Hwy 35 258 Grant Co.
00 Highway 35
Grapevine, AR 72057

$1,200,000
259± Acres
Grant County







MORE INFO ONLINE:

https://www.forestryrealestate.com/

SUMMARY

Address
00 Highway 35

City, State Zip
Grapevine, AR 72057

County
Grant County

Type
Recreational Land, Timberland, Hunting Land

Latitude / Longitude
34.112952 / -92.306262

Acreage
259

Price
$1,200,000

Property Website
https://www.forestryrealestate.com/property/hwy-35-258-grant-co-grant-arkansas/117602/







PROPERTY DESCRIPTION

Located in Grant County, Arkansas, with frontage directly on Highway 35, this 259± acre property offers a rare combination of a productive pine plantation, hardwood timber, and turnkey recreational infrastructure. With over 3/4 mile of paved road frontage and both power and water available at the road, the tract is well-suited for a future homesite, hunting camp, or timber investment.

Timber:
The property is predominantly pine plantation, with 194± acres of merchantable pine and just 36± acres of seven-year-old premerchantable pine still growing in value—giving a new owner an excellent age-class spread and staggered future income potential. An additional 22± acres of natural hardwood timber lines the property, adding diversity, wildlife habitat, and aesthetic value. Timber volumes are available on request.

Recreation & Access:
An established network of interior roads provides access throughout the entire tract, making timber management, hunting, and general access easy year-round. Extensive, well-established food plots are already in place, supporting a strong deer and turkey population and making this a turnkey hunting property from day one.

Highlights:

- 259± total acres in Grant County, AR
- Frontage on Highway 35 (3/4+ mile of road frontage)
- Power and water available
- 194± acres merchantable pine plantation
- 36± acres premerchantable pine
- 30± acres hardwood timber
- Roads throughout the property
- Extensive established food plots
- Excellent income, recreation, and homesite potential





