

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

\$1,200,000
259± Acres
Grant County



Hwy 35 258 Grant Co
Grapevine, AR / Grant County

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.

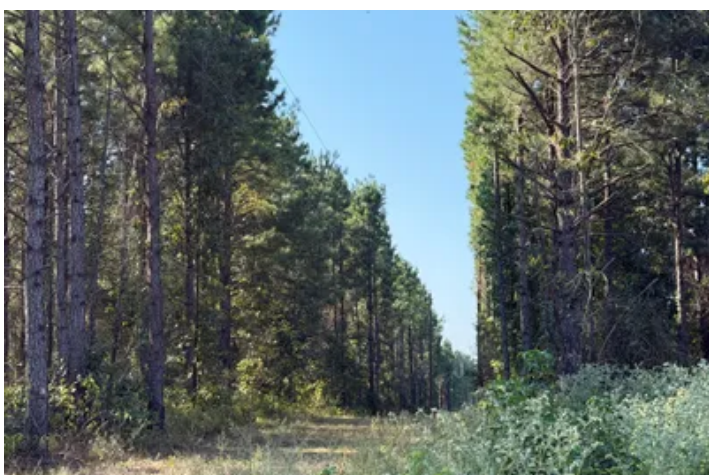
Recreation & Access:

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.

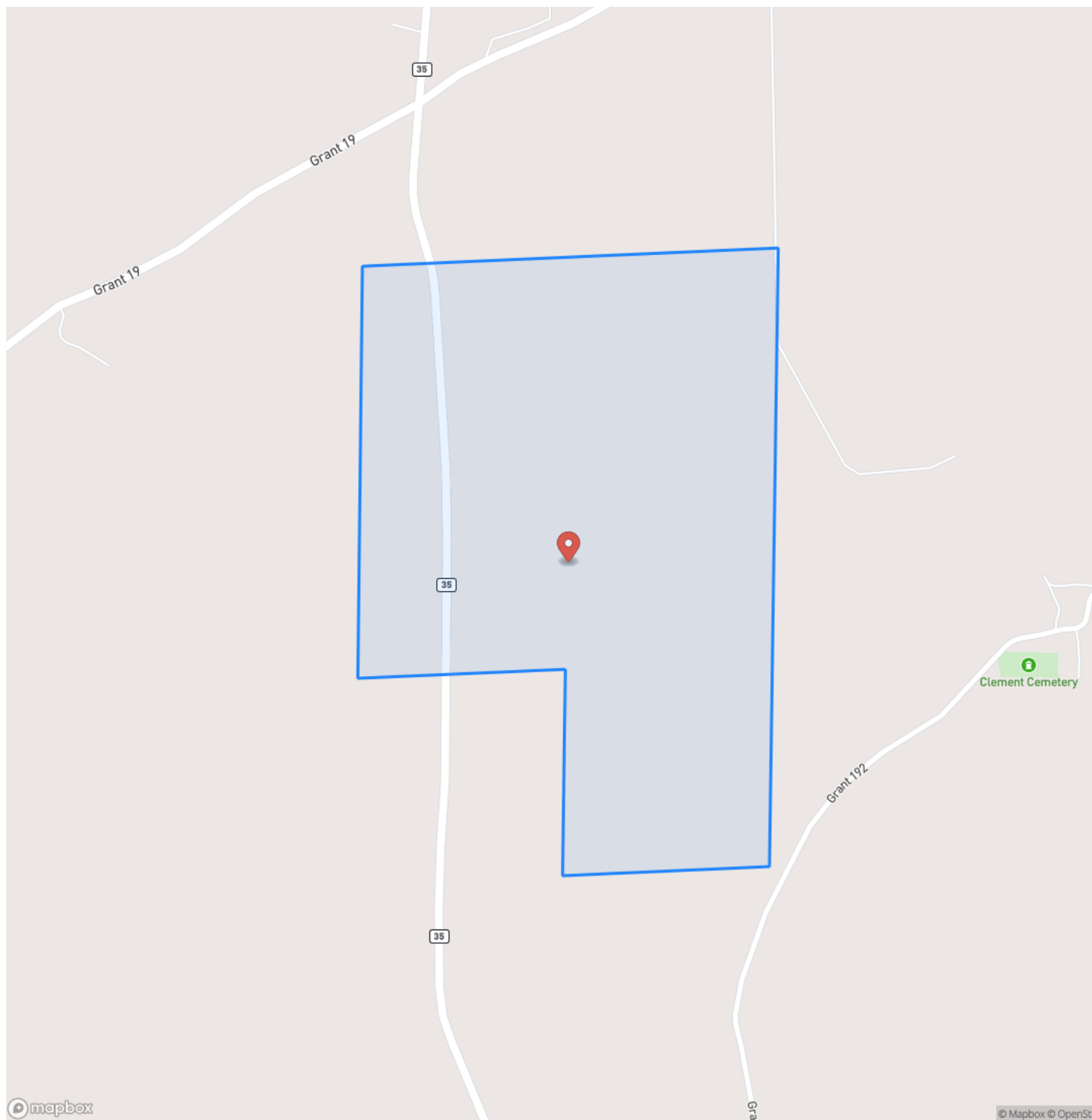
Highlights:

