

**712 +/- Acre Falcon Creek Farm near West
Little Rock
20622 Ross Hollow Road
Bigelow, AR 72016**

\$4,129,600
712± Acres
Pulaski County



712 +/- Acre Falcon Creek Farm near West Little Rock Bigelow, AR / Pulaski County

SUMMARY

Address

20622 Ross Hollow Road

City, State Zip

Bigelow, AR 72016

County

Pulaski County

Type

Hunting Land, Business Opportunity, Recreational Land, Residential Property, Undeveloped Land, Ranches

Latitude / Longitude

34.939418 / -92.574091

Taxes (Annually)

1994

Acreage

712

Price

\$4,129,600

Property Website

<https://arkansaslandforsale.com/property/712-acre-falcon-creek-farm-near-west-little-rock-pulaski-arkansas/34372/>



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PROPERTY DESCRIPTION

If you have been looking for a large farm near Little Rock for a place to build your forever home overlooking a private lake or a cabin in the woods to entertain family and friends with endless hunting, fishing, and ATV/UTV riding opportunities, we have FOUND YOUR FAVORITE PLACE. From the professionally managed bass fishery to the property being daily maintained by fulltime caretakers, this tract has been watched over and improved daily for many years. This 712 +/- acre property is only 25 minutes from Chenal Parkway which keeps you near any desired amenities, while maintaining the feel of being hours from anywhere. The property has paved road frontage for easy access, yet is large enough that you feel like you are hundreds of miles from anywhere when you take off on the trails. Central Arkansas Water and electricity are already on the property and even ran down to the largest lake. The larger lake is 11 +/- acres and has multi-level decks, single slip boat dock, and gazebo. The long-standing owners spared no expense in developing the lakes and fishery. They imported bass, sourced the lime from a specific quarry as recommended by the Biologist, graded all of the edges to specific slopes, and the list goes on. The scenery around the lakes reminds you of a State Park like you will find a few miles up the road at Pinnacle Mountain State Park. This property is located just outside West Little Rock, near Moss Mountain Farms, in one of the most desired areas for prominent, custom homes meaning you should have excellent long-term appreciation on your investment as the development continues to move in this direction. The deer and turkey hunting on this tract have been outstanding over the years. There are very few, if any, other large tracts of residentially undeveloped acreage less than 30 minutes from Little Rock that offer everything Falcon Creek has to give: private lakes with perfect home sites, multiple wet weather creeks, paved road frontage, public utilities already on site, professionally managed fishery, endless hunting opportunities, fenced pasture for livestock, and miles of trails. For more information on the incredible property contact Kevin Keen at [\(870\)215-1185](tel:8702151185).

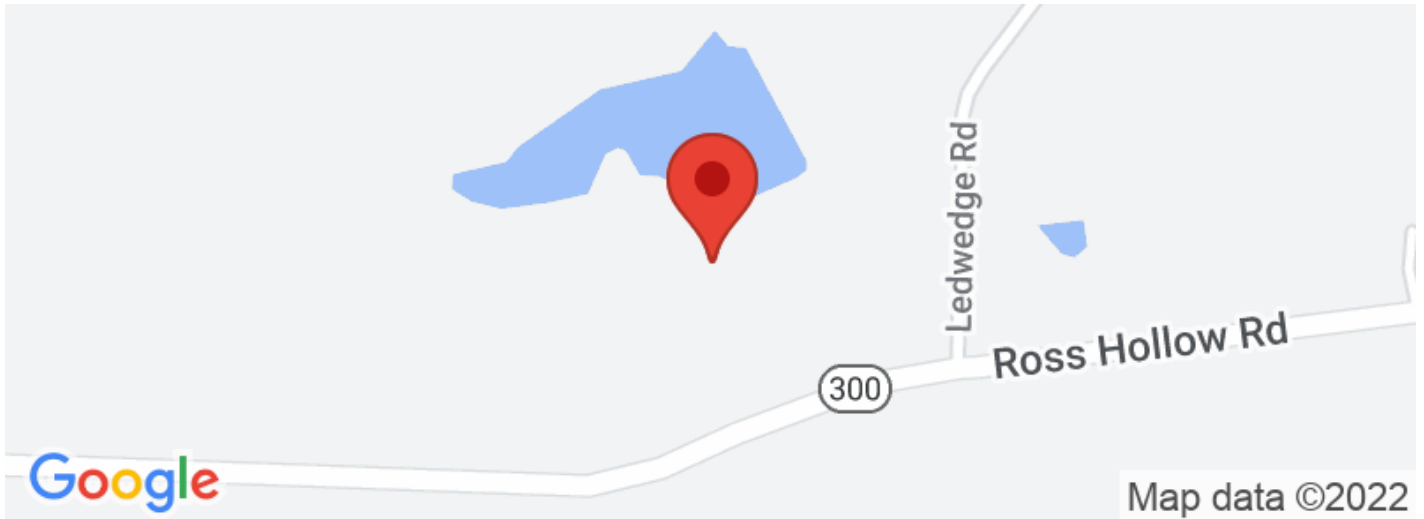


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Locator Maps



712 +/- Acre Falcon Creek Farm near West Little Rock
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Aerial Maps



**712 +/- Acre Falcon Creek Farm near West Little Rock
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LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kkeen@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES

MORE INFO ONLINE:

ArkansasLandForSale.com

NOTES

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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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