

**40 Acres and house in Devalls Bluff AR.**  
6076 Mertens Road  
Devalls Bluff, AR 72041

**\$250,000**  
40 +/- acres  
Prairie County



**40 Acres and house in Devalls Bluff AR.  
Devalls Bluff, AR / Prairie County**

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**SUMMARY**

**Address**

6076 Mertens Road

**City, State Zip**

Devalls Bluff, AR 72041

**County**

Prairie County

**Type**

Residential Property, Ranches, Recreational Land

**Latitude / Longitude**

34.7345461 / -91.4379144

**Taxes (Annually)**

517

**Dwelling Square Feet**

2334

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

40

**Price**

\$250,000

**Property Website**

<https://arkansaslandforsale.com/property/40-acres-and-house-in-devalls-bluff-ar-prairie-arkansas/19362/>





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### **PROPERTY DESCRIPTION**

This 40+/- acre tract is located just a few miles South of Devall Bluff, Arkansas on Mertens Road. The property is very scenic and quiet. Features include a 3 bedroom, 2.5 bath house that is approximately 2334 sq/ft. Barn, out buildings, fish vats, and 14 ponds ranging from as small as a 10th of an acre all the way up to 4 acres. Historically this property was in aquaculture; however, the owner now uses it for recreational fishing as he has put bass and blue gill into several of the ponds. The house was bricked and was a custom build by the owner in 1973. House has a solid foundation and shows very minimal wear and tear. To schedule a showing or if you have any questions, please contact Exclusive Listing agent, Lance Talbert at 501-951-3073.

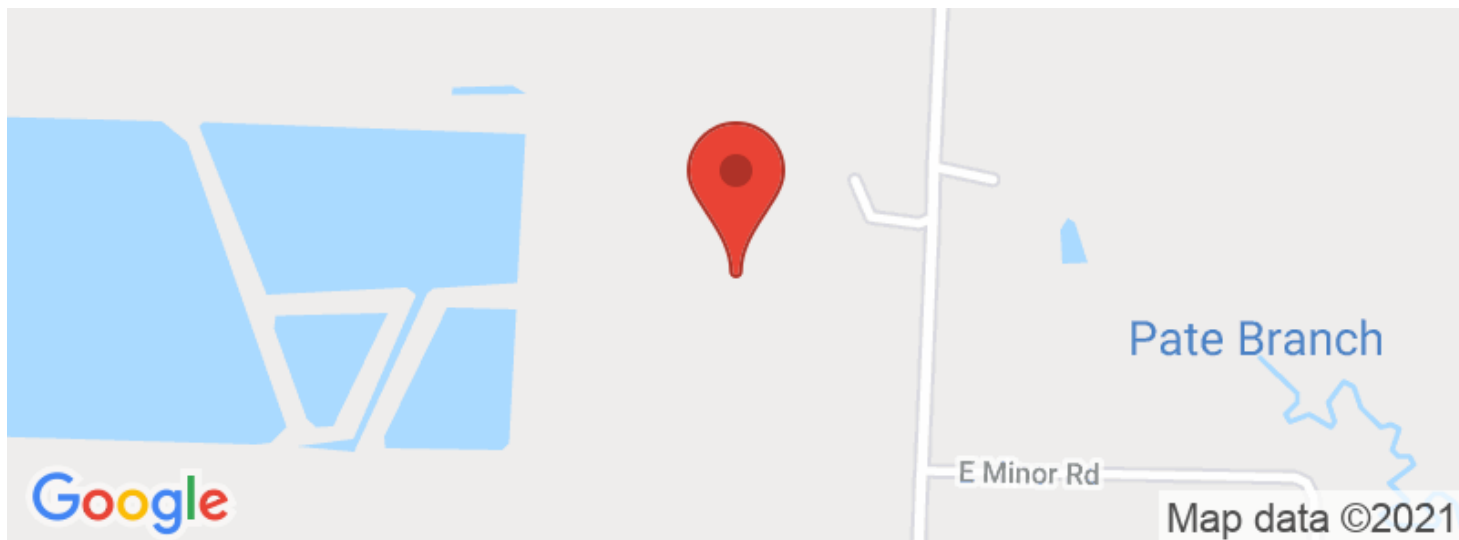


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## Locator Maps





40 Acres and house in Devalls Bluff AR.  
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## Aerial Maps



40 Acres and house in Devalls Bluff AR.  
Devalls Bluff, AR / Prairie 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 extend 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**  
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North Little Rock, AR 72114  
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