

**Wolf Creek Farm Lots**  
**Burnett Road**  
**Delight, AR 71940**

**\$87,500**  
**25± Acres**  
**Pike County**



## Wolf Creek Farm Lots

### Delight, AR / Pike County

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#### **SUMMARY**

**Address**

Burnett Road

**City, State Zip**

Delight, AR 71940

**County**

Pike County

**Type**

Hunting Land, Recreational Land, Timberland, Ranches, Horse Property, Lot

**Latitude / Longitude**

34.0404 / -93.5043

**Acreage**

25

**Price**

\$87,500

**Property Website**

<https://www.mossyoakproperties.com/property/wolf-creek-farm-lots-pike-arkansas/35528/>





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### **PROPERTY DESCRIPTION**

Wolf Creek Farm Lots are the perfect destination for the discerning buyer, located just 19 miles to Narrows Dam and Lake Greeson or 19 miles to Interstate 30 providing easy access to the remainder of the state or the country. These outstanding 25 ac m/l lots are also conveniently located just 62 miles from Hot Springs National Park and historic Bath House Row. Oaklawn Racing Casino Resort provides gaming, fine dining and luxury accommodations while nearby Lake Hamilton provides outstanding water sports and fishing. Whether you're looking for a perfect spot to build your dream retirement home without having neighbors fifty feet away, a spot for a cozy remote cabin with room to roam, a place for your horses with grazing this is the place. This acreage can accommodate just about anything your heart desires. The rare, mostly level ground, less than ten feet change in elevation, makes up almost seventy five percent of this tract providing buildable areas across much of the property. A natural stand of pine and mixed hardwoods would provide an ideal location for a new home with nearly one quarter mile of uninterrupted timber for a view to the east to watch some glorious Arkansas sunrises. Easy access from both Strawberry Road and Burnett Road make every part of the property accessible. Electricity, rural water and new high speed internet are all available for connection along both roads and a fire hydrant located on Burnett road will help on homeowners insurance. The properties pastures are a mixture of Bahia grass and Fescue providing all season grazing potential. The various sheds could provide the basics for a cattle or horse operation or hay storage. The Wolf Creek Farm has it all and is ready for a new owner to make it theirs. Give Michael a call today to schedule a tour at [8708185418](tel:8708185418) or send an email to [mclayton@mossyoakproperties.com](mailto:mclayton@mossyoakproperties.com). But you better hurry, I don't think this one will last long.

