

**Black Creek
Rosston, AR 71858**

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



Black Creek
Rosston, AR / Nevada County

SUMMARY

City, State Zip

Rosston, AR 71858

County

Nevada County

Type

Recreational Land, Timberland

Latitude / Longitude

33.5396 / -93.1784

Acreage

40

Price

\$50,000

Property Website

<https://www.mossyoakproperties.com/property/black-creek-nevada-arkansas/16409/>



PROPERTY DESCRIPTION

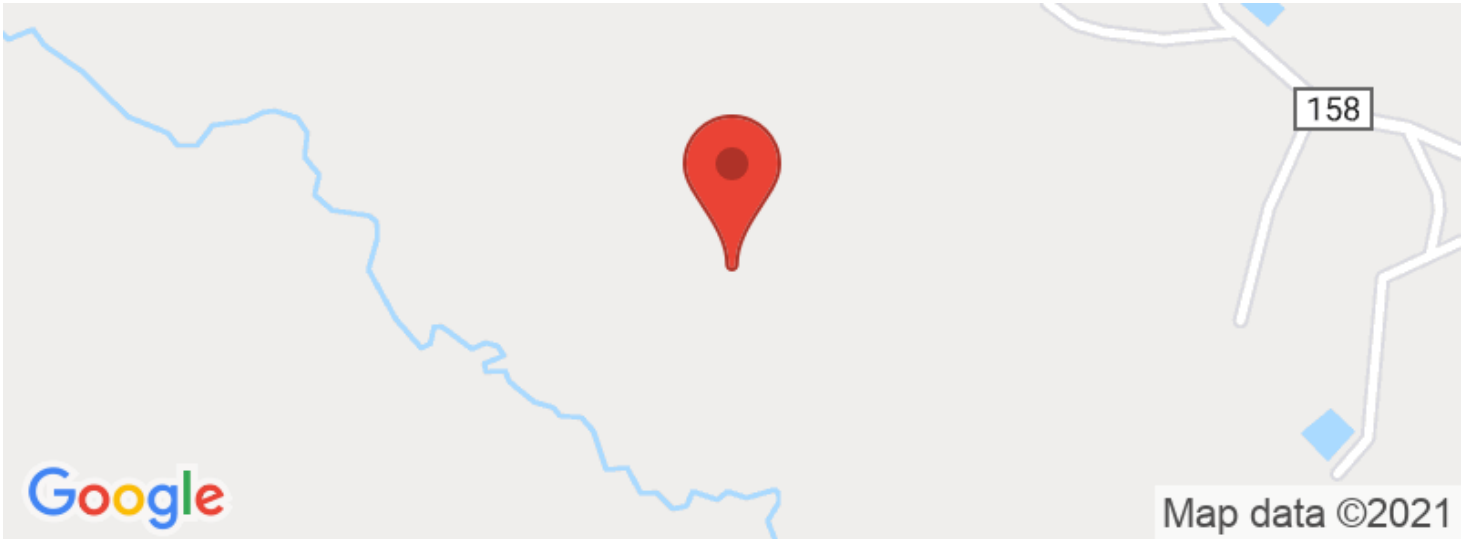
The Black Creek 40 acre property is just the right size and offered at a VERY attractive price point. This mixed use recreational/timberland property is easily accessible via a series of oilfield and county roads. The tract boasts excellent mixed natural stands of mature pine and hardwood which could be harvested immediately for instant income. The mixed hardwoods on both the north and south sides along with the thick swamp in between provide excellent habitat for whitetail, hogs, turkey and small game. This tract near Rosston is just the right size for a family to begin their own "hunting camp" traditions. Give me a call today for additional information or to arrange a time for a tour. Better hurry 40 acre tracts are in demand and this one won't last long.



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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Michael Clayton

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Email

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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

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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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