

**39.85 +/- Acres and Home Benton County,
AR
11723 S. Brigance Rd.
Gentry, AR 72734**

\$1,200,000
39.850± Acres
Benton County



39.85 +/- Acres and Home Benton County, AR Gentry, AR / Benton County

SUMMARY

Address

11723 S. Brigance Rd.

City, State Zip

Gentry, AR 72734

County

Benton County

Type

Recreational Land

Latitude / Longitude

36.263707 / -94.4067109

Taxes (Annually)

2107

Dwelling Square Feet

1785

Bedrooms / Bathrooms

3 / 2.5

Acreage

39.850

Price

\$1,200,000

Property Website

<https://arkansaslandforsale.com/property/39-85-acres-and-home-benton-county-ar-benton-arkansas/23790/>



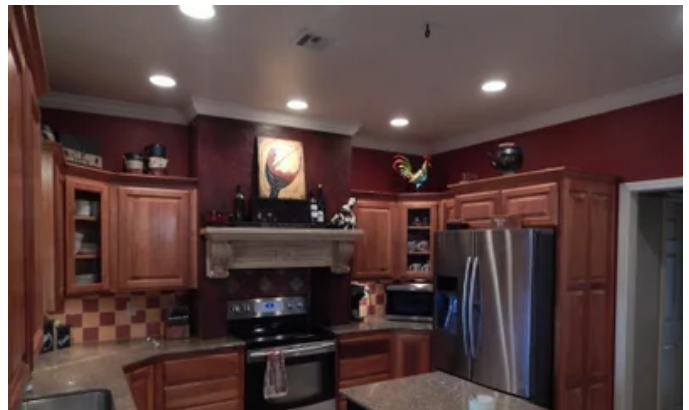
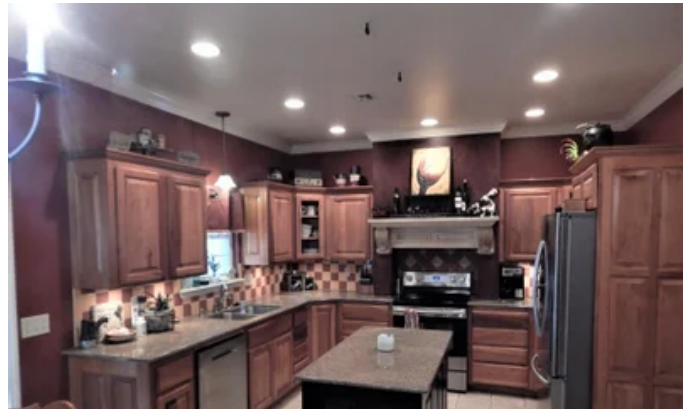
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PROPERTY DESCRIPTION

RARE Opportunity here! Properties like this, in a location like this, in times like this are simply scarce! This gorgeous home sits on 39.85 acres of prime NWA Real Estate! Approximately half pasture (thick Bermudagrass) for livestock or hay production and the other half is beautiful hardwood timber with ridges and valleys perfect for hunting, recreation, or development! This property also offers a 30' x 40' heated and cooled shop with living quarters with a full kitchen, bathroom, bedroom, and living area!! All within a few minutes of I-49 and NWA conveniences! Quiet and serene rural living without the terribly long commute! This is a MUST SEE property!

