

47 +/- Acres Roland, AR
00 Roland Cutoff
Roland, AR 72135

\$329,000
47± Acres
Pulaski County



47 +/- Acres Roland, AR
Roland, AR / Pulaski County

SUMMARY

Address

00 Roland Cutoff

City, State Zip

Roland, AR 72135

County

Pulaski County

Type

Hunting Land, Residential Property, Undeveloped Land

Latitude / Longitude

34.903422 / -92.511651

Taxes (Annually)

700

Acreage

47

Price

\$329,000

Property Website

<https://arkansaslandforsale.com/property/47-acres-roland-ar-pulaski-arkansas/45158/>



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PROPERTY DESCRIPTION

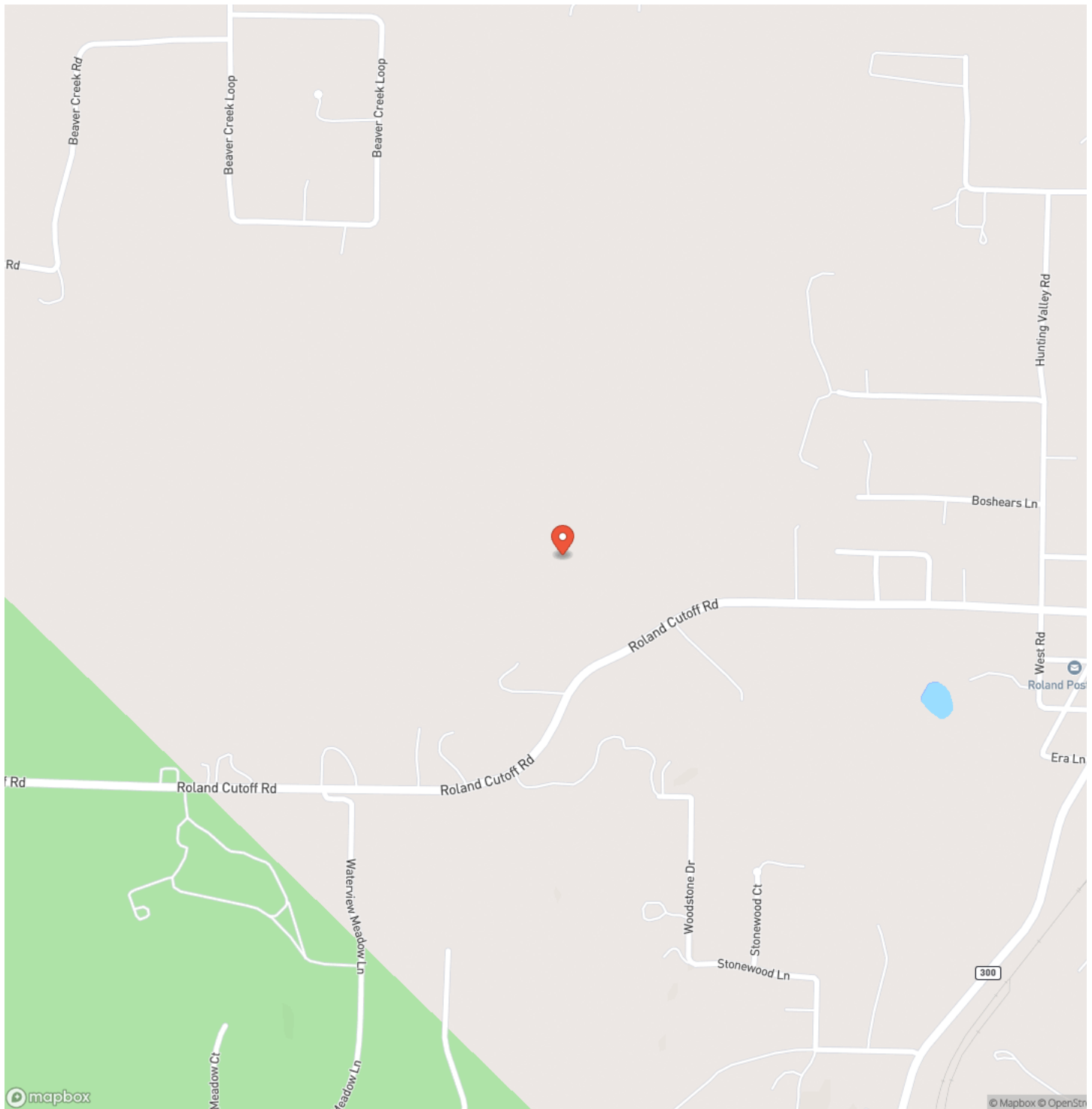
Imagine being 15 minutes from one of the most upscale areas of Little Rock, near Cantrell Road, yet having a small version of the White or Cache River Refuge out your back door. That is most accurate way I know to describe this 47 +/- acres located in Pulaski County Arkansas near Roland. You enter the highest portion of the property via deeded easement off of Roland Cutoff Road. There are approximately 2 acres well suited for building a custom home with a water easement in place and electric at Roland Cutoff. When you begin walking the property you quickly enter the Mill Bayou bottoms which, on this property, consists of huge Cypress along the bayou and excellent stands of bottomland hardwoods in the areas away from the channel of the bayou. The current owners have experienced many great duck and deer hunts and I personally have jumped Wood Ducks and several deer on each site visit including one nice bachelor herd of bucks in early September 2023. The sellers have done a great job in making roads so that property is accessible as well as opening up areas near the bayou to allow more sunlight to the floor for increased duck food and waterfowling opportunities. While the bayou and areas surrounding the bayou are in the floodplain, the tract provides remoteness and quiet setting that will be nearly impossible to replicate so close to the West Little Rock area. The channel is deep even in the Summer to provide kayaking or boating opportunities within the property, that with the surroundings of the huge Cypress and hardwoods, will make you feel as though you have driven for hours to a remote destination of Arkansas. There is also a small stream that appears to be fed by a spring from the neighboring property. As dry as it is currently in September 2023, this stream is still actively flowing down to the bayou. For more information on this property contact Kevin Keen at [\(870\)215-1185](tel:8702151185).



