

Caddo Gap 5.67
292 Polk Creek Road
Caddo Gap, AR 71935

\$74,900
5.67± Acres
Montgomery County



Caddo Gap 5.67
Caddo Gap, AR / Montgomery County

SUMMARY

Address

292 Polk Creek Road

City, State Zip

Caddo Gap, AR 71935

County

Montgomery County

Type

Recreational Land, Lot

Latitude / Longitude

34.447472 / -93.69232

Acreage

5.67

Price

\$74,900

Property Website

www.mossyoakproperties.com



Caddo Gap 5.67

Caddo Gap, AR / Montgomery County

PROPERTY DESCRIPTION

5.67+/- Acres in Caddo Gap, AR - Well, Septic & RV Hookup Already In Place, Ready to Build

Looking for Montgomery County, Arkansas land for sale that's ready to build on now? This 5.67+/-acre triangular-shaped parcel on Polk Creek Rd in Caddo Gap combines privacy, usable acreage, and infrastructure most raw land listings don't offer.

The property already features a cleared house pad positioned near the road, a well for water, and a septic system in place - cutting out major upfront costs for anyone ready to build their dream home or cabin. A dedicated RV hookup with power and septic access also makes this an ideal spot for camping, weekend getaways, or living on-site while you build.

Caddo Gap sits in the heart of the Ouachita Mountains, offering easy access to the Caddo River, Ouachita National Forest, and some of Arkansas's best hunting, fishing, and outdoor recreation. Whether you're searching for Arkansas recreational land, a hunting camp property, or acreage to build a full-time residence, this Montgomery County tract delivers a rare combination of privacy and readiness.

Property Highlights:

- 5.67+/- acres, triangular-shaped parcel
- Well already in place
- Septic system installed
- Cleared house pad site near road frontage
- RV hookup with power, water and septic
- Located in Caddo Gap, Montgomery County, AR
- Minutes from the Caddo River and Ouachita National Forest
- Excellent for full-time residence, weekend retreat, camping, or hunting land

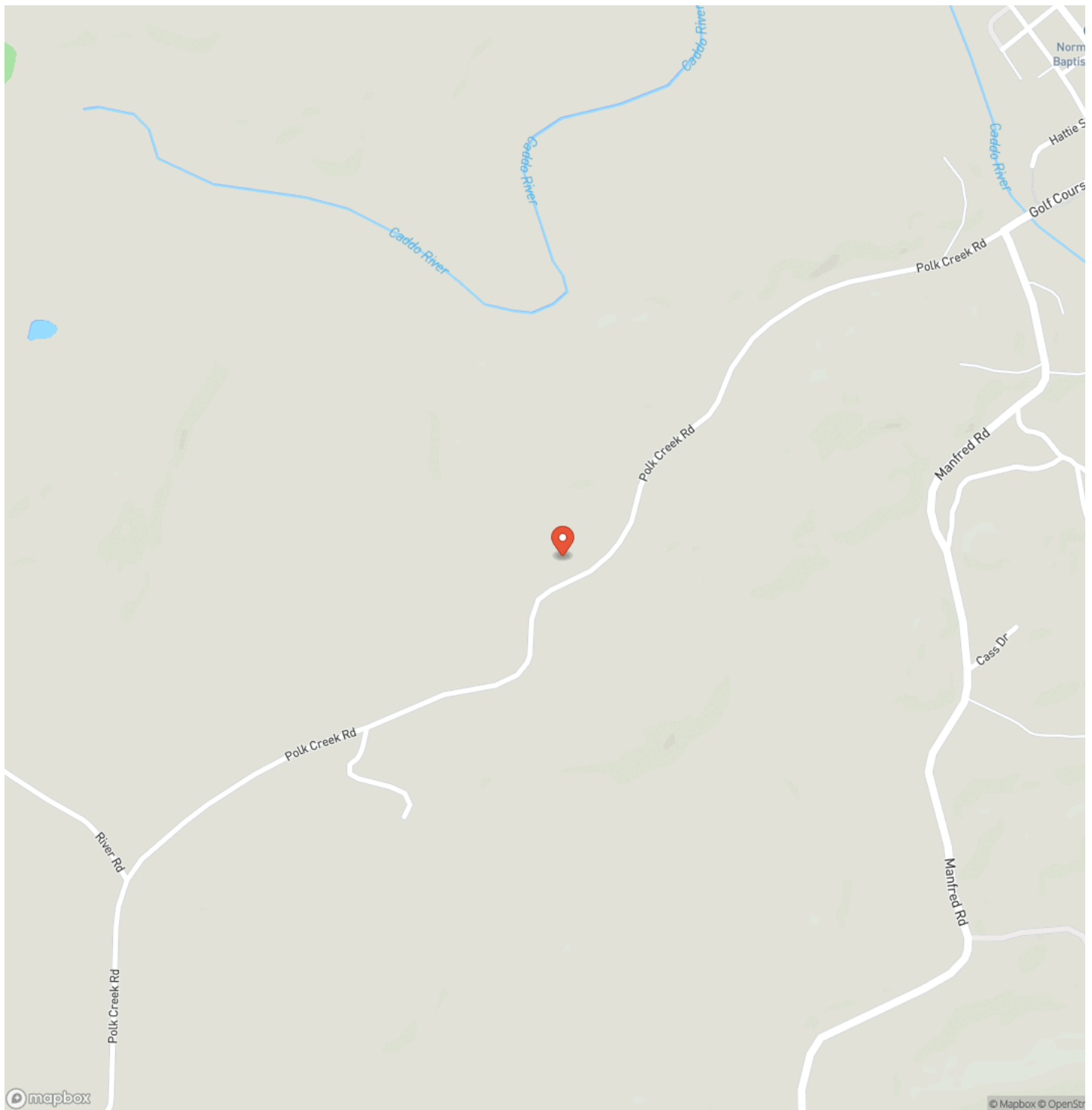
Don't miss this opportunity to own move-in-ready acreage in one of Arkansas's most sought-after outdoor recreation areas.

