideal improvements is yours. Envision custom cabins, recreational outbuildings, or a personal lodge perfectly integrated into the natural surroundings, all designed to your exact specifications.

Water and Utilities

The property offers the opportunity for a buyer to establish their preferred water source and utility connections, ensuring modern comfort in a natural setting. The potential for well installation provides a reliable and independent water supply, while the availability of various utility options allows for a customized approach to power and other services, tailored to your specific needs.

Wildlife and Vegetation

A true paradise for nature enthusiasts, the Saline Ridge Tract is teeming with diverse wildlife. The heavily wooded environment provides a natural habitat for an abundance of species, including hogs, turkey, and majestic whitetail deer, making it an exceptional destination for wildlife observation and hunting. The lush vegetation creates a vibrant ecosystem, enhancing the property's natural appeal and ecological richness.

Current and Potential Use

Currently utilized for timber and as a tree farm, this property offers significant investment potential. Its possible uses are incredibly versatile, embracing a mixed-use approach. Beyond timber production, envision it as a private hunting preserve, a recreational haven with ATV trails, or a serene retreat for family and friends. The possibilities are expansive, limited only by your imagination.

Access and Easements

Access to this remarkable property is well-established via a county road, featuring both dirt and gravel surfaces. This ensures convenient entry and exit while maintaining the rustic charm of the rural setting. The property boasts ample road frontage, providing clear and straightforward access to your private domain.

Showing Instructions and Contact

Contact us today to learn more or to schedule a visit and experience the unparalleled potential of the Saline Ridge Tract for yourself.



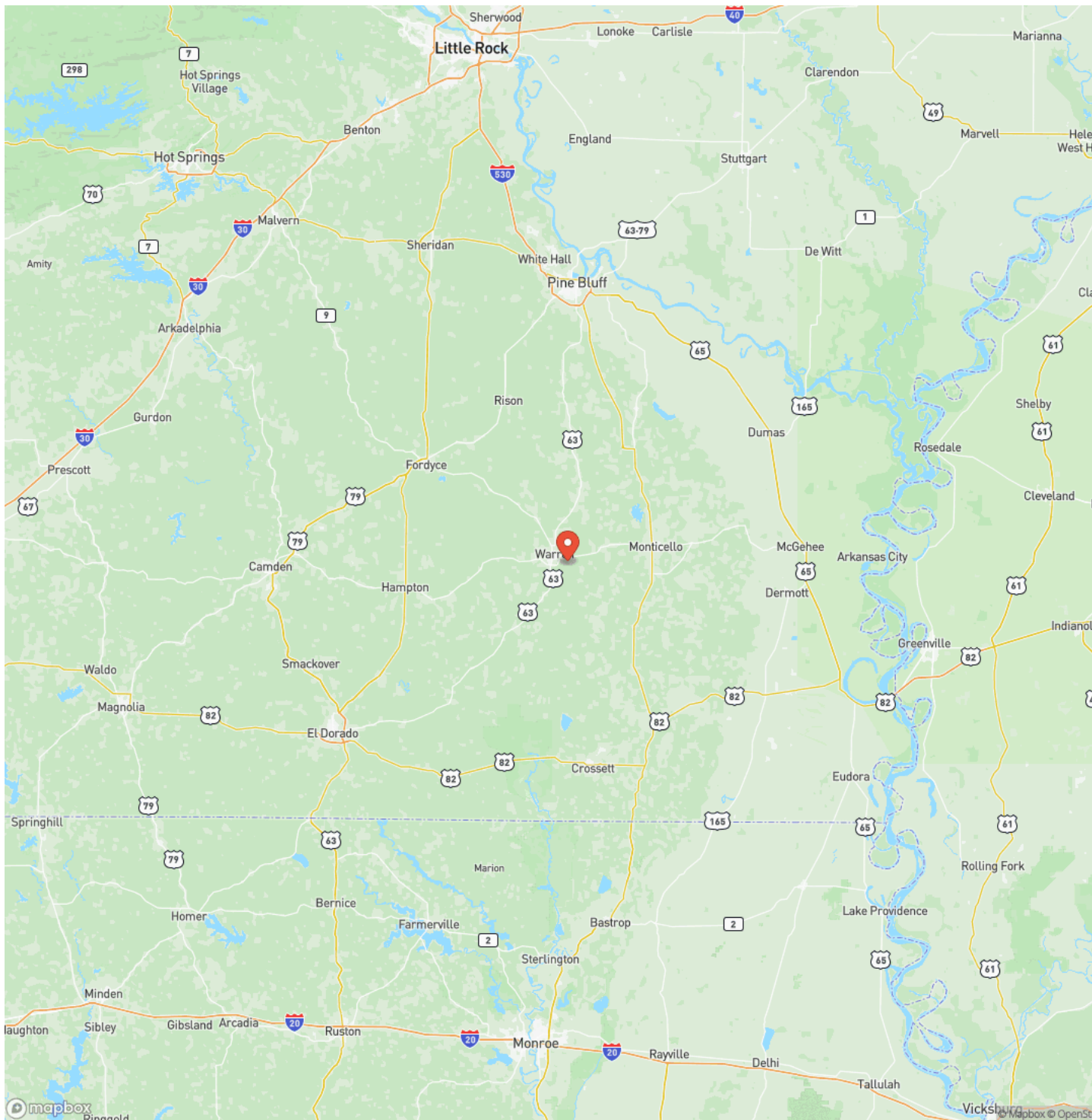
SALINE RIDGE TRACT
Warren, AR / Bradley County



Locator Map



Locator Map



Satellite Map



SALINE RIDGE TRACT
Warren, AR / Bradley County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

NOTES



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

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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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