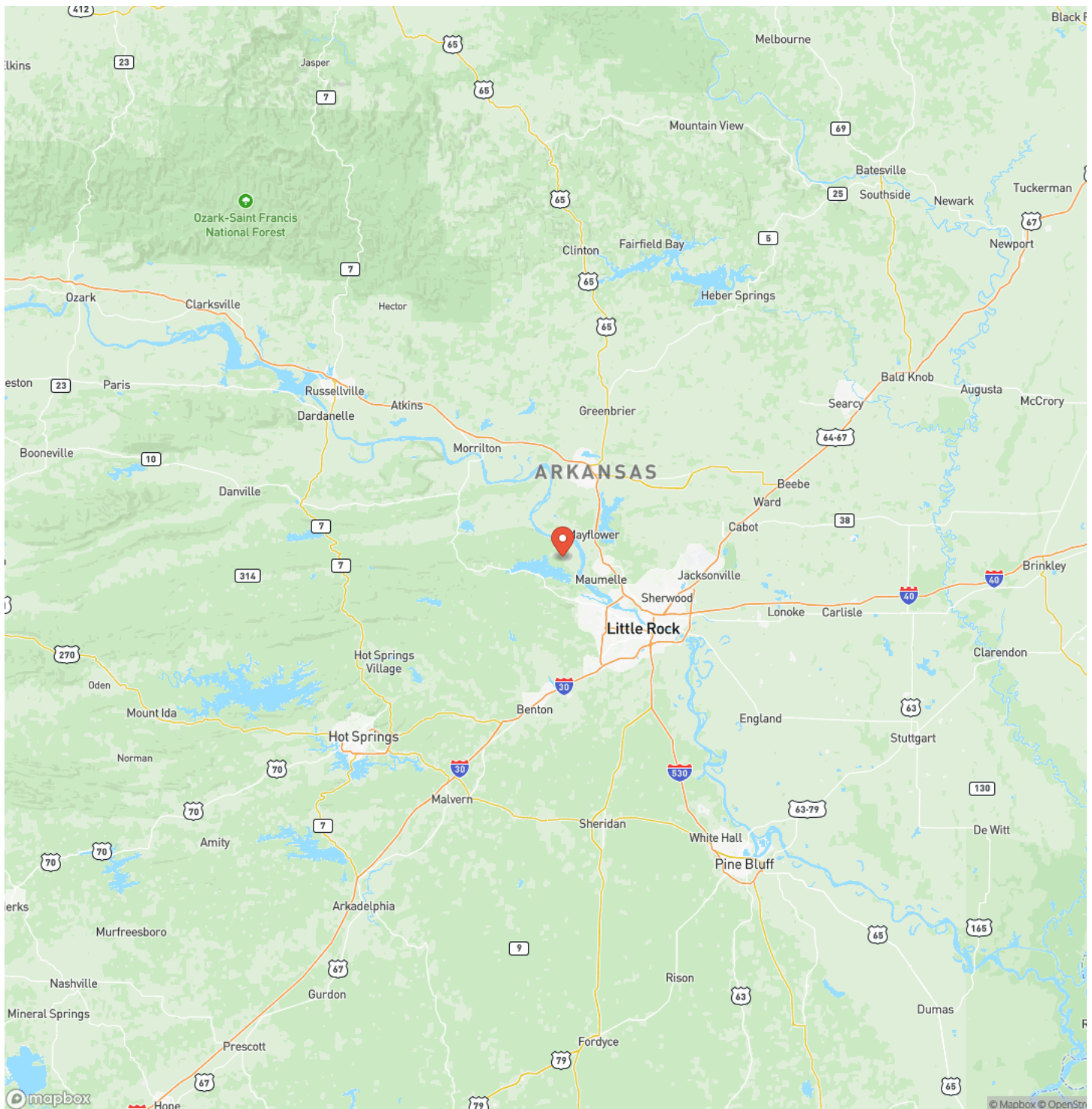
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Locator Map

