

**Grant 180**  
00 County Road 326  
Sheridan, AR 72150

**\$457,825**  
183.13± Acres  
Grant County



**Grant 180**  
**Sheridan, AR / Grant County**

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**SUMMARY**

**Address**

00 County Road 326

**City, State Zip**

Sheridan, AR 72150

**County**

Grant County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

34.265645 / -92.303312

**Acreage**

183.13

**Price**

\$457,825

**Property Website**

<https://www.forestryrealestate.com/property/grant-180/grant/arkansas/104048/>



## **Grant 180**

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#### **PROPERTY DESCRIPTION**

This 183.13 +/- acre tract in Grant County is an outstanding investment opportunity with serious recreational appeal. The property features younger pines, making it an ideal candidate for long-term timber growth and appreciation.

Well-maintained roads throughout the tract provide easy access to every corner of the property, while abundant wildlife makes this an exceptional hunting and outdoor recreation destination.

#### **Property Highlights:**

- 183.13 +/- acres in Grant County, AR
- Younger pine timber — strong investment potential
- Great internal road system
- Wildlife throughout the property
- Recreational and timber investment opportunity

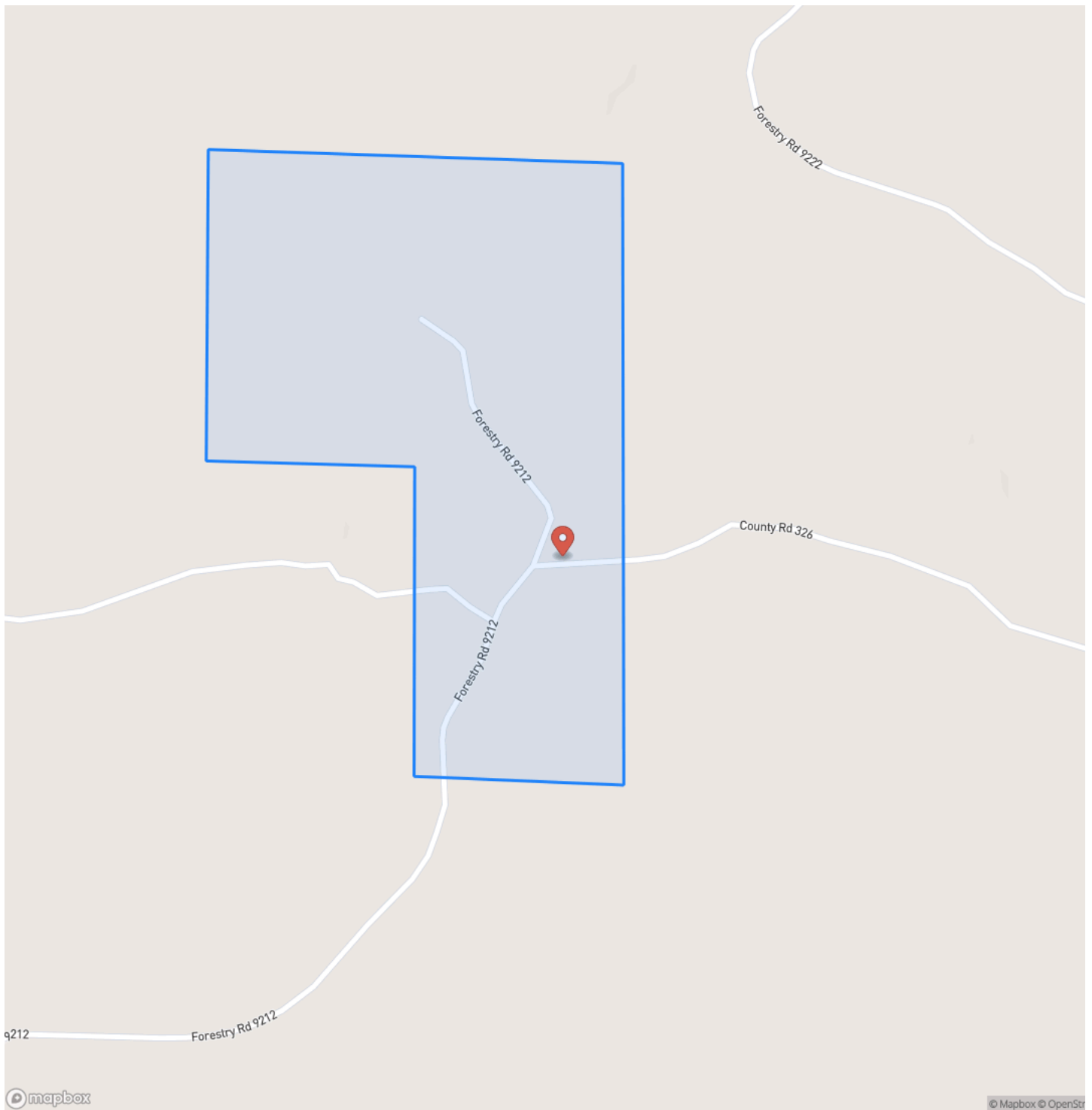
Whether you're looking to grow a timber portfolio or secure a premier hunting tract, this property delivers on all fronts.



