

Higgins switch 40
00 Higgins Switch Road.
Little Rock, AR 72206

\$115,000
40± Acres
Pulaski County



Higgins switch 40
Little Rock, AR / Pulaski County

SUMMARY

Address

00 Higgins Switch Road.

City, State Zip

Little Rock, AR 72206

County

Pulaski County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

34.657317 / -92.235829

Taxes (Annually)

105

Acreage

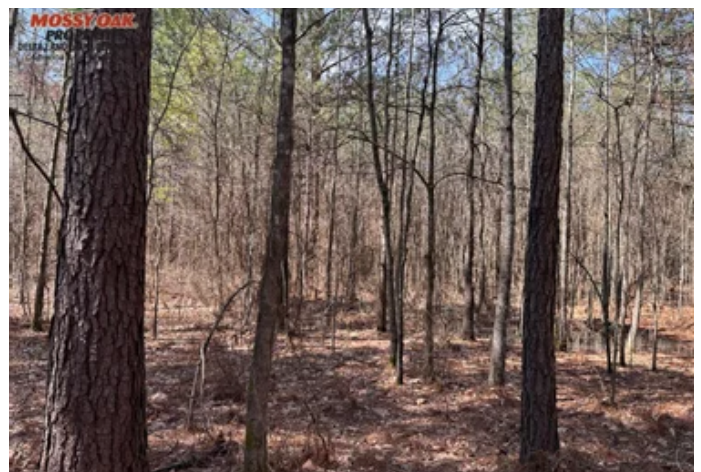
40

Price

\$115,000

Property Website

<https://arkansaslandforsale.com/property/higgins-switch-40-pulaski-arkansas/38287/>



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PROPERTY DESCRIPTION

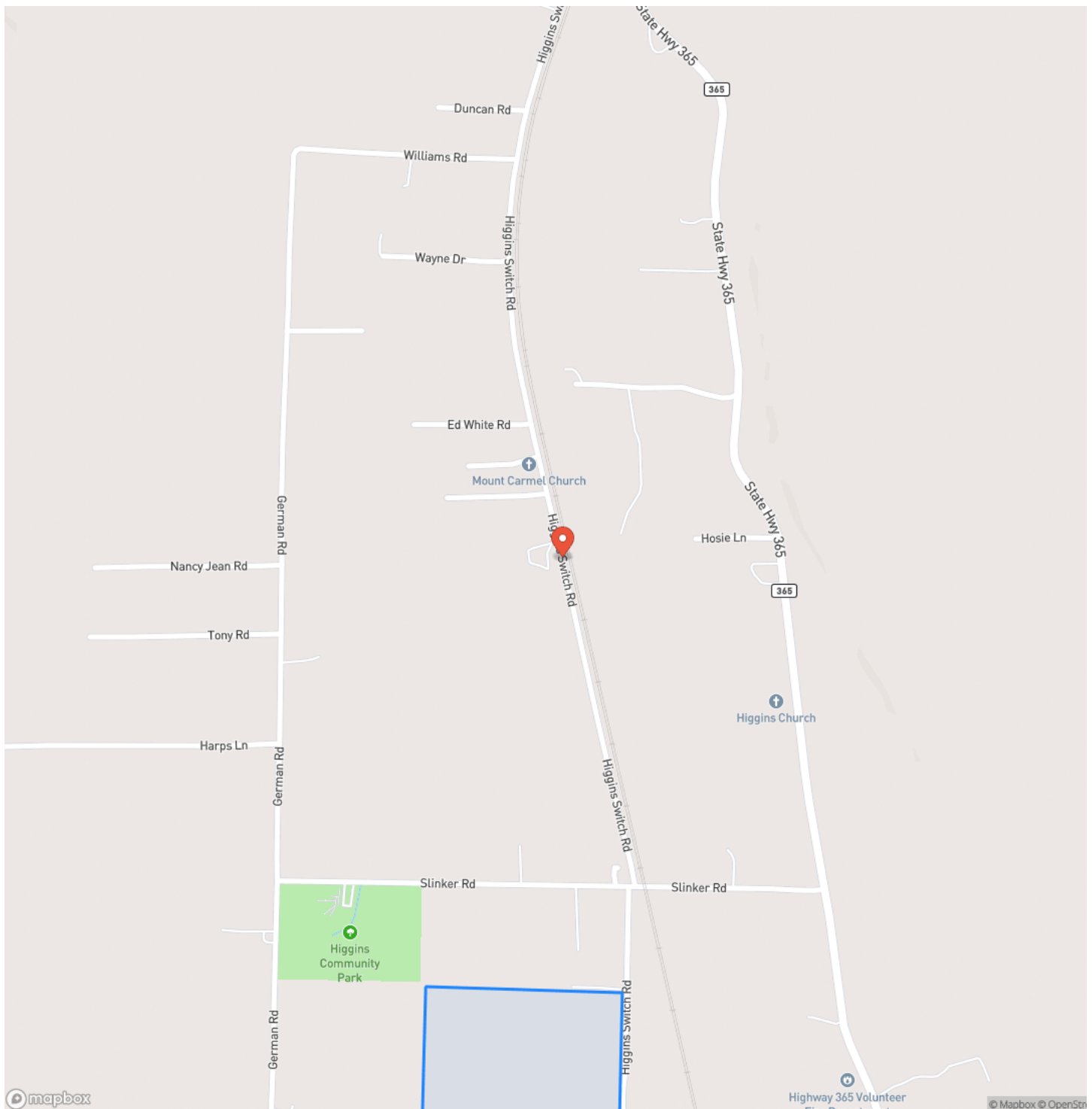
This 40 +/- Acre property is located in a small suburb of Little Rock, called Sweet Home. The land features approximately a 1,000 feet of paved road frontage on Higgins Switch Road and about 500 feet on Wooten Lane. With utilities just across the street, this would be a great tract to develop into residential lots. The topography is relatively flat; however there is a gentle slope from the NE corner down to the SW corner which minimalizes any potential drainage issues. The timber is a mixture of both hardwood and pine, half of which is very mature and marketable. All in all, this would be a great property for someone looking to build a home or the person looking to do a development. Owner Financing is available / must qualify. For more information on this property or to set up a tour. Contact Exclusive Listing Agent, La Talbert at [501-951-3073](tel:501-951-3073).



