

408 +/- Acres in Hot Spring County
Gourdneck Valley Rd
Malvern, AR 72104

\$958,800
408 +/- acres
Hot Spring County



408 +/- Acres in Hot Spring County Malvern, AR / Hot Spring County

SUMMARY

Address

Gourdneck Valley Rd

City, State Zip

Malvern, AR 72104

County

Hot Spring County

Type

Hunting Land, Recreational Land, Timberland, Ranches

Latitude / Longitude

34.4991899 / -92.8032023

Acreage

408

Price

\$958,800

Property Website

<https://arkansaslandforsale.com/property/408-acres-in-hot-spring-county-hot-spring-arkansas/19776/>





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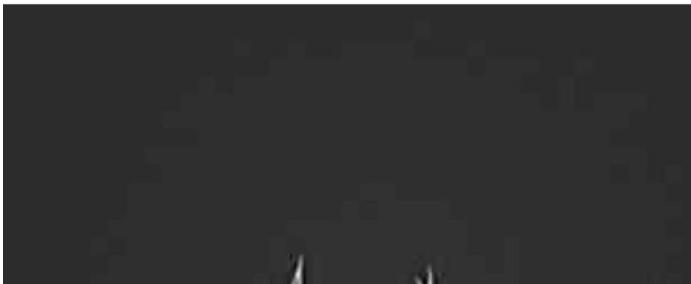
PROPERTY DESCRIPTION

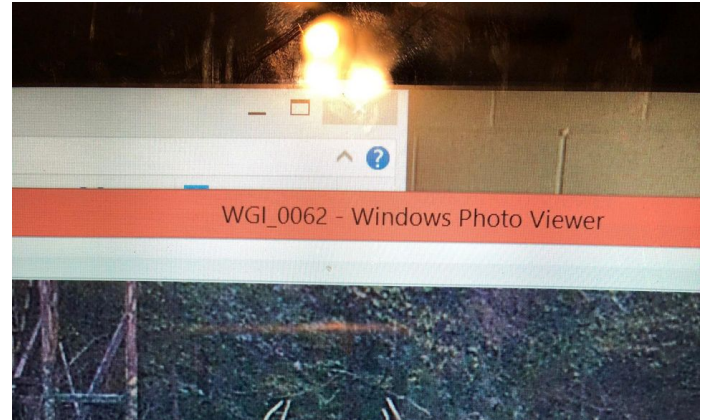
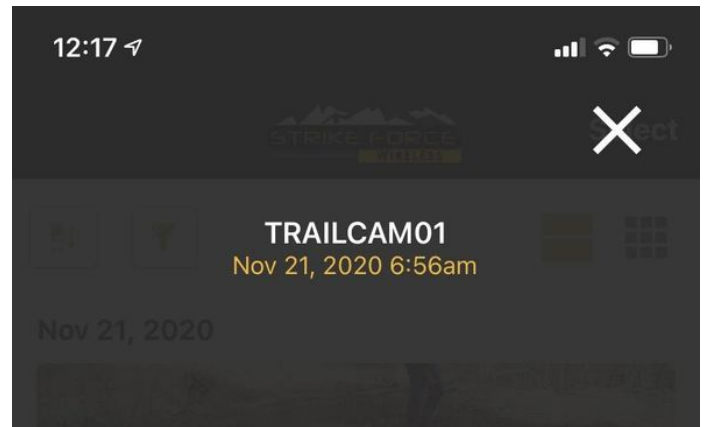
Located just east of Hot Springs, near Magnet Cove is 408 +/- acres for sale with some of the best deer and turkey hunting around. Ask anyone who has hunted in this area and they will tell you the same thing. There are two points of access to this property. You can access the north side of the property through a written easement off of HWY 171. You can also access the south side of the property from Gourdneck Valley rd. If you look at the topography map you can see that there is a ridge running through the center of the property. The north side of this ridge is where you can find thick hardwoods and creek bottoms providing a great habitat for the wildlife. The south side of this ridge is where about 100 +/- acres have been cleared and about 30 +/- acres of mature planted pine remain providing even more cover for the wildlife around. The contours of the acreage cleared would allow someone to come in and make some excellent food plots of any size desired. As you drive through the established trails you'll see the multiple box stands set up and ready to hunt that will be sold with the property. If you're too far away to drive back and forth to hunt, no worries. There is power and water at the southeast corner of the property so a camping site or a cabin would be no problem. Only a short 45 min drive from Little Rock and 15 min from Hot Springs.

If you are looking for a great piece of recreational land with all kinds of opportunities, this is it. Call Listing Agent Nick Newton at 501 276-8409 today and come take your private tour.



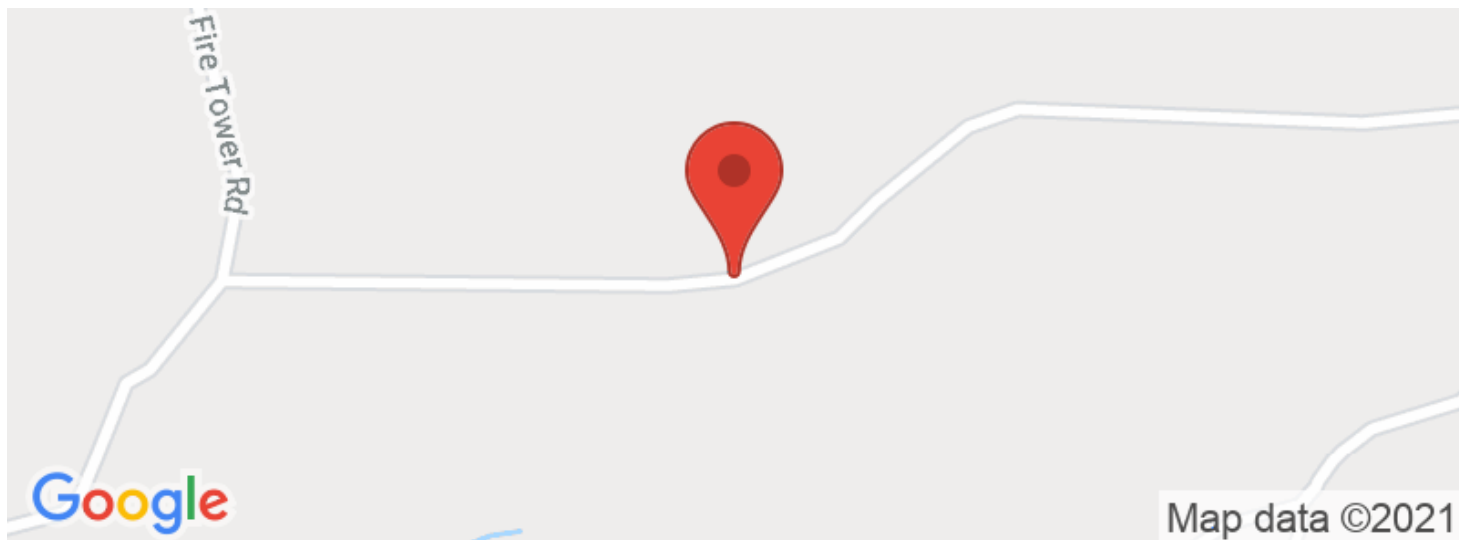
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Locator Maps



408 +/- Acres in Hot Spring County
Malvern, AR / Hot Spring County

Aerial Maps



408 +/- Acres in Hot Spring County
Malvern, AR / Hot Spring 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



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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.



Mossy Oak Properties Delta Land Management Co. LLC

**2024 North Main Street
North Little Rock, AR 72114
(501) 416-6923
ArkansasLandForSale.com**

