

Crossroads Ranch at 4 Corners Tract 1
Columbia County Roads 98 & 440
McNeil, AR 71752

\$335,000
87 +/- acres
Columbia County



Crossroads Ranch at 4 Corners Tract 1 McNeil, AR / Columbia County

SUMMARY

Address

Columbia County Roads 98 & 440

City, State Zip

McNeil, AR 71752

County

Columbia County

Type

Hunting Land, Ranches, Residential Property,
Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

33.3104 / -93.0682

Acreage

87

Price

\$335,000

Property Website

<https://www.mossyoakproperties.com/property/crossroads-ranch-at-4-corners-tract-1-columbia-arkansas/22286/>



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McNeil, AR / Columbia County

PROPERTY DESCRIPTION

Crossroads Ranch at 4 Corners, tract #1 is an 87 ac m/l cattleman's or developer's dream property. Located just a short drive north and east of Magnolia Arkansas, this property has every box on any wish list checked. With the entire property under fence and multiple gated entrances the various grazing opportunities are endless. With multiple water sources, extra large hay storage, power and water, county road access, cattle handling locations, feed lot, beautiful timbered creek drains, hunting opportunities and development potential this tract is a must see!

The amenities include:

Fenced and cross fenced

5 strand barbed wire on steel "T" posts

Custom structural steel pipe and sucker rod corners and interior braces

Double steel pipe gates in multiple locations

Interior fence access also double steel pipe gates

Custom steel pipe holding pen and feed lot

Loading shoots, holding pens and squeeze gates

9 acres lake

Timbered creek drains with live water

Merchantable timber

Multiple building sites across tract

Steel truss hay barn (6300 sqft)

Over 1 mile of county road frontage

Power and rural water available



Equestrian opportunities available

ATV/UTV riding on the miles of interior roads and trails

Hunting opportunities for Whitetail deer, turkey, feral hogs and small game

Multiple stand sites already established

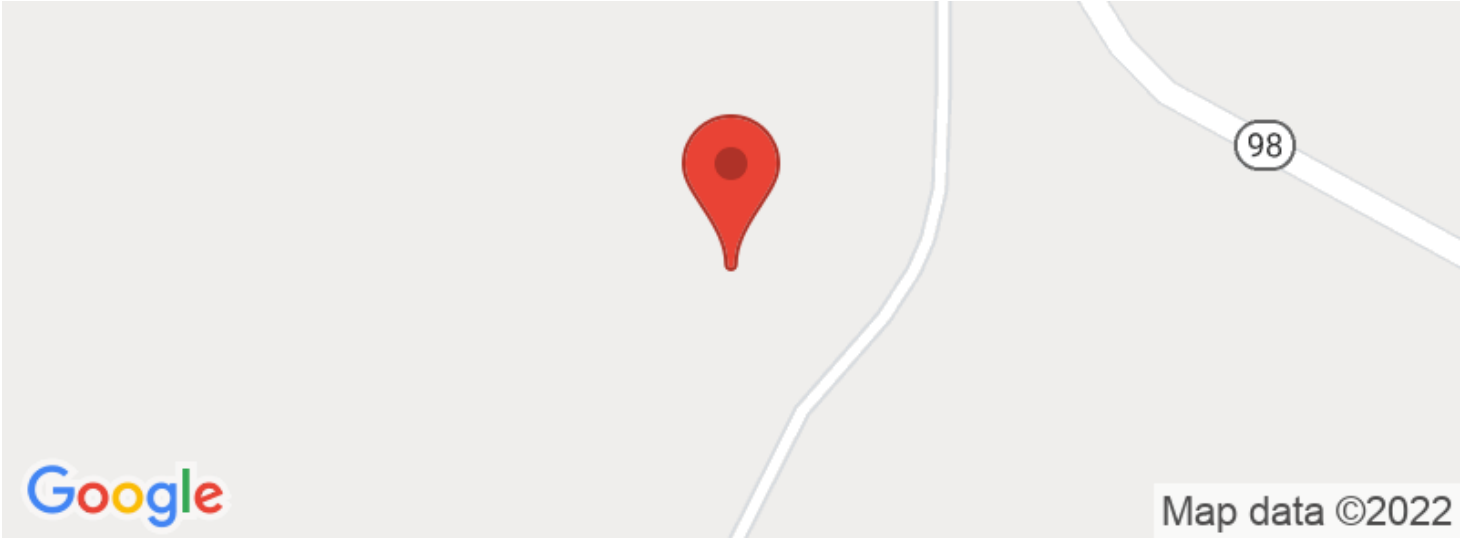
Take a look at this outstanding investment opportunity! A rare opportunity to own a premier all purpose property minutes away from shopping, restaurants, entertainment and the campus of Southern Arkansas University. Don't wait, this one will go fast!



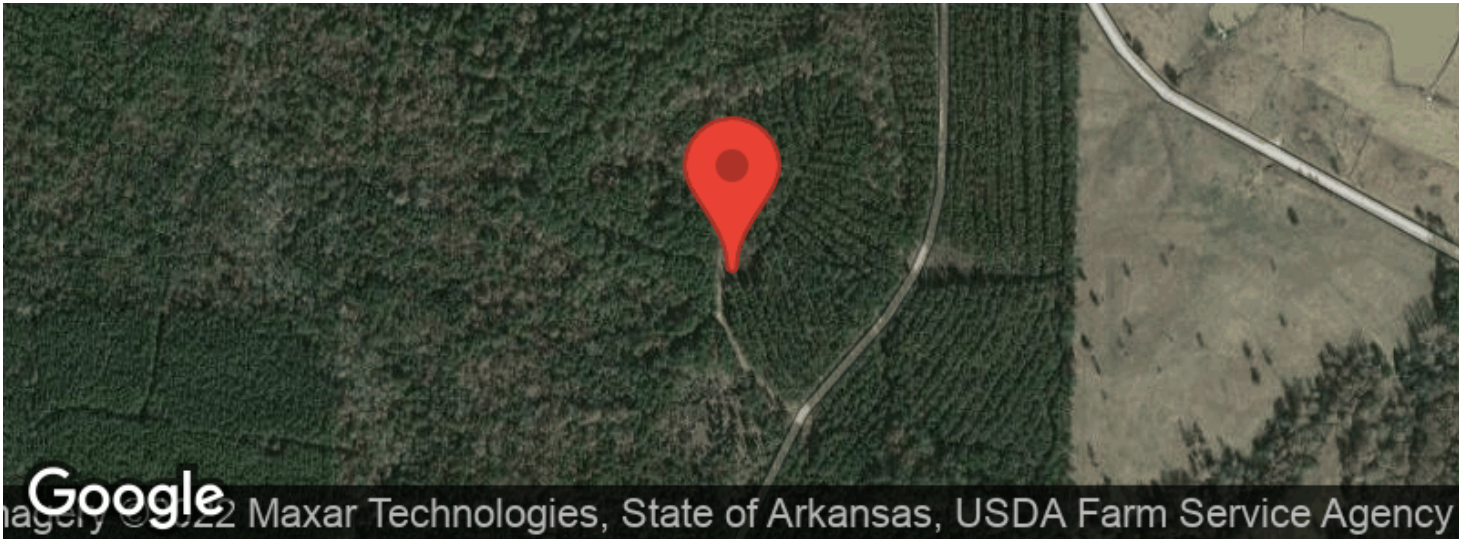
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Locator Maps



Aerial Maps



Crossroads Ranch at 4 Corners Tract 1
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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



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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.



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