- 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

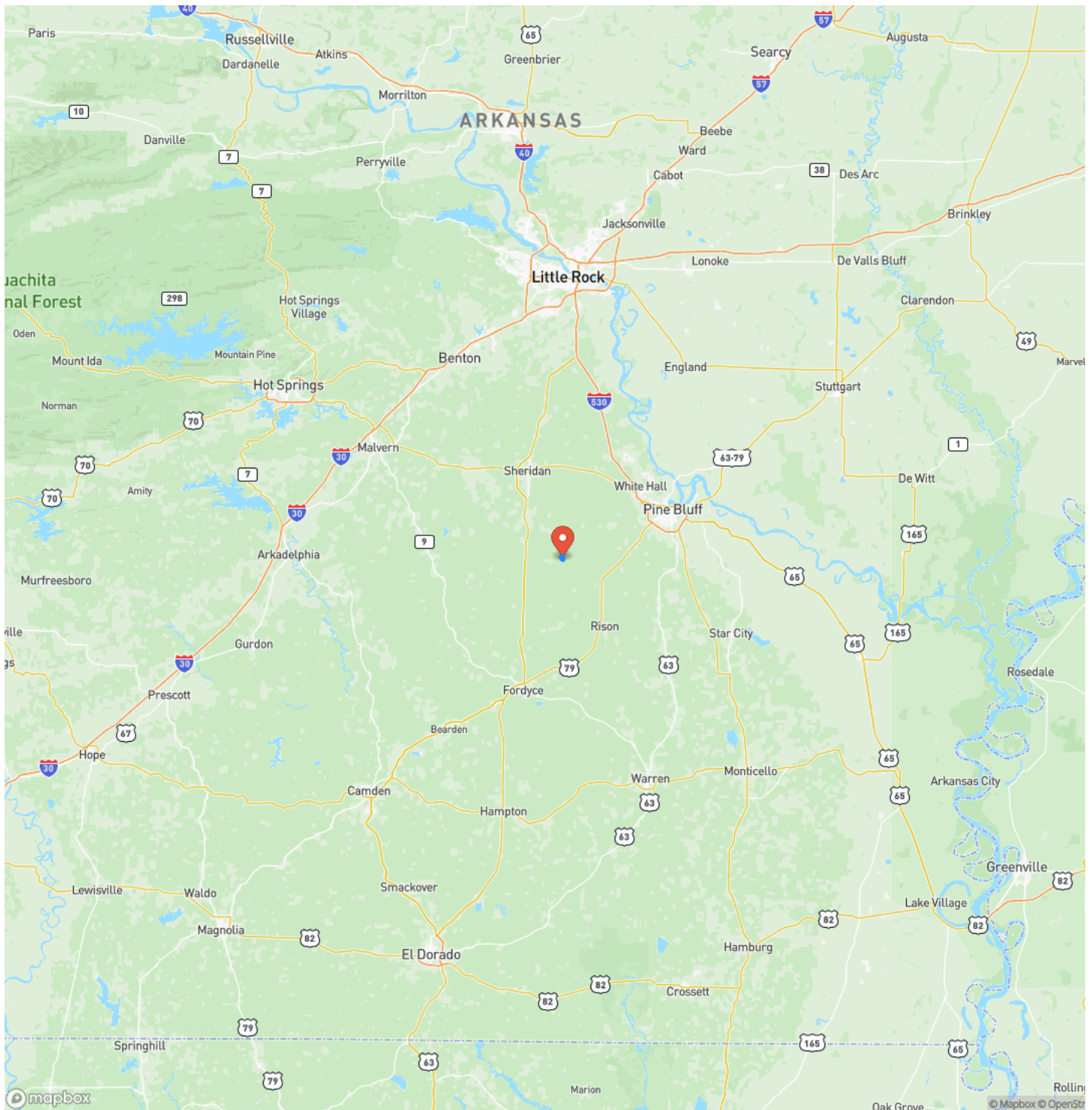




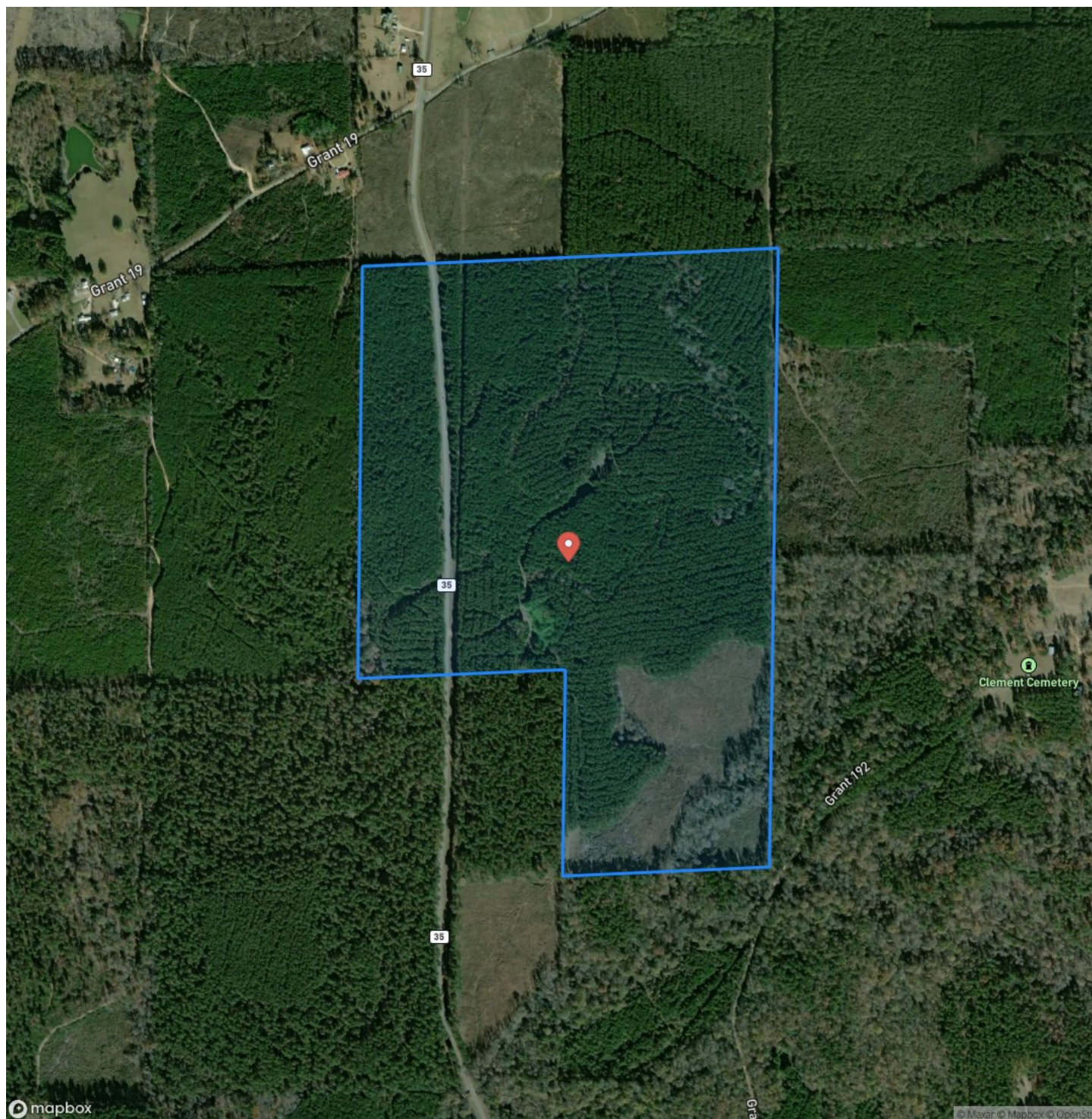
Locator Map



Locator Map



Satellite Map



Hwy 35 258 Grant Co
Grapevine, AR / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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NOTES

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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://www.forestryrealestate.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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