Grant 140
00 Forestry Rd 9222
Sheridan, AR 72150

$389,060
138.95± Acres
Grant County







MORE INFO ONLINE:

https://www.forestryrealestate.com/

SUMMARY

Address
00 Forestry Rd 9222

City, State Zip
Sheridan, AR 72150

County
Grant County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
34.261487 / -92.290152

Acreage
138.95

Price
$389,060

Property Website
www.forestryrealestate.com







PROPERTY DESCRIPTION

Located just 8.9 miles from Sheridan, this 138.95 +/- acre tract in Grant County offers an excellent opportunity for timber investment, recreational use, or both. The property features a newly established pine plantation with recreational components, providing both long-term timber value and immediate enjoyment of the land.

With county road frontage and utilities - including power and water - already in place, this tract offers a level of accessibility and convenience rarely found in rural acreage at this price point.

Seller is willing to subdivide the tract into blocks of 20+ acres, offering flexibility for buyers seeking a smaller piece of ground.

Property Highlights:

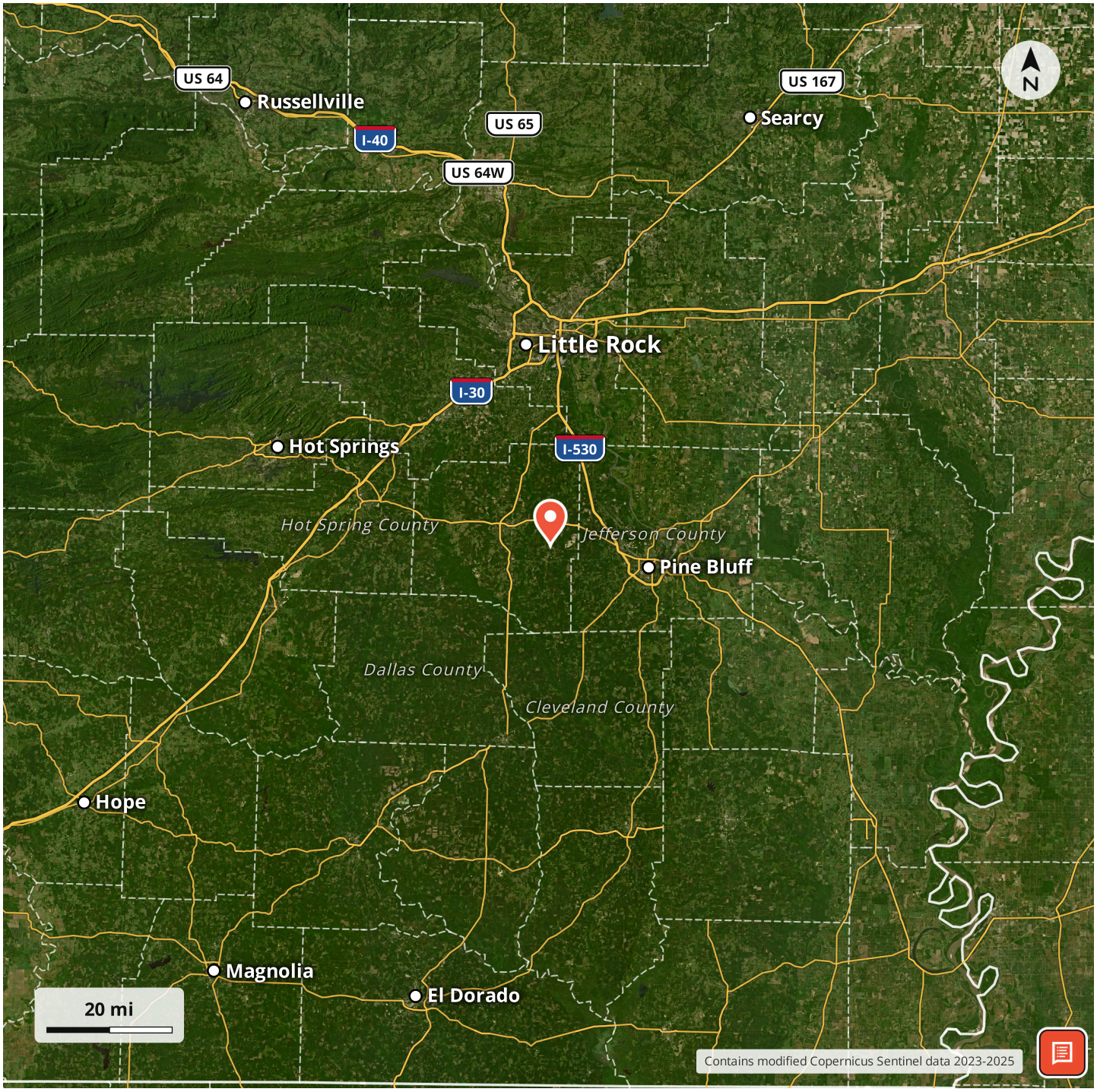
- 138.95 +/- acres in Grant County, AR
- New pine plantation with recreational components
- 8.9 miles from Sheridan
- County road frontage
- Power and water available