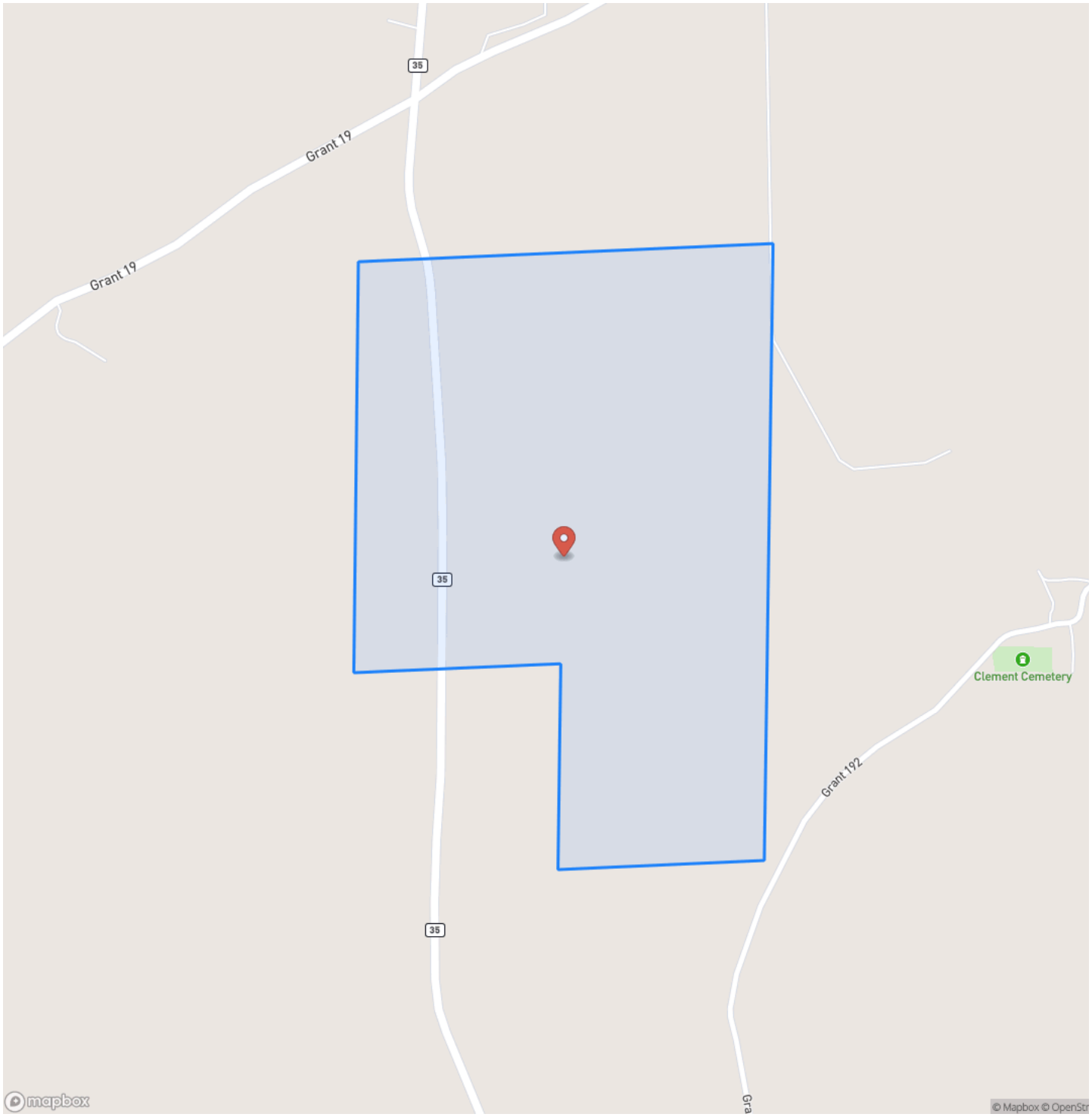




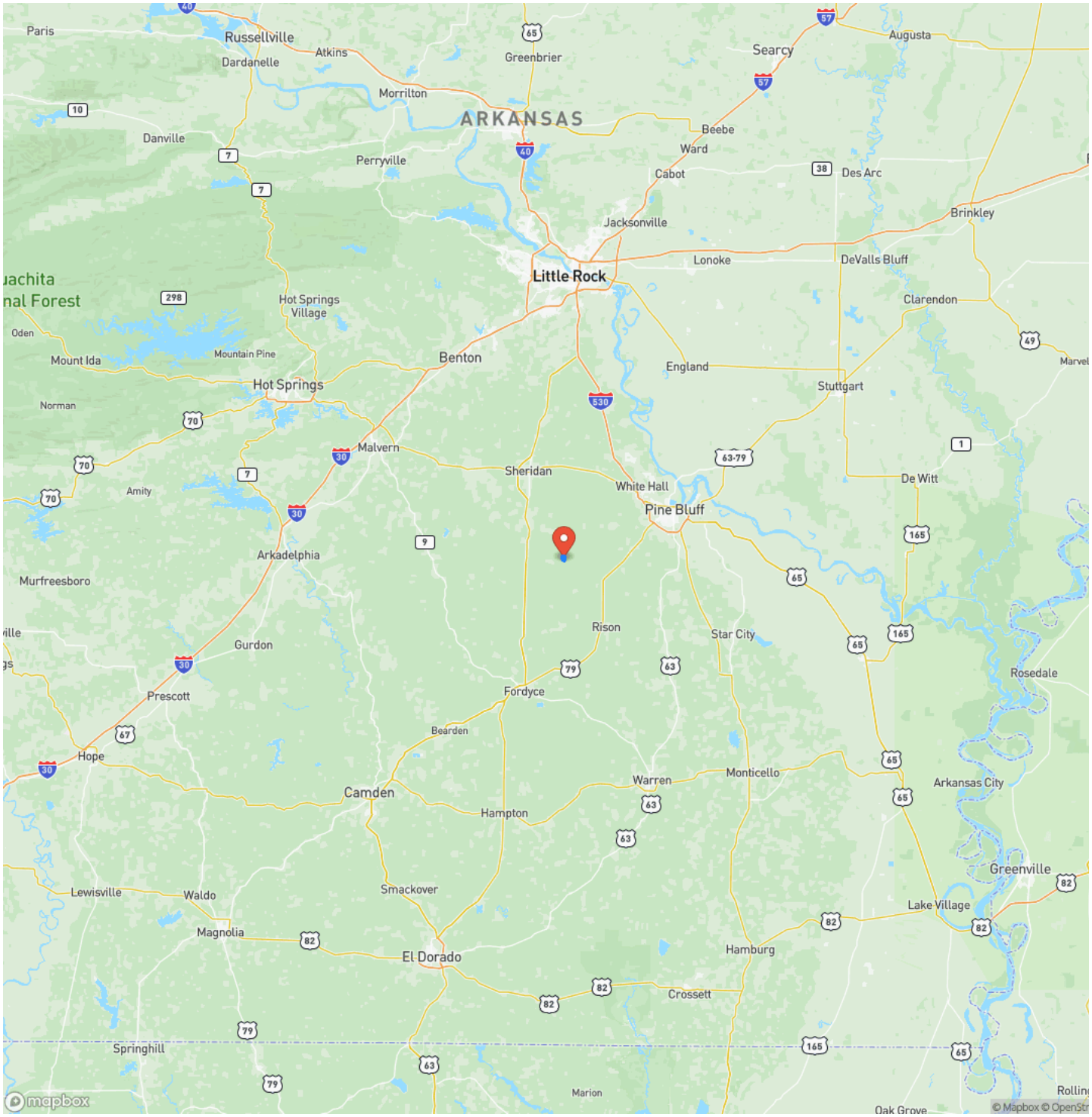




Locator Map


35
Grant 19
Grant 19
35
Clement Cemetery
Grant 192
35
mapbox
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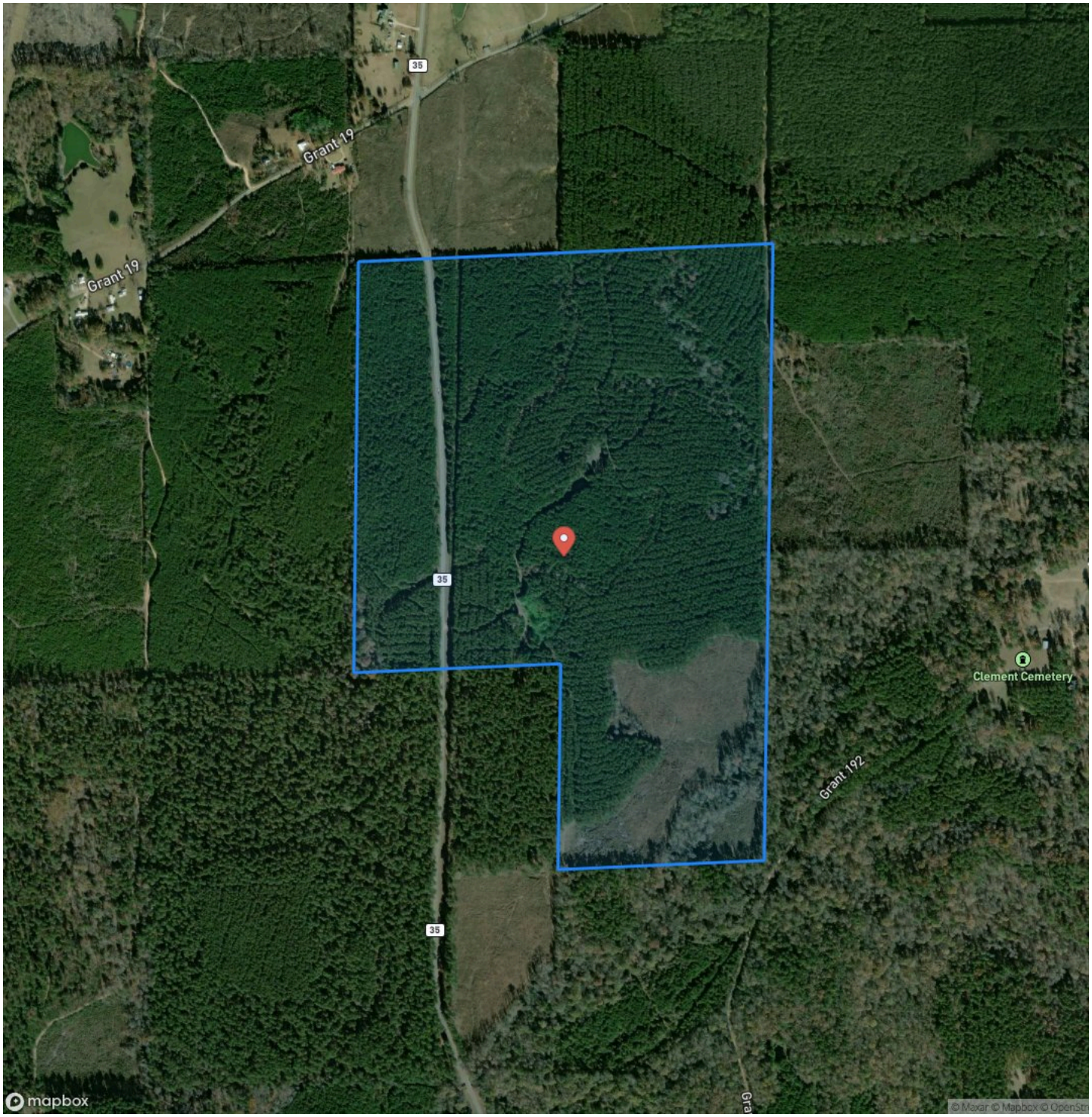
Locator Map



MORE INFO ONLINE:

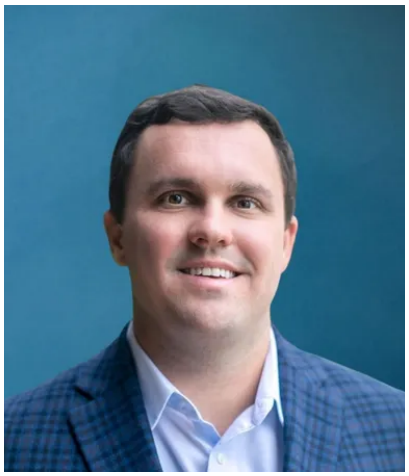
https://www.forestryrealestate.com/

Satellite Map



LISTING REPRESENTATIVE

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