# JUST OUTSIDE OF MARSHALL CITY LIMITS!!! HWY 27 South Marshall, AR 72650

\$65,000 8.790± Acres Searcy County









#### **SUMMARY**

**Address** 

HWY 27 South

City, State Zip

Marshall, AR 72650

County

**Searcy County** 

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.89563 / -92.64457

Acreage

8.790

Price

\$65,000

**Property Website** 

https://arkansaslandforsale.com/property/just-outside-of-marshall-city-limits-searcy-arkansas/43918/









#### **PROPERTY DESCRIPTION**

JUST OUTSIDE MARSHALL CITY LIMITS!!! Here you will find a wooded 8.79 +/-surveyed acres with Hwy 27 frontage for easy access. Property would offer a great place to build a home where you would be close to all the area amenities yet have a peaceful feel of a country setting. Electric, water, and fiber are on the property and available. Property would also be a great place for some air bnb's offering a business oppurtunity with potential income. For the hunter wildlife in the area consists of whitetail deer, turkey, bear, and numerous small game animals. Property is located within 15 minutes of the Buffalo National River where you can enjoy fishing, kayaking, canoeing, hiking, equestrian trails, and numerous other outdoor activities. 1 1/2 hours away from Branson MO where you can enjoy live entertainment. This could be just what you've been looking for. Don't miss out!!! Call Exclusive Listing Agent David Wallis to set up a veiwing <u>. 870-448-7280</u>



**MORE INFO ONLINE:** 





### **Locator Map**



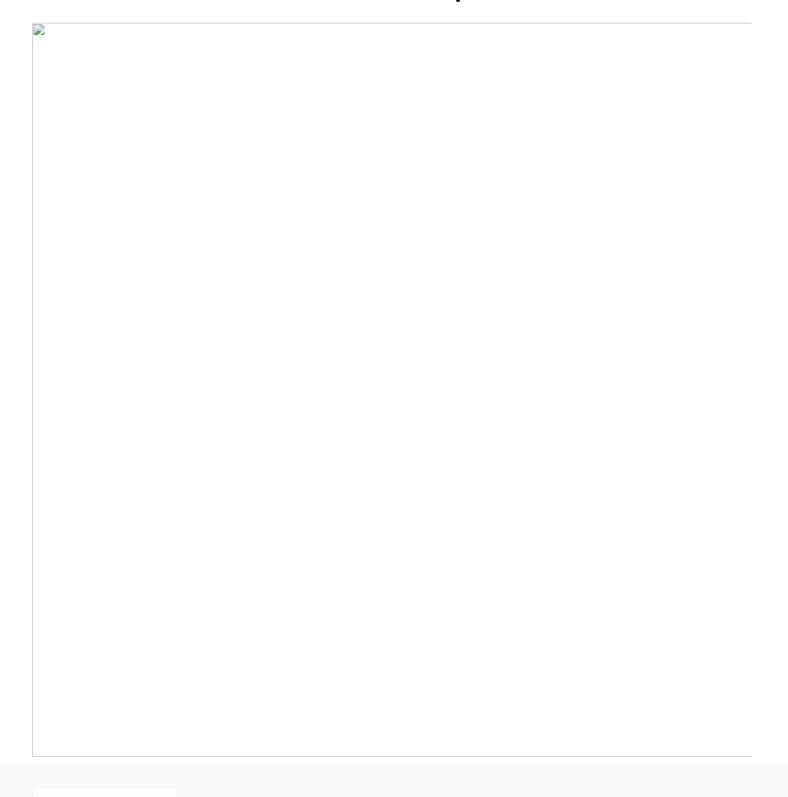


### **Locator Map**





### **Satellite Map**





### LISTING REPRESENTATIVE For more information contact:



#### Representative

David Wallis

Mobile

(870) 448-7280

Office

(870) 448-7280

**Email** 

dwallis@mossyoakproperties.com

**Address** 

3764 SOUTH HIGHWAY 65

City / State / Zip

Leslie, AR 72645

<u>NOTES</u>			



<u>NOTES</u>



#### **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.



MORE INFO ONLINE:

Mossy Oak Properties Delta Land Management Co. LLC 2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

