

**GREAT PROPERTY JUST OUT OF MARSHALL!!!**  
Marshall, AR 72650

**\$78,000**  
13± Acres  
Searcy County





## GREAT PROPERTY JUST OUT OF MARSHALL!!!

Marshall, AR / Searcy County

### SUMMARY

#### **City, State Zip**

Marshall, AR 72650

#### **County**

Searcy County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### **Latitude / Longitude**

35.89467 / -92.658734

#### **Acreage**

13

#### **Price**

\$78,000

#### **Property Website**

<https://arkansaslandforsale.com/property/great-property-just-out-of-marshall-searcy-arkansas/49647/>



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**

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### **PROPERTY DESCRIPTION**

Only 2.5 miles off of Hwy 65 on 27 S. you will find 13 +/- acres of recreational, timberland, hunting land. The property has great potential and would offer various uses. With a nice ridge top this would be a great spot for your forever home with a small clearing already in place. Being close to Marshall making it convenient for gathering all your supplies needed from day to day. Property would also offer a business opportunity for some air bnbs being within 15-20 minutes to the Buffalo National River where you can enjoy kayaking, canoeing, hiking, fishing and numerous other outdoor activities. Wildlife consists of whitetail deer, turkey, bear, and numerous small game animals making it a great spot for the avid hunter. Properties like this are few and far between. Don't miss out on this one! To set up a showing call Exclusive listing agent David Wallis [870-448-7280](tel:870-448-7280) !



