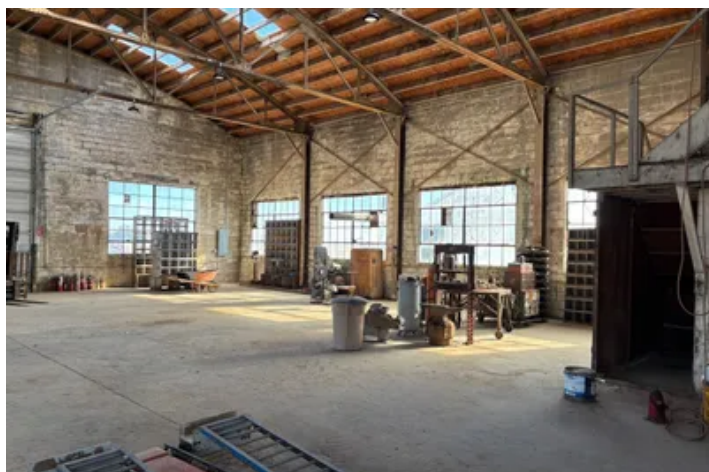


Hickory Ridge Warehouses
000 Taylor Seed Farm Road
Hickory Ridge, AR 72347

\$1,300,000
2± Acres
Cross County



Hickory Ridge Warehouses

Hickory Ridge, AR / Cross County

SUMMARY

Address

000 Taylor Seed Farm Road null

City, State Zip

Hickory Ridge, AR 72347

County

Cross County

Type

Commercial

Latitude / Longitude

35.388628 / -90.966773

Acreage

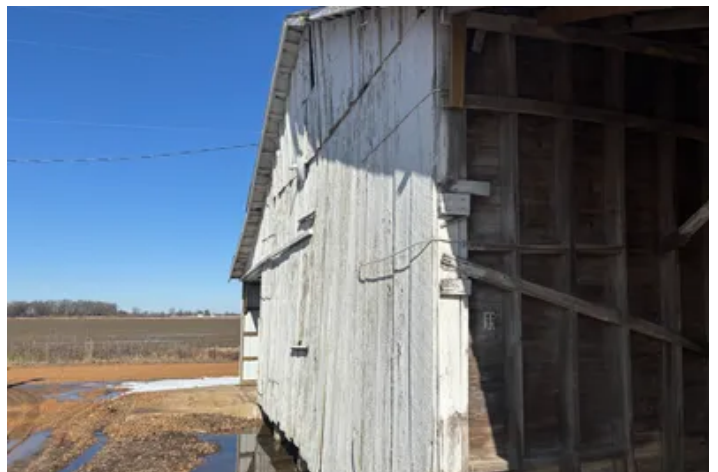
2

Price

\$1,300,000

Property Website

<https://www.mossyoakproperties.com/property/hickory-ridge-warehouses/cross/arkansas/106554/>



Hickory Ridge Warehouses

Hickory Ridge, AR / Cross County

PROPERTY DESCRIPTION

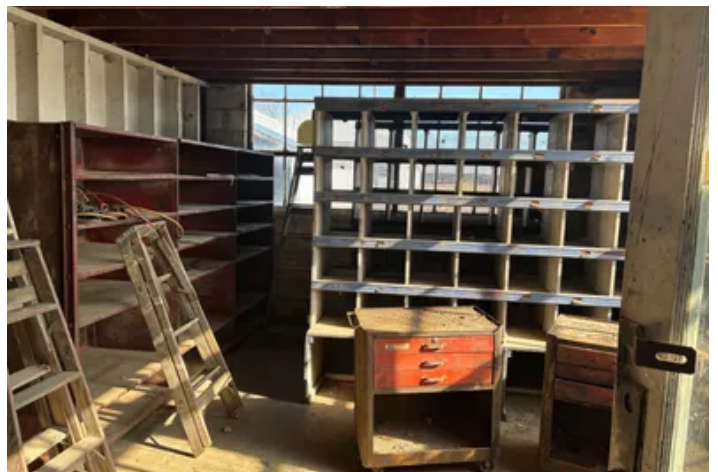
Here is a unique opportunity located 1 hour from Memphis, TN or 1.5 hours from Little Rock, AR. Rail available only two miles from this location. Highway 64 located fourteen miles from location and Interstate 40 located only 45 minutes South of Facility.