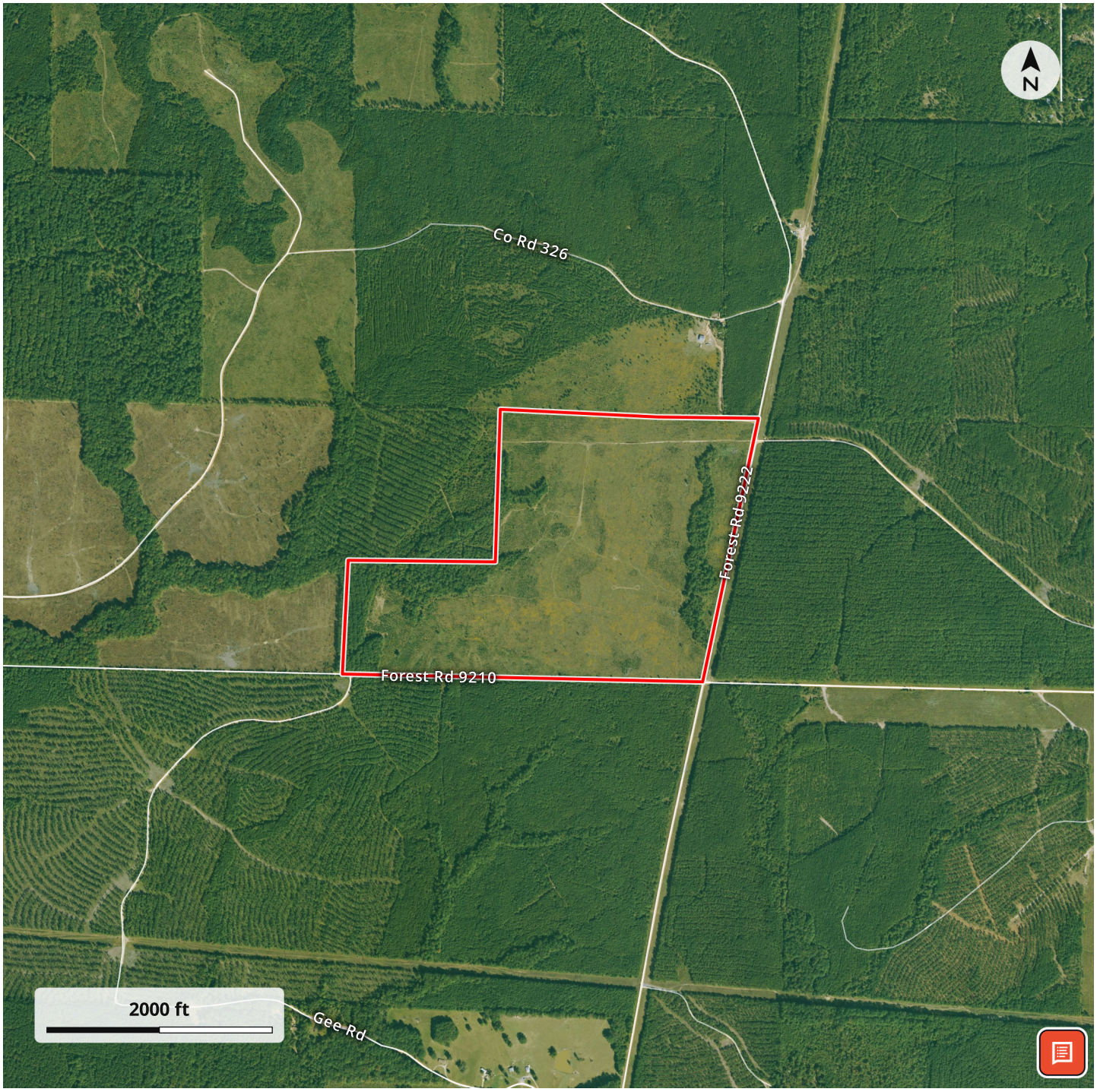




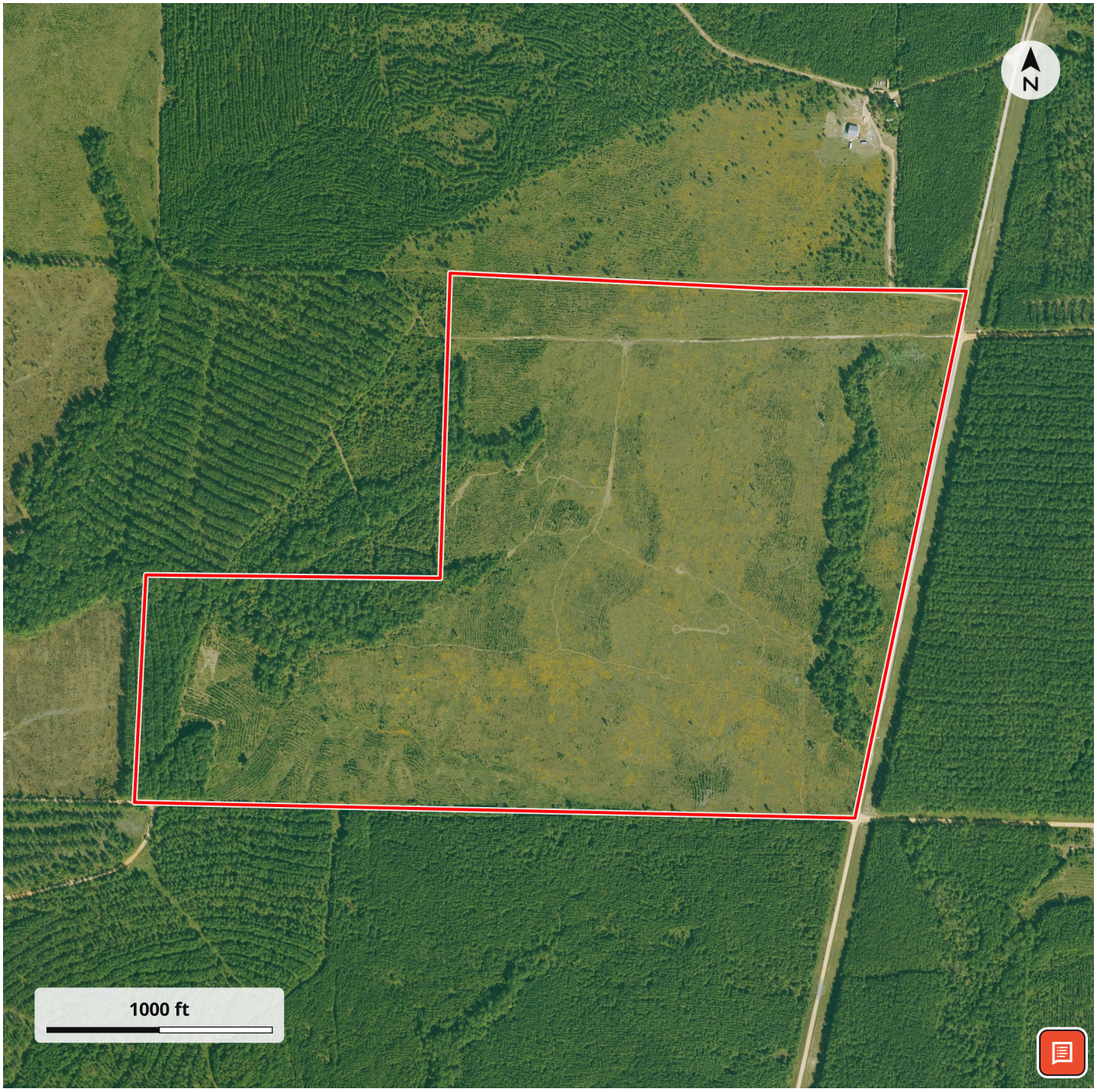

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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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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