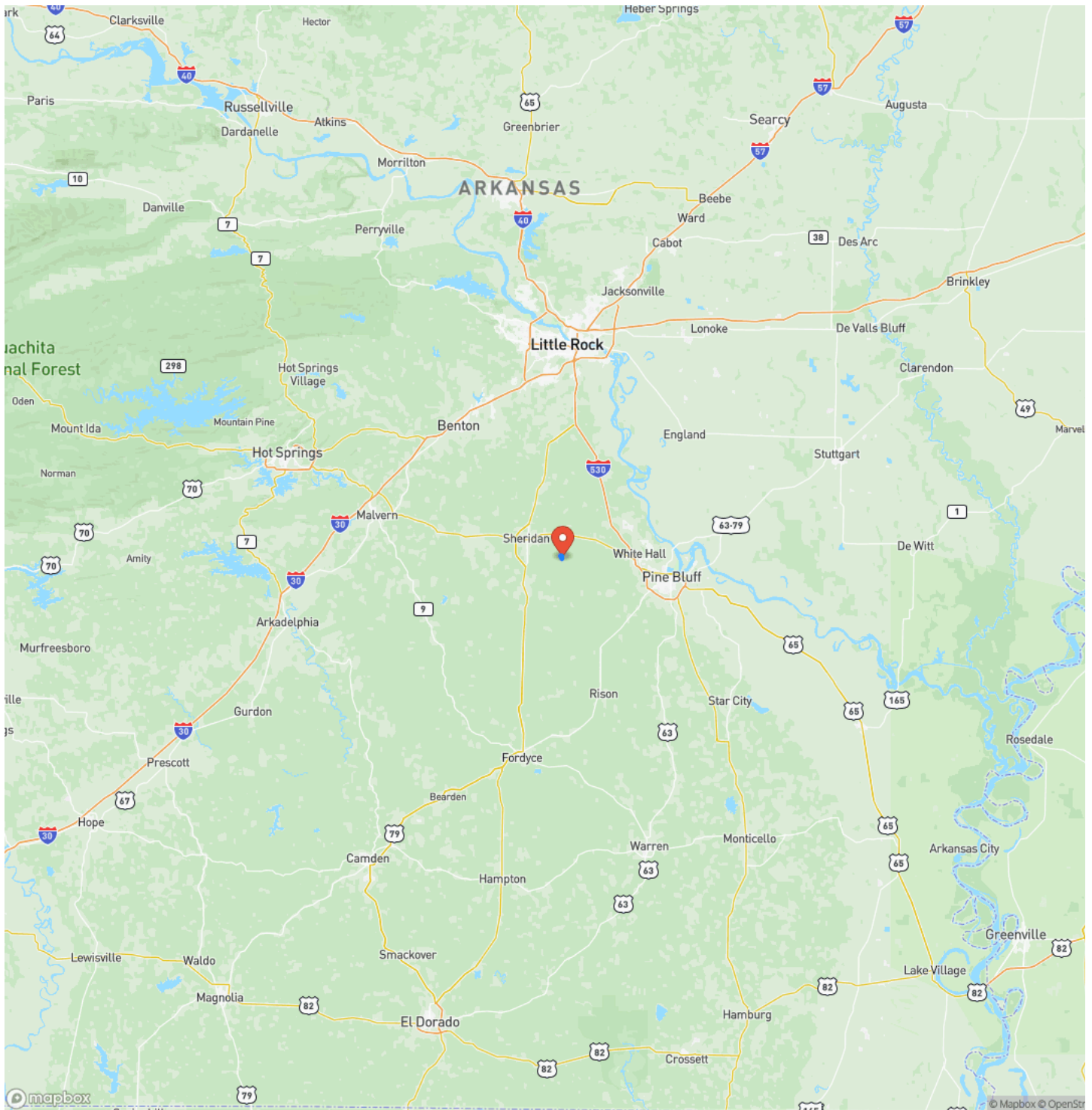
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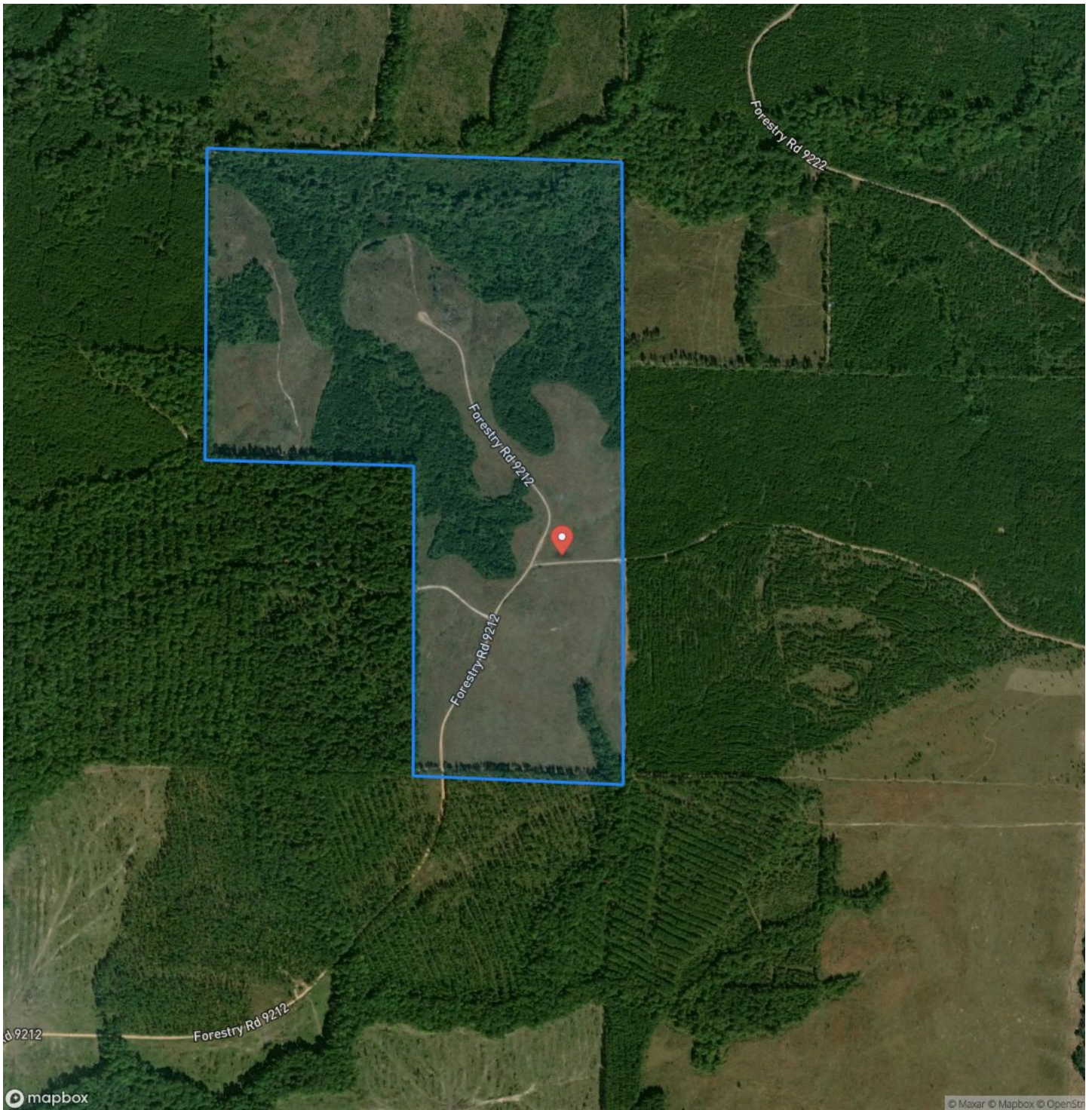
## Locator Map



# Locator Map



## Satellite Map







## **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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