1 Farm Shop with parts storage bins and 3 story office/inventory/workshop/bunkroom 70 feet by 70 feet, 35 feet tall, 2 overhead doors (25 feet tall), bathroom, cinder block walls, and metal framed building. Full electric LED lighting, 150-psig compressor, one welding plug, 110 volt plugs, overhead crane with junction box to place a 2-ton hoist, if needed. Fully code compliant. Electric outlets can be added to meet the lessee's needs.

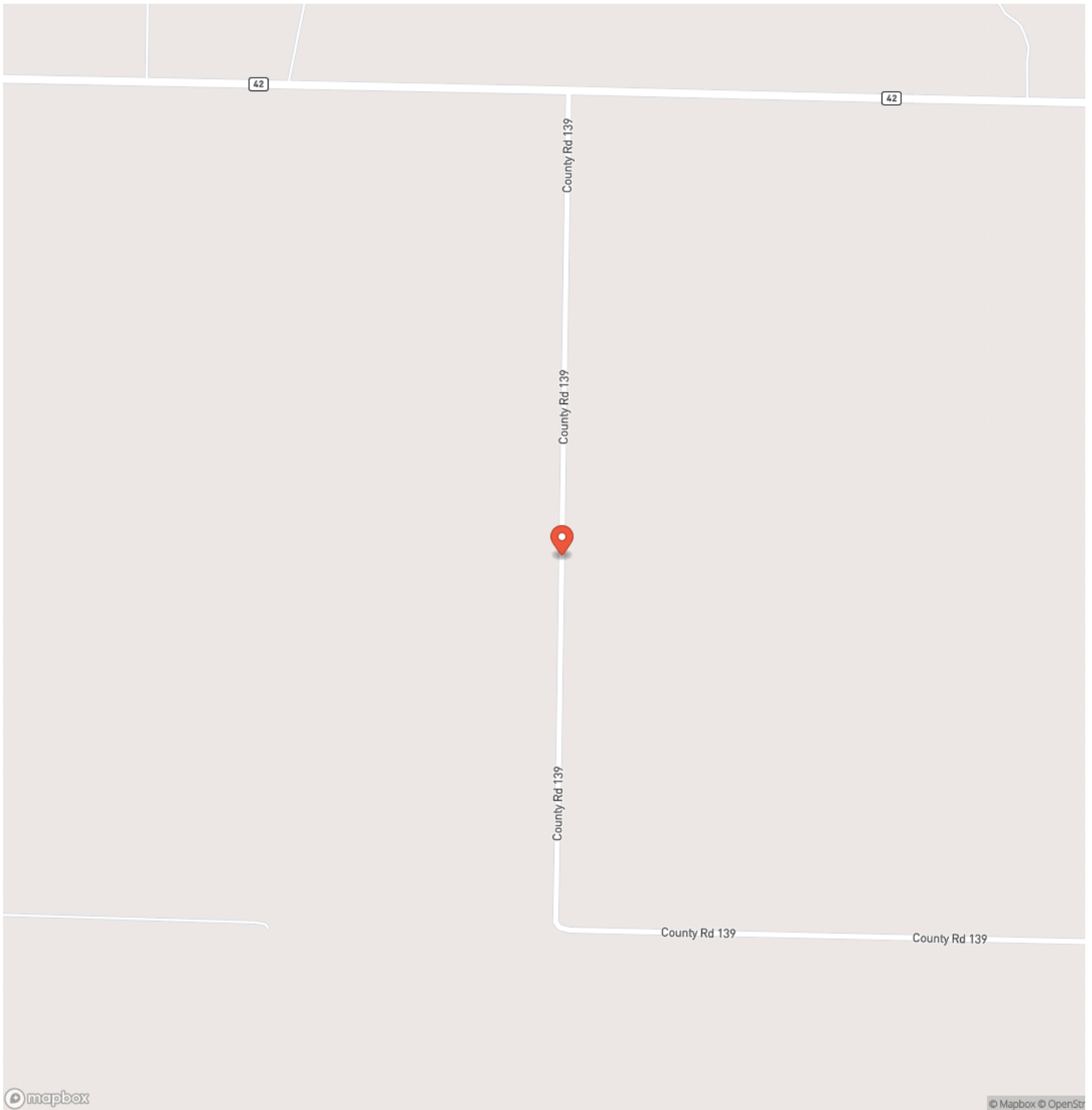
1 Storage/manufacturing Shed 122 feet by 160 feet concrete flooring industrial strength load bearing floors throughout. One overhead door. No electrical power at this time.

1 Storage/manufacturing Shed 50 feet by 140 Feet, dual overhead doors with separate storage or office space. Full electric LED lighting, one welding plug, and 110 volt plugs. Fully code compliant. Electrical outlets can be added to meet the lessee's needs.