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

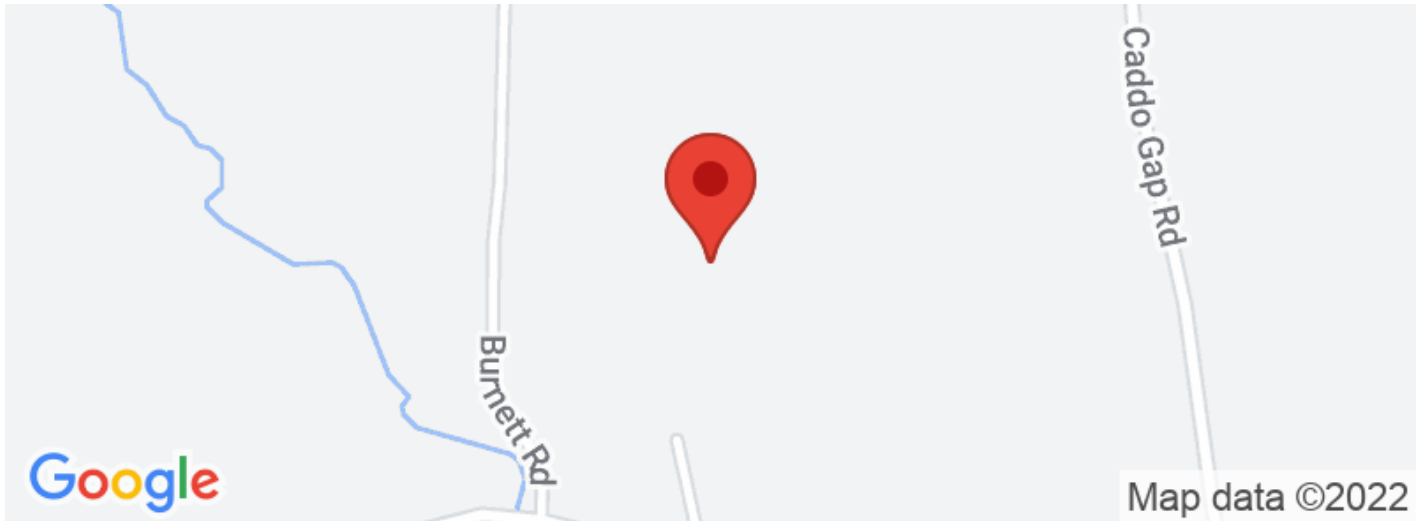


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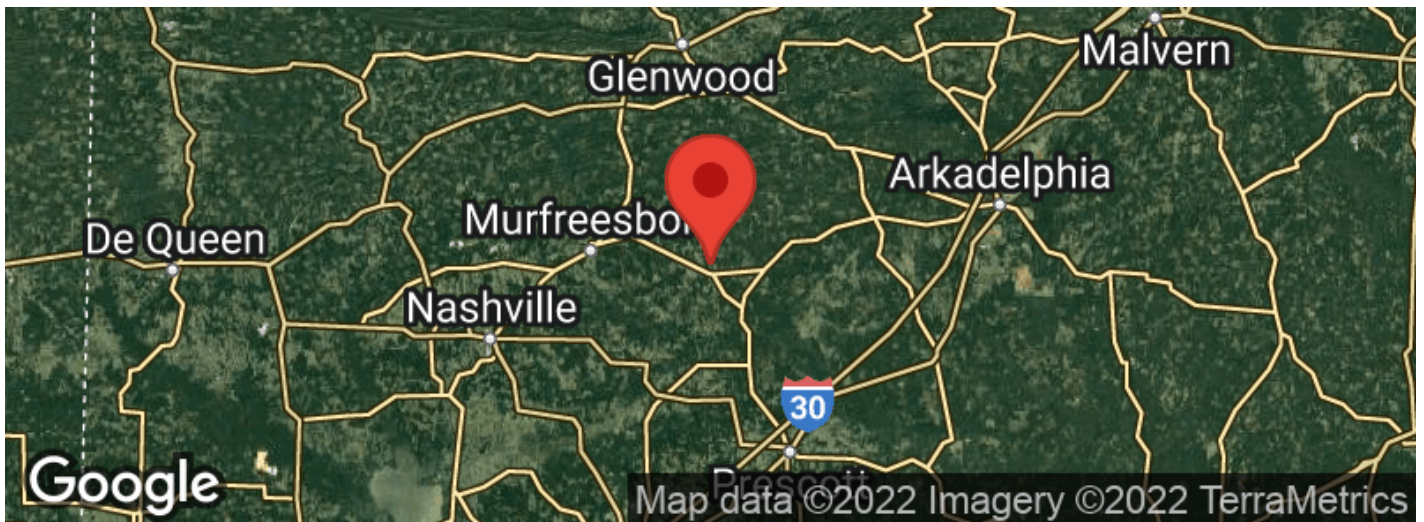
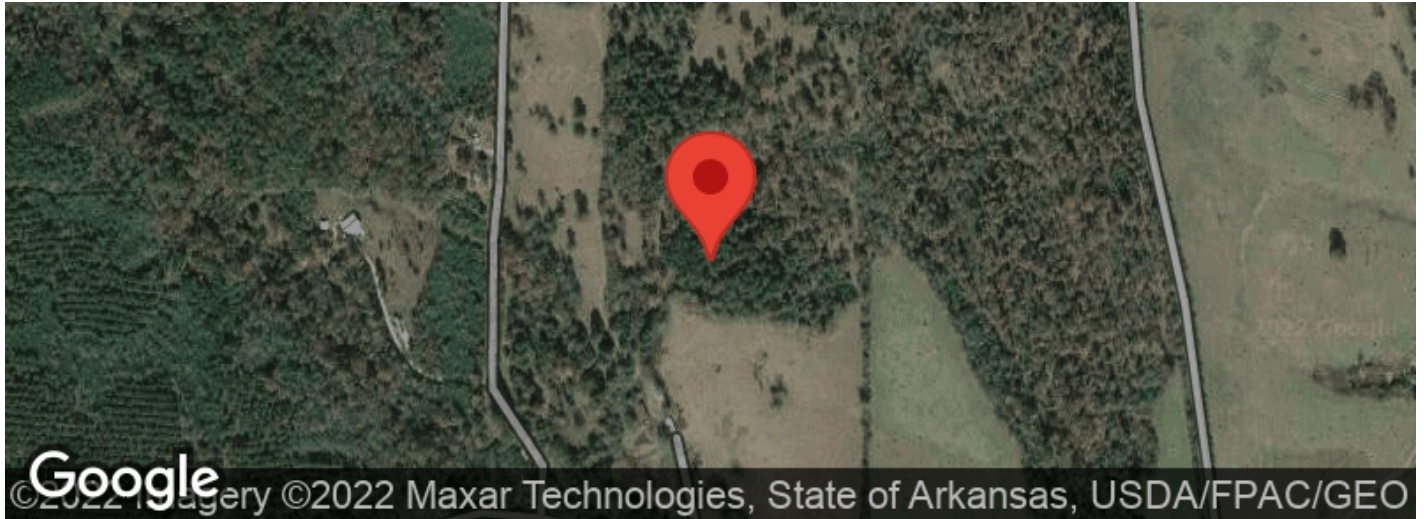


## Locator Maps





## Aerial Maps



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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

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**NOTES**

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## NOTES

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## **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.

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