

Carroll County, AR - 100-acre Clark farm
556 CR 742
Berryville, AR 72616

\$700,000
100 +/- acres
Carroll County



Carroll County, AR - 100-acre Clark farm
Berryville, AR / Carroll County

SUMMARY

Address

556 CR 742

City, State Zip

Berryville, AR 72616

County

Carroll County

Type

Farms, Hunting Land

Latitude / Longitude

36.3384 / -93.5490

Taxes (Annually)

1668

Dwelling Square Feet

1414

Bedrooms / Bathrooms

3 / 1

Acreage

100

Price

\$700,000

Property Website

<https://arkansaslandforsale.com/property/carroll-county-ar-100-acre-clark-farm-carroll-arkansas/24726/>



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PROPERTY DESCRIPTION

This 100-acre farm just outside of the Berryville city limits is the perfect setting to raise a family while watching the eagles fly and listening to the water flow through the Osage creek! Beautiful pastures are also present with good fencing that would be perfect to have a few cattle or horses on! Approx. 65 of the 100-acre spread is pasture and the 35 wooded acres shows lots of signs of recent deer activity.

The property is sold AS-IS.

Home is Rented! Contact listing agent to schedule showings as arraignments need to be made with the renter.

This property is under court order to list for 60-days only! All offers will be considered at the end of the 60-day listing period and final offer and acceptance is subject to court approval.

Property (including house, barn, out buildings, fences and gates and all other structures) to be sold AS-IS ad no repairs or concessions will be made or paid by the seller.

Let Brian Doyle, an Arkansas licensed agent and certified land specialist with Mossy Oak Properties Delta Land Management, connect you with the right piece of property that will fill your dreams and inspire your imagination.

If you are looking to buy or sell land, or residential and commercial properties, then working with Brian is the natural choice.



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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