

**9.75+/- Acres at Mud Lake Minutes from
Bayou Meto
Jacob Rd
Stuttgart, AR 72160**

\$55,000
9.750 +/- acres
Jefferson County



9.75+/- Acres at Mud Lake Minutes from Bayou Meto Stuttgart, AR / Jefferson County

SUMMARY

Address

Jacob Rd

City, State Zip

Stuttgart, AR 72160

County

Jefferson County

Type

Hunting Land, Recreational Land, Residential Property, Undeveloped Land, Timberland

Latitude / Longitude

34.132237 / -91.5765129

Acreage

9.750

Price

\$55,000

Property Website

<https://arkansaslandforsale.com/property/9-75-acres-at-mud-lake-minutes-from-bayou-meto-jefferson-arkansas/25374/>



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PROPERTY DESCRIPTION

Located in Reydel Ar, this property offers a great opportunity for someone to build their own camp in a very sought after area. The 9.75 +/- acres consists of some mature hardwood trees with buckbrush and willows scattered throughout. There are a couple building sites that are higher in elevation than the remainder of the property. However, this tract is inside the levee so when the river rises, this property will flood. Building will require stilts as it does anywhere on this road. The property borders Little Bayou Meto State Park which has public access into Mud Lake off the Arkansas River. There is power and water at the adjacent property.

The location is ideal for any waterfowl hunter or angler. Fishing is known to be great in this part of the river and being only a few hundred yards from the boat ramp makes it easy to access. For the waterfowl hunters, there are multiple access points into Bayou Meto WMA in very close proximity. 10 Miles to Cannon Break and Buckingham Flats access. 13 Miles to Long Pond access and 22 Miles to Upper and Lower Vallier access. Please Call Listing Agent Nick Newton at 501-276-8409 for more information on this property.



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Stuttgart, AR / Jefferson County**



9.75+/- Acres at Mud Lake Minutes from Bayou Meto
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Locator Maps



9.75+/- Acres at Mud Lake Minutes from Bayou Meto
Stuttgart, AR / Jefferson County

Aerial Maps



9.75+/- Acres at Mud Lake Minutes from Bayou Meto
Stuttgart, AR / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nick Newton

Mobile

(501) 276-8409

Email

nnewton@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES

Horizontal lines for 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

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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.



Mossy Oak Properties Delta Land Management Co. LLC
2024 North Main Street
North Little Rock, AR 72114
(501) 416-6923
ArkansasLandForSale.com

