

307 acres on Saline River
00 Grand Avenue
Haskell, AR 72015

\$598,650
307 +/- acres
Saline County



307 acres on Saline River
Haskell, AR / Saline County

SUMMARY

Address

00 Grand Avenue

City, State Zip

Haskell, AR 72015

County

Saline County

Type

Hunting Land, Ranches, Recreational Land,
Timberland

Latitude / Longitude

34.4969 / -92.5740

Taxes (Annually)

530

Acreage

307

Price

\$598,650

Property Website

<https://arkansaslandforsale.com/property/307-acres-on-saline-river-saline-arkansas/12480/>



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PROPERTY DESCRIPTION

Located along the Saline River just outside of Benton and Haskell, Arkansas, lies a beautiful 307.18 acre farm. This property consists of 90 acres of managed hay fields, 217 acres of mature hardwood timberland and has 1.25 miles of frontage on the Saline River. The property has excellent access on Grand Avenue/Shaw Bridge Road. This farm has been managed for hay production and hunting. The property consists of small fields checkered through the timber along the creeks and river. Whitetail deer, turkey, hogs, small game and even waterfowl frequent the property. The property has several deer blinds throughout that will convey. This property is in two tracts that are separated by one landowner. There is a written easement in place for ingress and egress between the two properties. This property is behind a locked gate and the broker must accompany any individuals who would like to see the property. This property is adjacent to another 640 acre that is listed for sale including the outparcel in-between these two tract.



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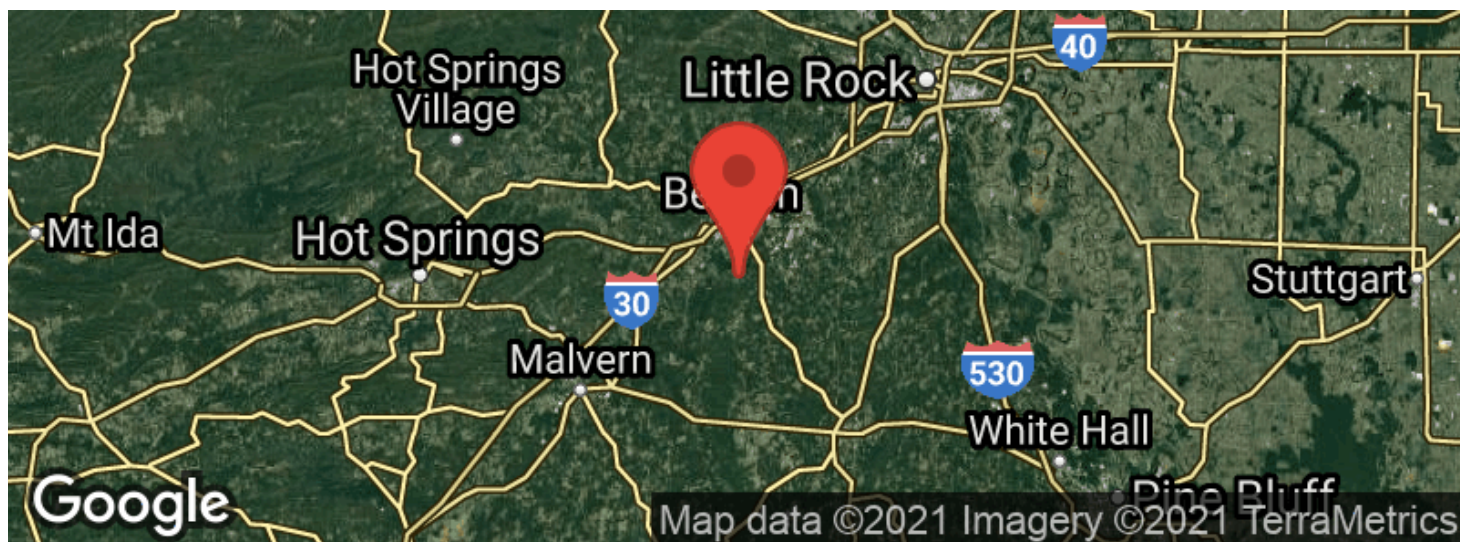


Locator Maps



307 acres on Saline River
Haskell, AR / Saline County

Aerial Maps



307 acres on Saline River
Haskell, AR / Saline County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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.



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.



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