**MORE INFO ONLINE:**

**ArkansasLandForSale.com**

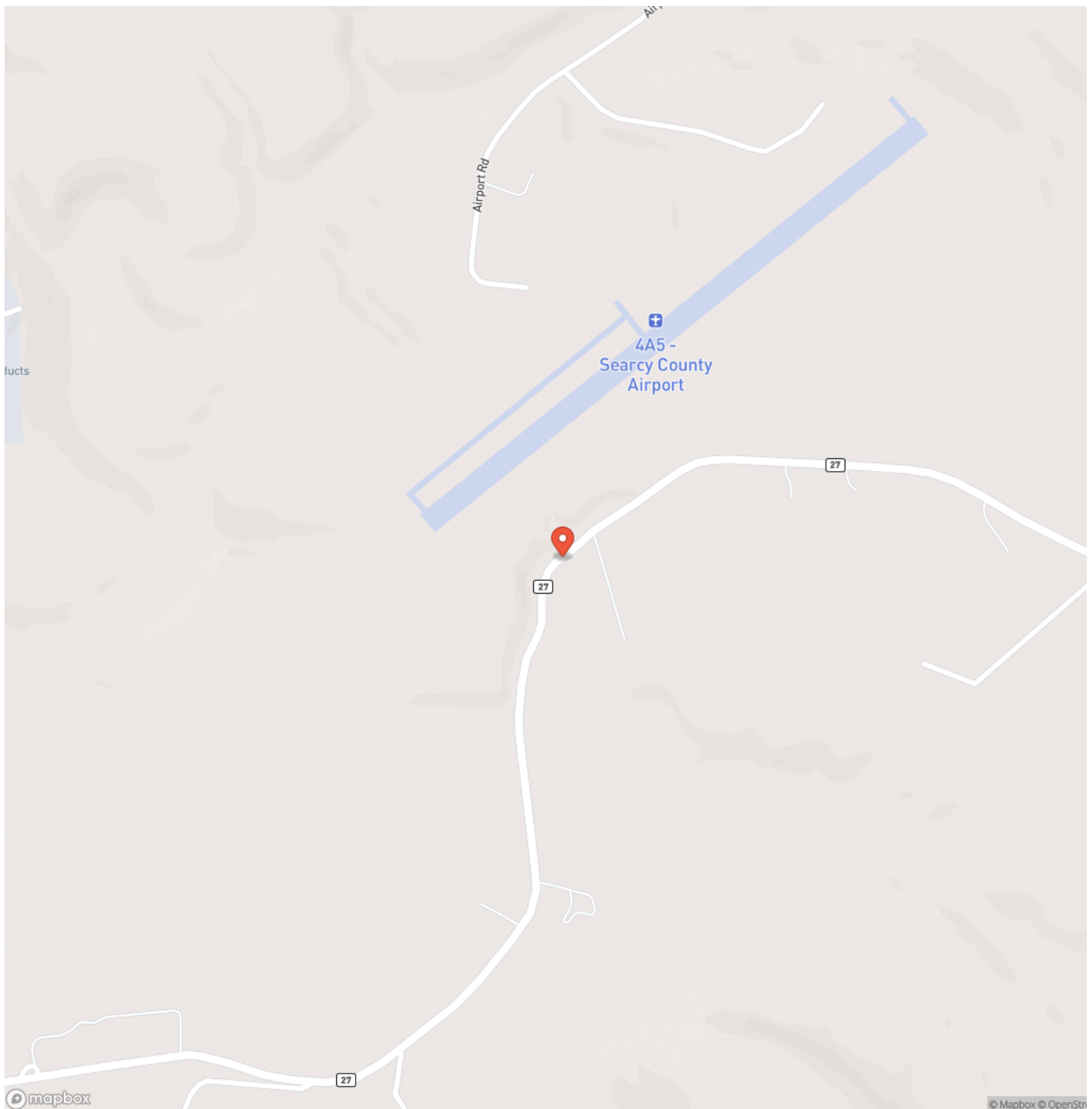


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## Locator Map

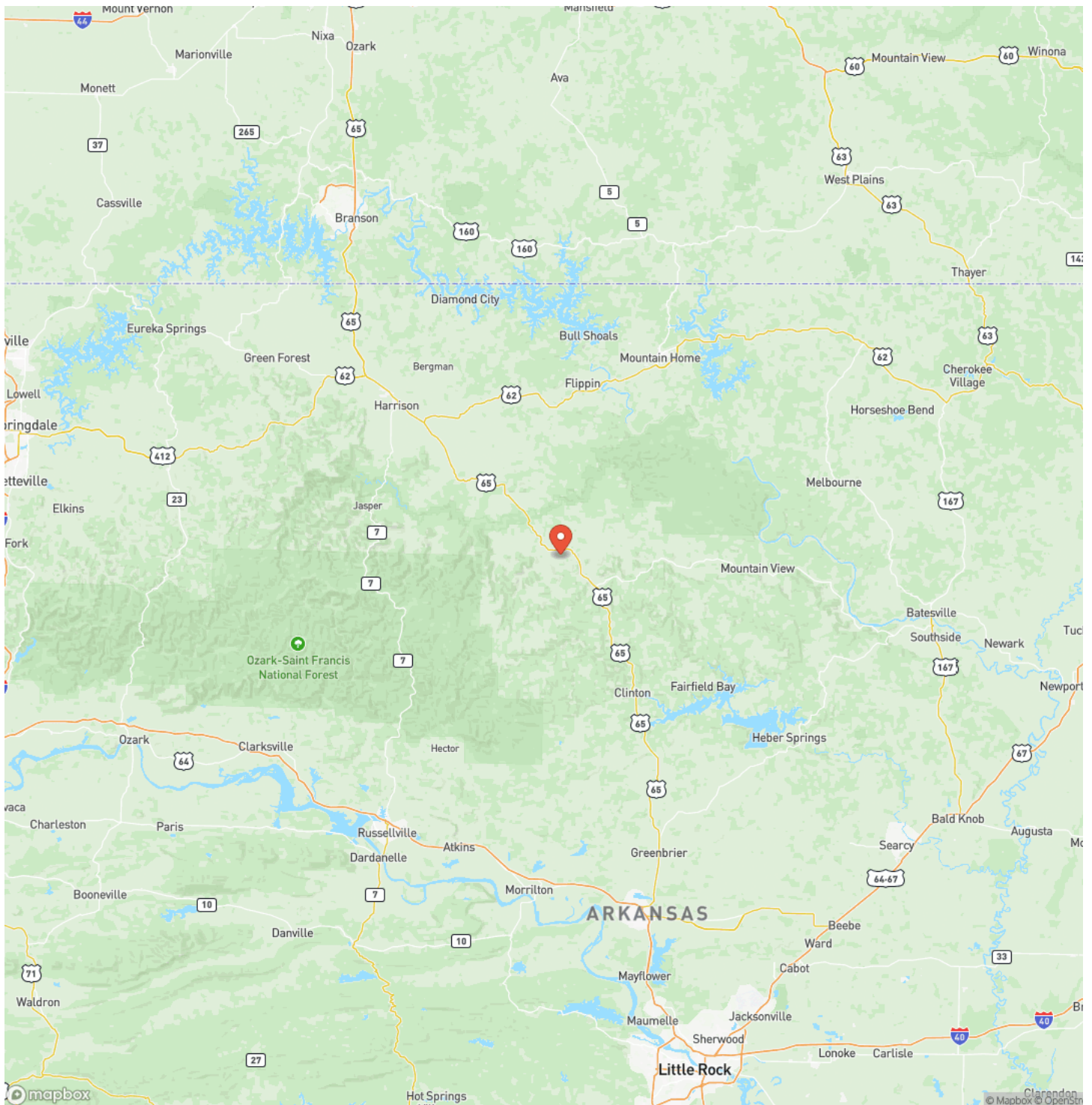




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## Locator Map



**MOSSY OAK  
PROPERTIES**  
DELTA LAND MANAGEMENT CO.  
*America's Land Specialist*

**MORE INFO ONLINE:**

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## Satellite Map



## Marshall, AR / Searcy County

**For more information contact:**



## David Wallis

(870) 448-7280

(870) 448-7280

david@arkansas.land

Leslie, AR 72645

## 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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