

Waterloo S
Berry Road
Rosston, AR 71858

\$75,000
50 +/- acres
Nevada County



Waterloo S
Rosston, AR / Nevada County

SUMMARY

Address

Berry Road

City, State Zip

Rosston, AR 71858

County

Nevada County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

33.5447 / -93.5454

Acreage

50

Price

\$75,000

Property Website

<https://www.mossyoakproperties.com/property/waterloo-s-nevada-arkansas/16407/>

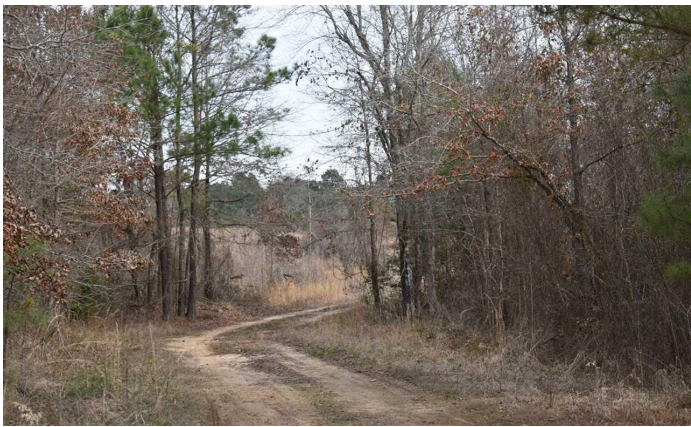


PROPERTY DESCRIPTION

Waterloo S is the ideal mixed use residential/timberland tract for those just beginning their land ownership journey. The 50 acre tract located just minutes south of Rosston, Arkansas in Nevada County is easily accessible from Highway 78 via Berry Road\ . This property provides excellent opportunity for multiple cabin sites with power available as well as hunting opportunities for whitetail deer, hog, turkey and small game. The interior roads and trails provide tons of opportunity to ride for hours on end. There are multiple public venues available nearby for both hunting and fishing. Located only a short drive from Interstate 30 the property is readily accessible from both the Dallas/Fort Worth area to the South West and Little Rock/Memphis to the North East. Check out this great offering and give me a call to discuss, but don't wait, tracts at this price point don't last long!



Waterloo S
Rosston, AR / Nevada County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

Mobile

870-818-5418

Email

mclayton@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

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.



Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
MossyOakProperties.com

