

**260 +/- Acre Ranch and Home near Hope  
Arkansas  
Hope, AR 71801**

**\$875,000**  
**260 +/- acres**  
**Nevada County**



## 260 +/- Acre Ranch and Home near Hope Arkansas

### Hope, AR / Nevada County

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## **SUMMARY**

### **City, State Zip**

Hope, AR 71801

### **County**

Nevada County

### **Type**

Farms, Ranches, Residential Property

### **Latitude / Longitude**

33.7484 / -93.4425

### **Dwelling Square Feet**

2200

### **Bedrooms / Bathrooms**

4 / 2

### **Acreage**

260

### **Price**

\$875,000

### **Property Website**

<https://arkansaslandforsale.com/property/260-acre-ranch-and-home-near-hope-arkansas-nevada-arkansas/9224/>



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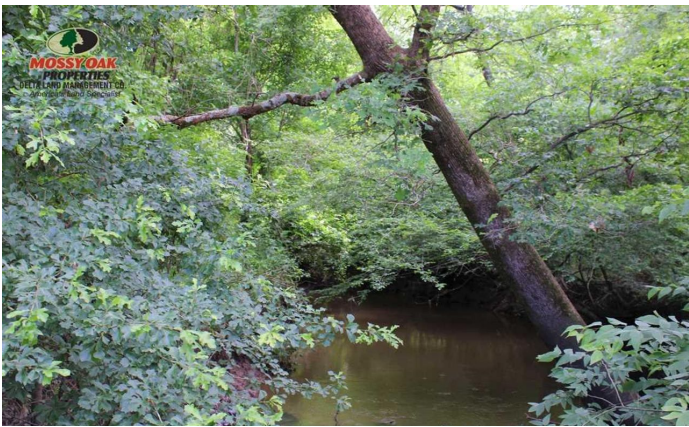
### **PROPERTY DESCRIPTION**

This 260 +/- acre ranch is located just outside Hope, Arkansas only 40 miles from Texarkana. The land features approximately 200 acres in cross fenced pasture, a year round creek, and hardwood timber. The property also includes lots of improvements such as an updated 2200+/- sq/ft 4 bed 2.5 bath brick home. The house was built in 1977 and was recently remodeled in 2019 with an updated kitchen and new roof. In addition to the home the other improvements include a 40 X 60 shop, two large barns, working corals, a 1326 +/- sq/ft manufactured home built in 2006, and an old train depot built in 1890. Lastly, the property does include 4 functional chicken houses; however, new house would have to be built to secure a contract for the future. All in all, this would be a great farm to raise a family on. For more information on this Exclusive Listing. Contact Lance Talbert at 501-951-3073

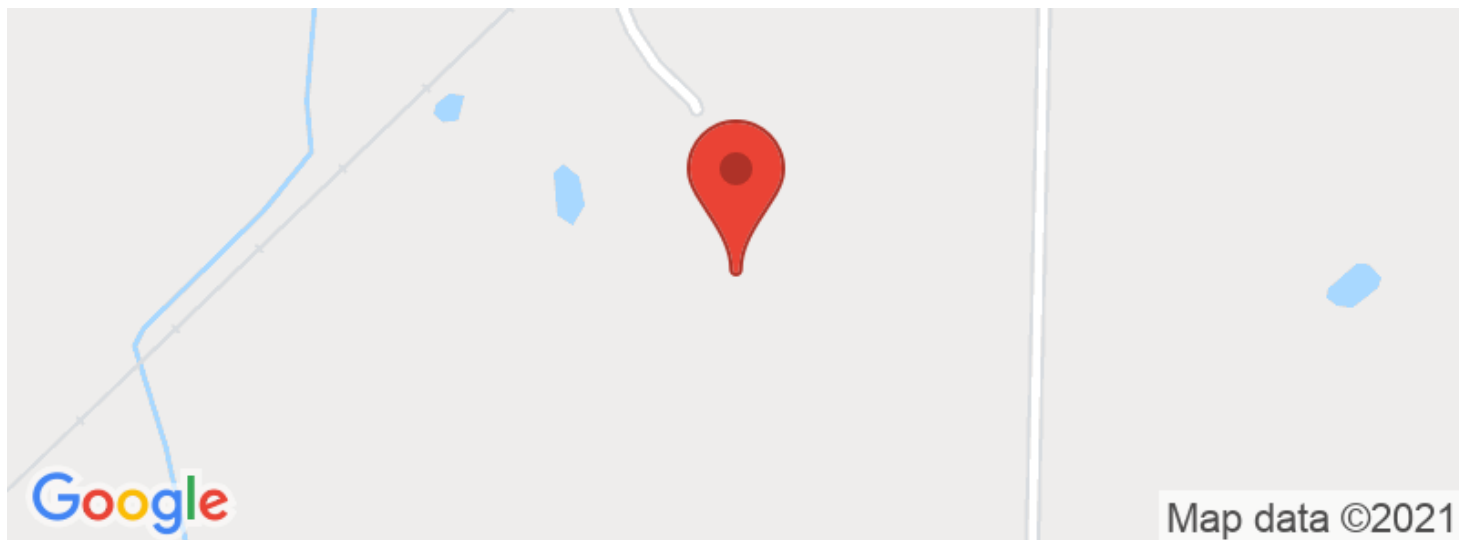




260 +/- Acre Ranch and Home near Hope Arkansas  
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## Locator Maps





## Aerial Maps



260 +/- Acre Ranch and Home near Hope Arkansas  
Hope, AR / Nevada County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Lance Talbert

**Mobile**

(501) 951-3073

**Email**

ltalbert@mossyoakproperties.com

**Address**

2024 North Main Street

**City / State / Zip**

North Little Rock, AR, 72114

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**NOTES**

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## 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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**Mossy Oak Properties Delta Land Management Co. LLC**

**2024 North Main Street  
North Little Rock, AR 72114  
(501) 416-6923  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)**

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