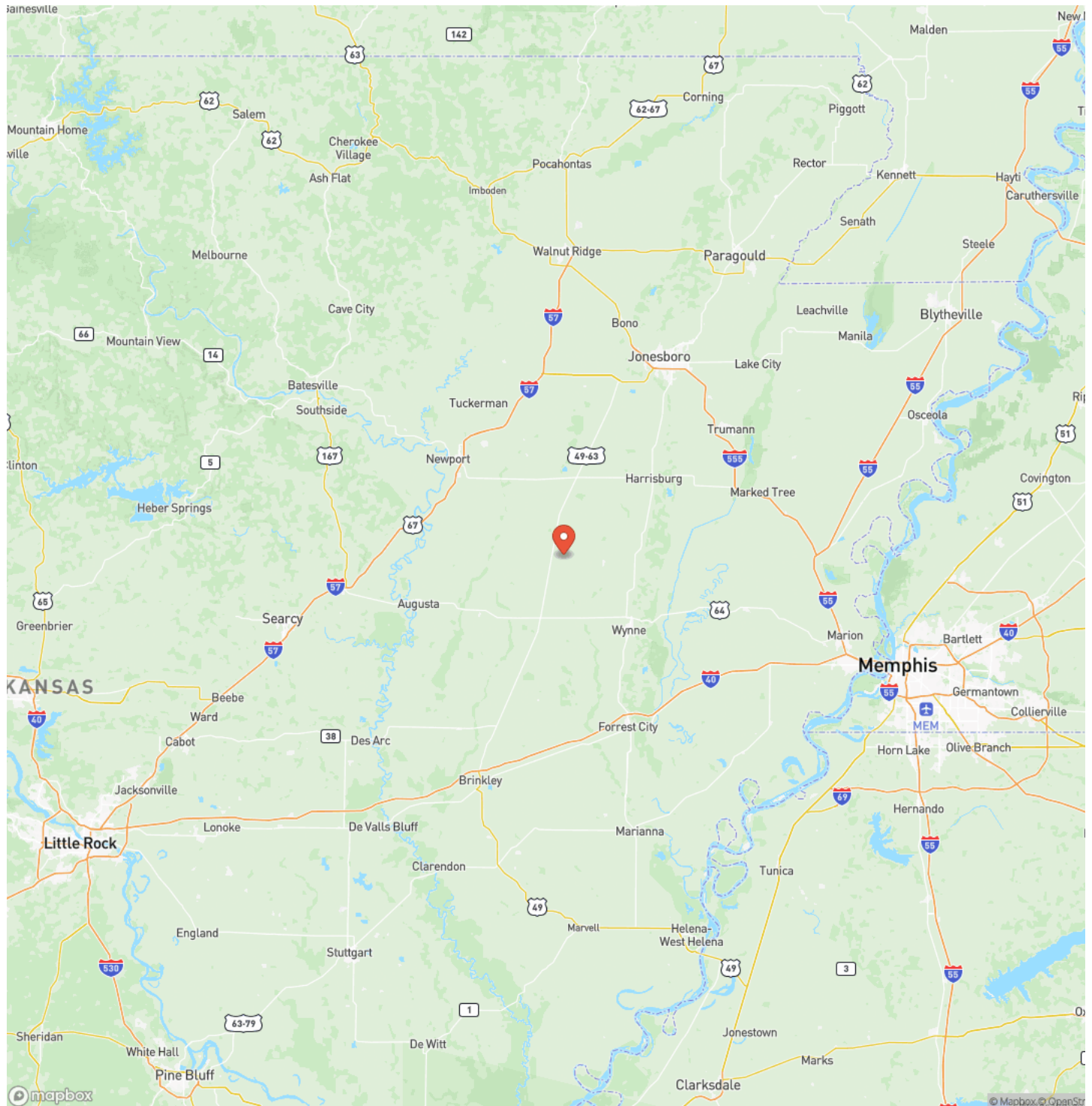
Hickory Ridge Warehouses
Hickory Ridge, AR / Cross County



Locator Map



Locator Map



Satellite Map



Hickory Ridge Warehouses

Hickory Ridge, AR / Cross County

LISTING REPRESENTATIVE

For more information contact:

Representative

Eric Camp

Mobile

(501) 388-1947

Email

ecamp@mossyoakproperties.com

Address

2309 S Main Street

City / State / Zip

Stuttgart, AR 72160

NOTES



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.



<https://www.mossyoakproperties.com/>

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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Stuttgart, AR 72160
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