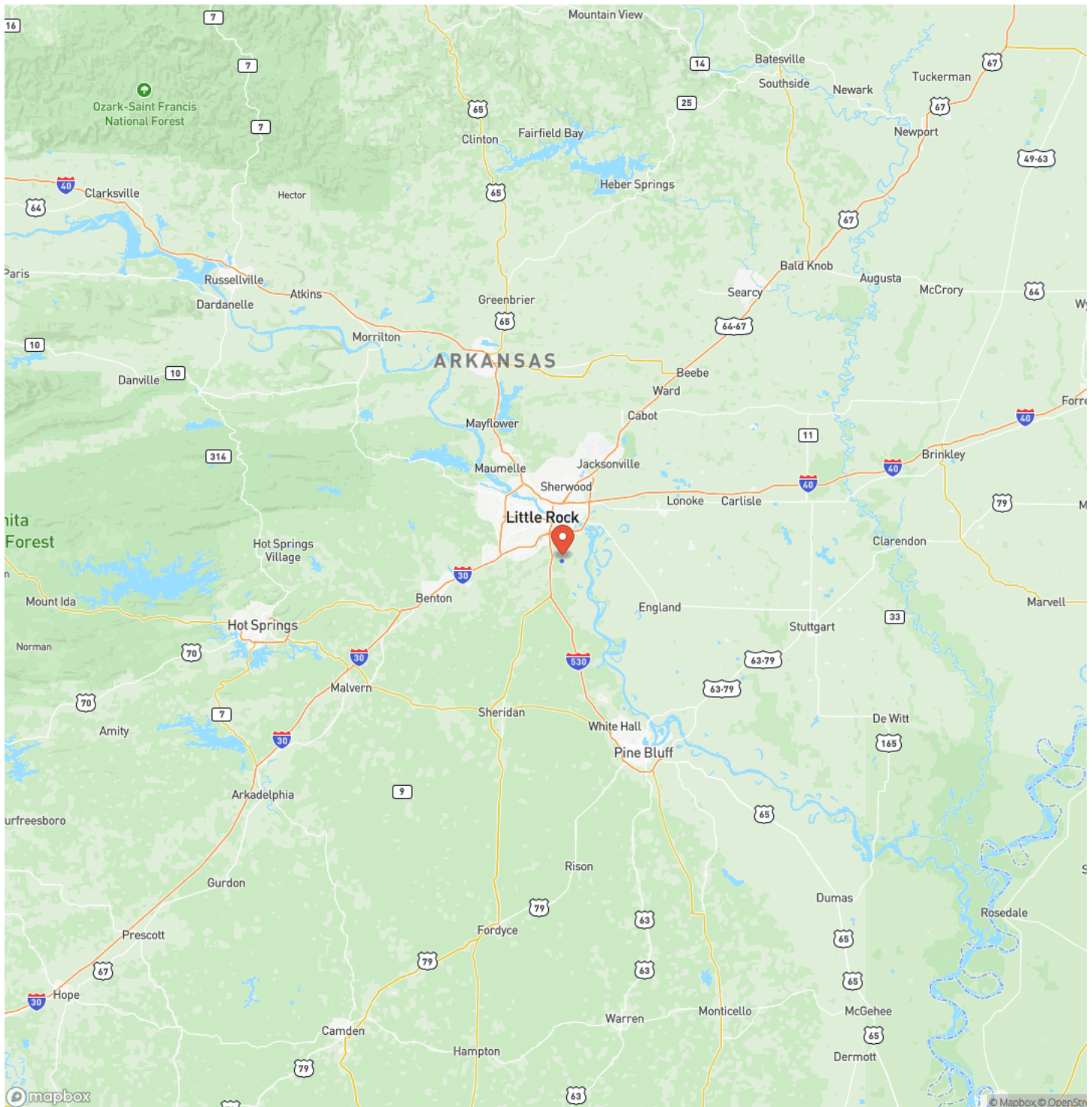
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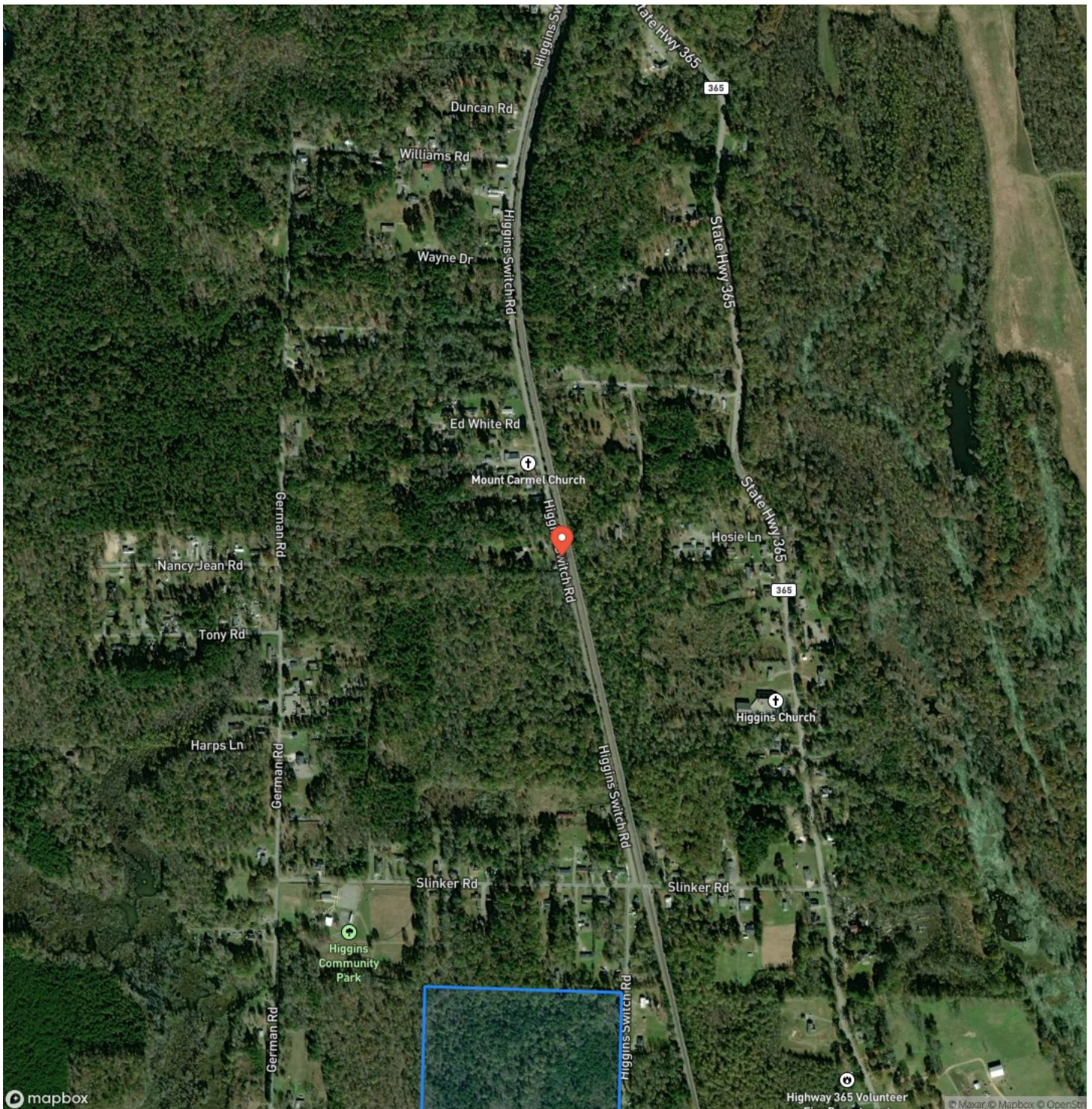
Locator Map



Locator Map



Satellite Map



Higgins switch 40
Little Rock, AR / Pulaski County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Talbert

Mobile

(501) 951-3073

Email

Italbert@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES

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MORE INFO ONLINE:

ArkansasLandForSale.com

This image shows a single 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 relation 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
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