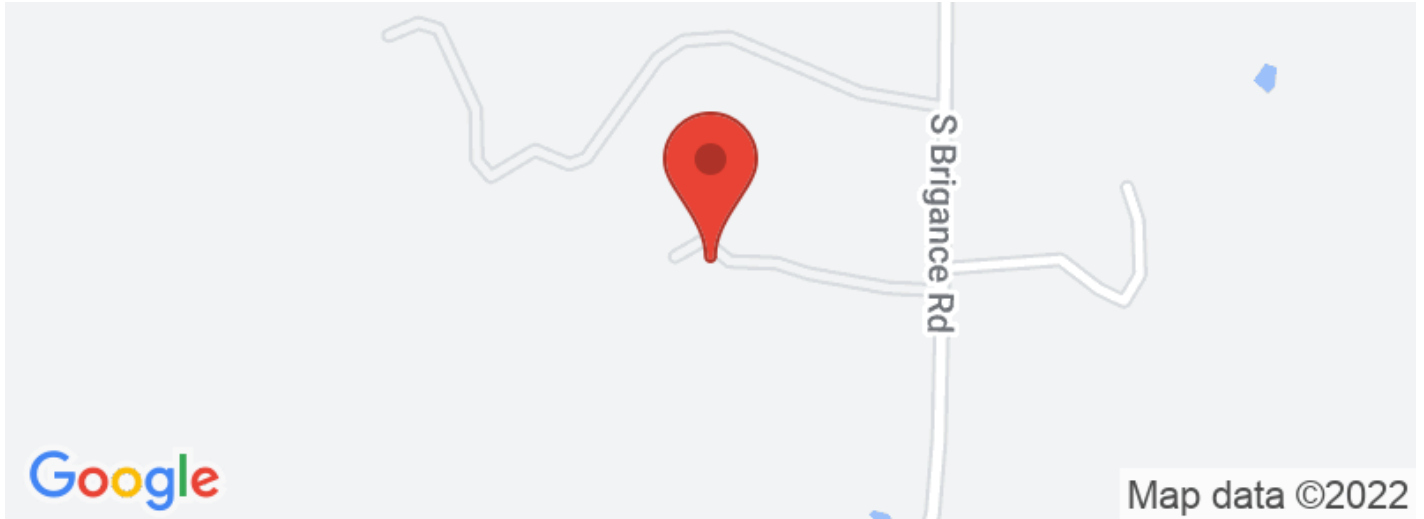


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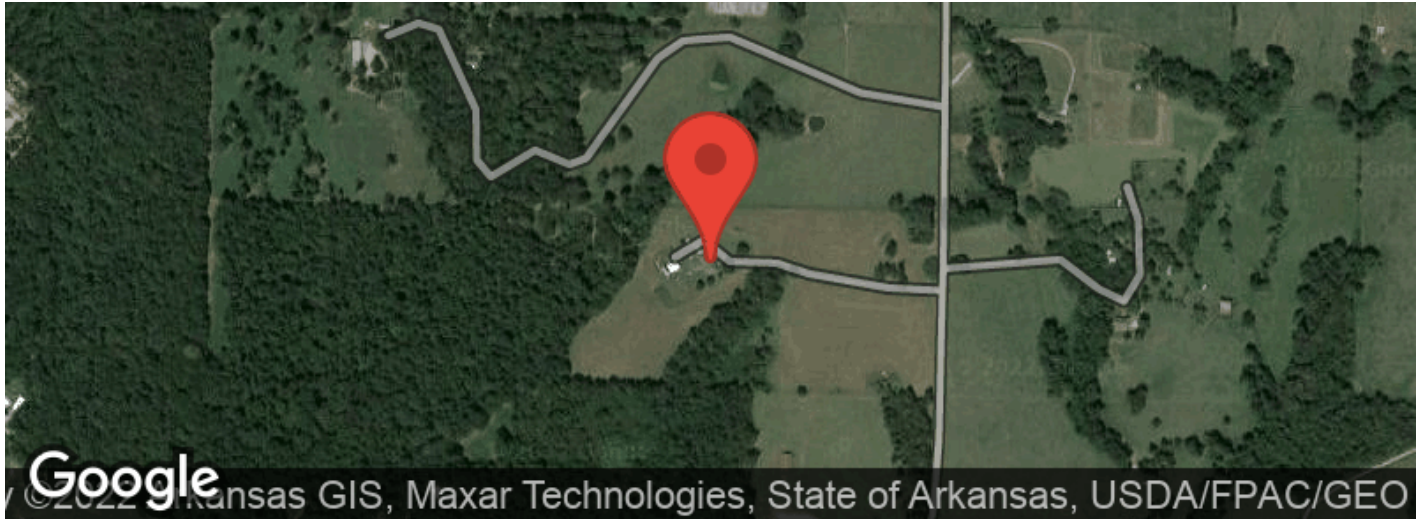
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Locator Maps



39.85 +/- Acres and Home Benton County, AR
Gentry, AR / Benton County

Aerial Maps



39.85 +/- Acres and Home Benton County, AR
Gentry, AR / Benton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Troy Weatherley

Mobile

(479) 957-5858

Email

tweatherley@mossyoakproperties.com

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES

MORE INFO ONLINE:

ArkansasLandForSale.com

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

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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