Contact listing agent Logan May for showing.

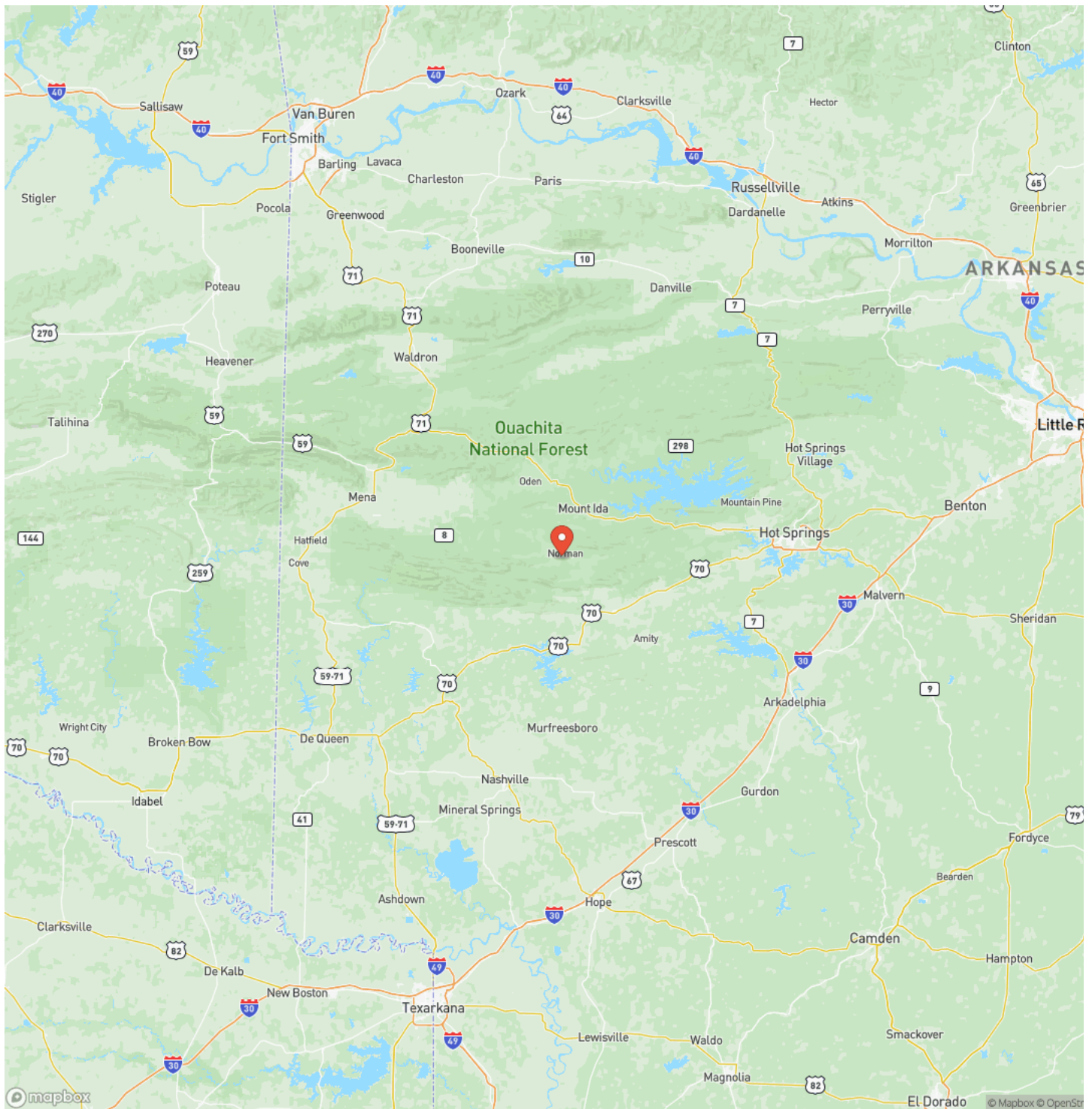
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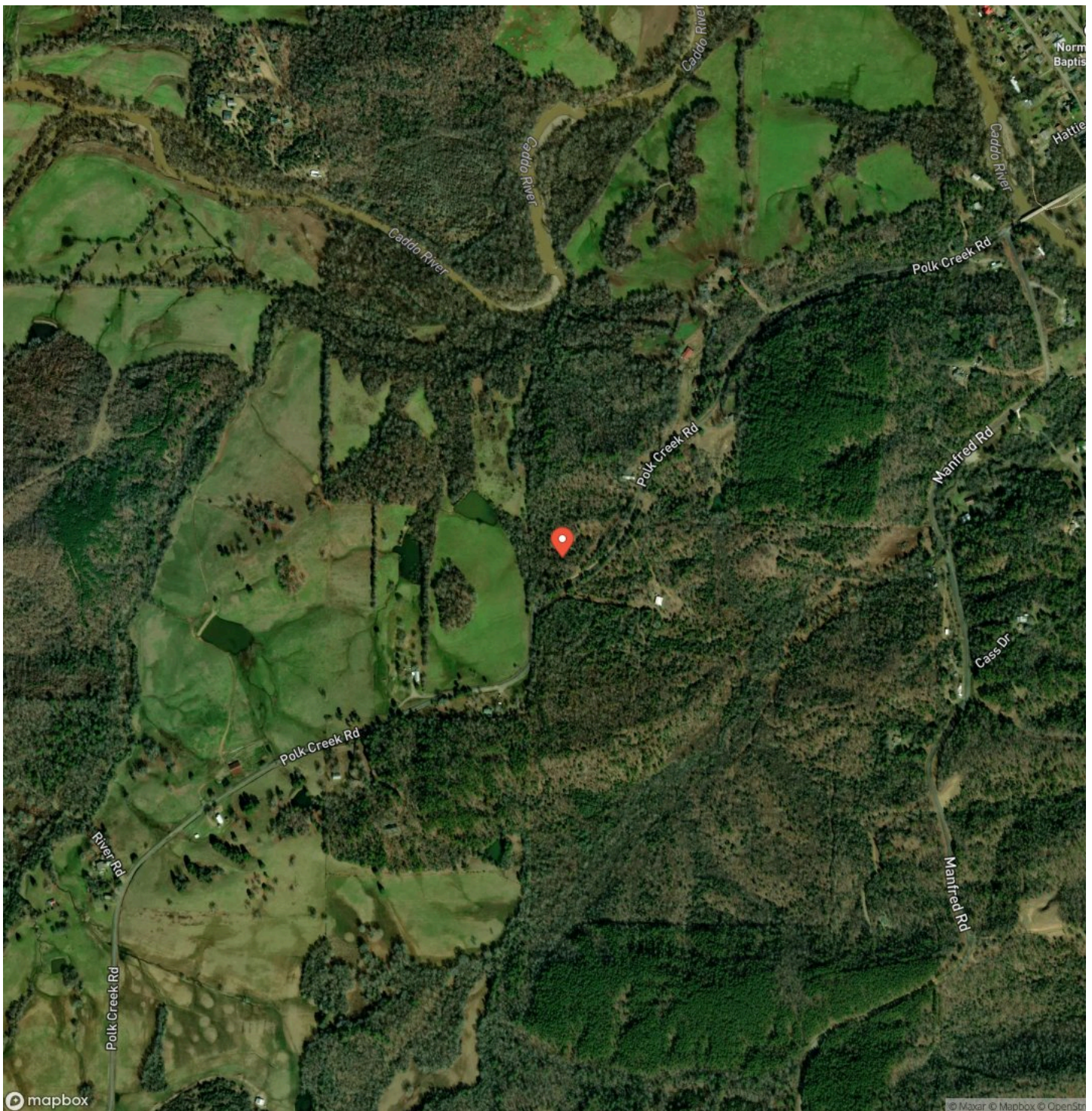
Locator Map



Locator Map



Satellite Map



Caddo Gap, AR / Montgomery County

For more information contact:



Logan May

(479) 223-1898

(479) 480-7000

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1200 Fort Street

Barling, AR 72926

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://www.mossyoakproperties.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.

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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