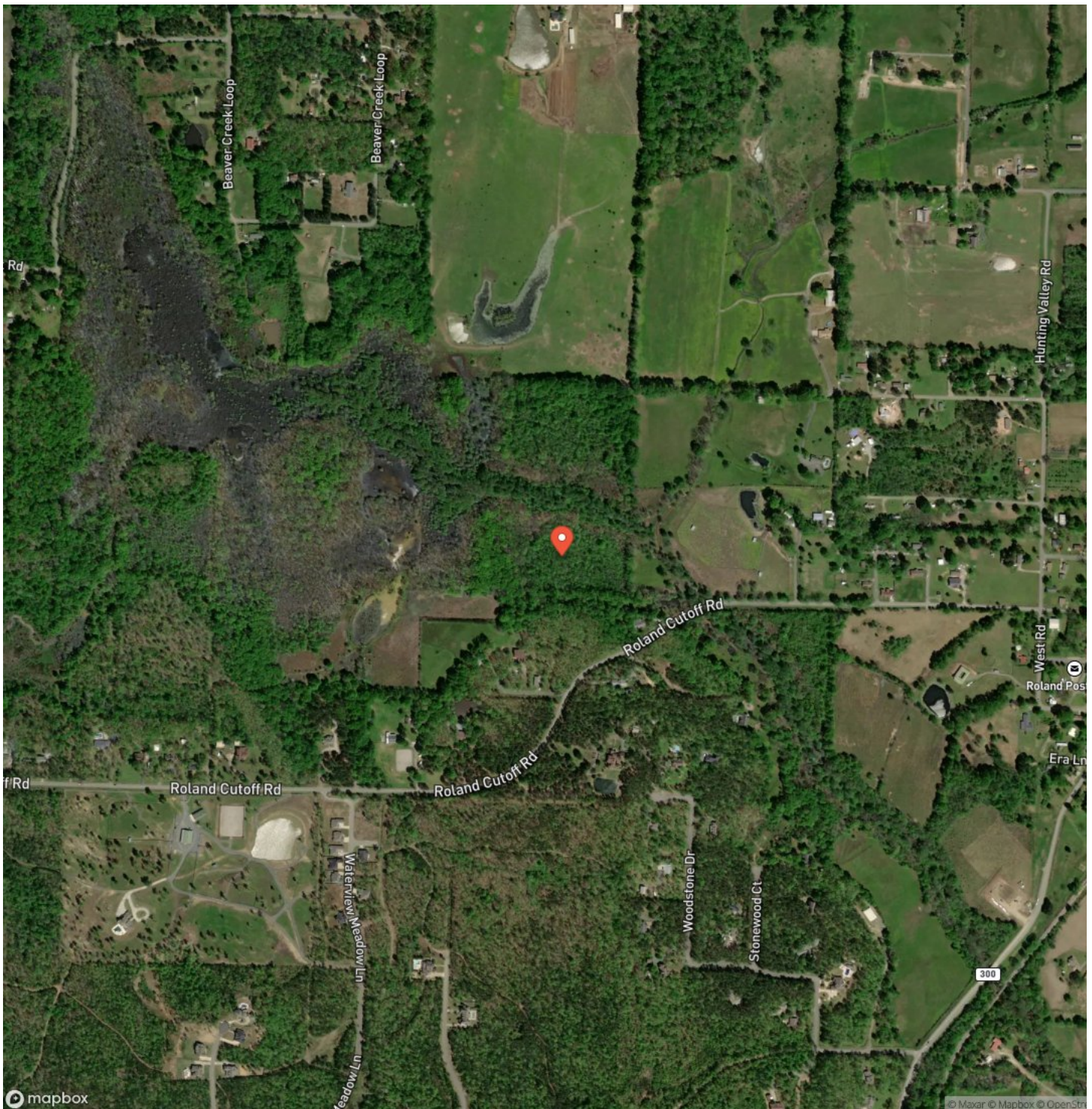


Locator Map



47 +/- Acres Roland, AR
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Satellite Map



47 +/- Acres Roland, AR
Roland, AR / Pulaski County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

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2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MORE INFO ONLINE:

ArkansasLandForSale.com

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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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