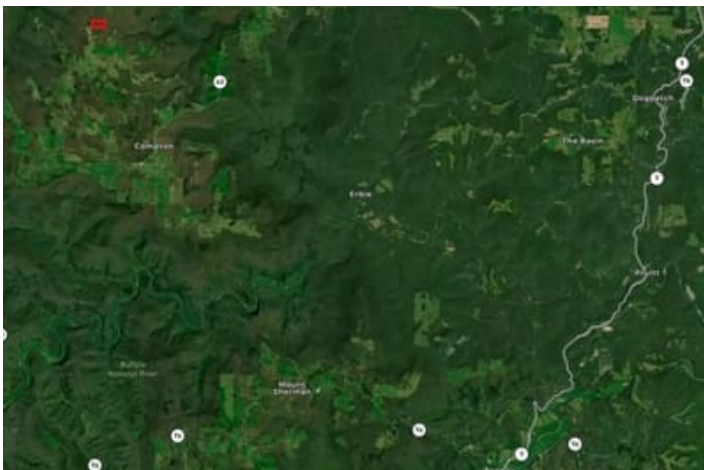


Alpena Land For Sale!!!
County Rd 972
Alpena, AR 72611

\$115,000
20.18± Acres
Carroll County



Alpena Land For Sale!!!
Alpena, AR / Carroll County

SUMMARY

Address

County Rd 972

City, State Zip

Alpena, AR 72611

County

Carroll County

Type

Timberland

Latitude / Longitude

36.130111 / -93.323075

Taxes (Annually)

\$29

Acreage

20.18

Price

\$115,000

Property Website

www.mossyoakproperties.com



Alpena Land For Sale!!!

Alpena, AR / Carroll County

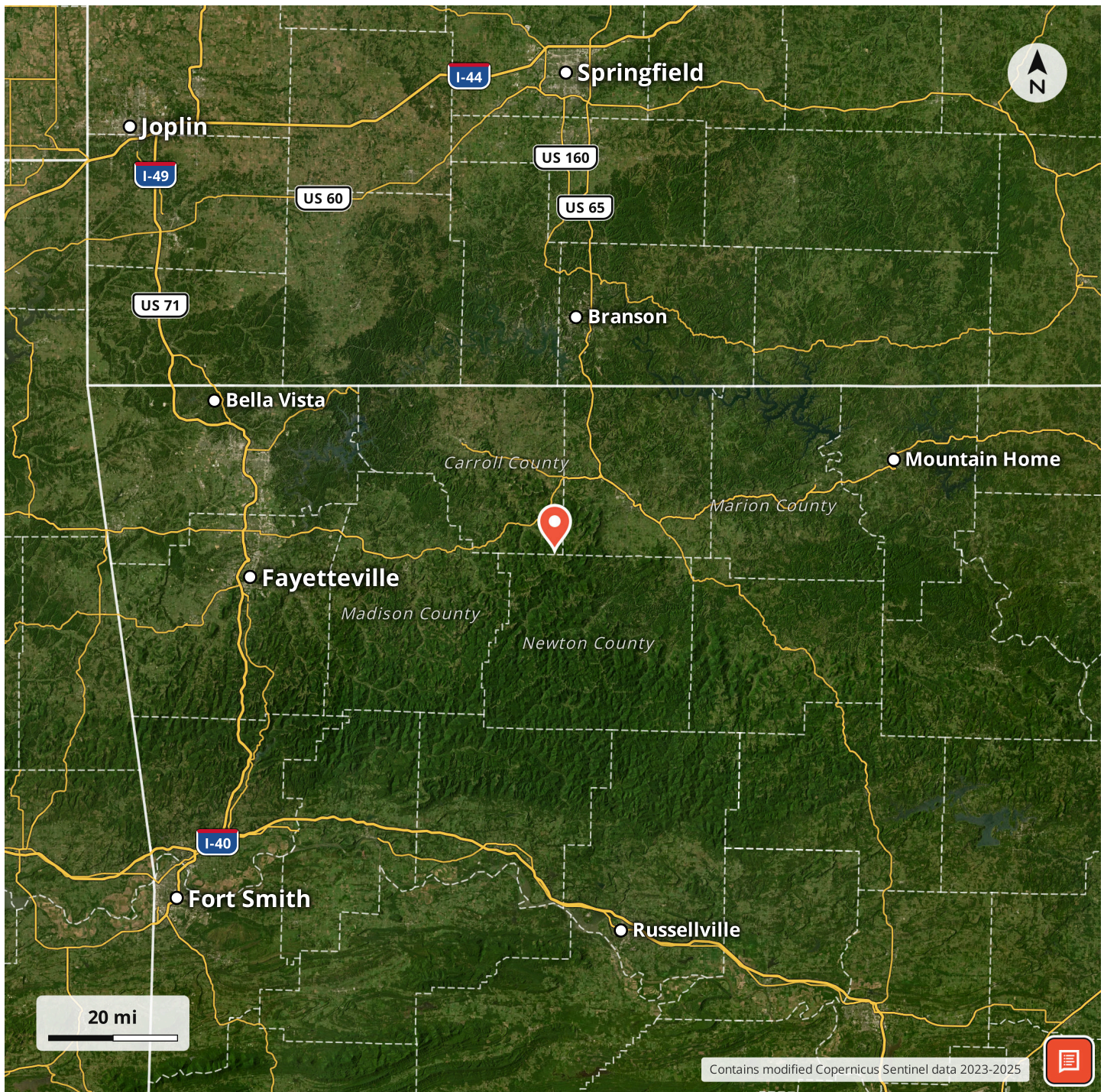
PROPERTY DESCRIPTION

Step into the heart of the Ozark Mountains with this stunning 20.18 +/- acre property in Carroll County. Situated in Compton, this acreage serves as the ultimate basecamp for Northwest Arkansas adventure. The terrain is exceptionally user-friendly-unusually flat for the area-making it ideal for horses, small-scale farming, or multiple cabin sites. With public water (tap needed) and electric available at the street, the heavy lifting is already done. Spend your mornings watching the fog roll off the mountains and your afternoons hiking the trails or floating the Buffalo River, located just a short drive away.

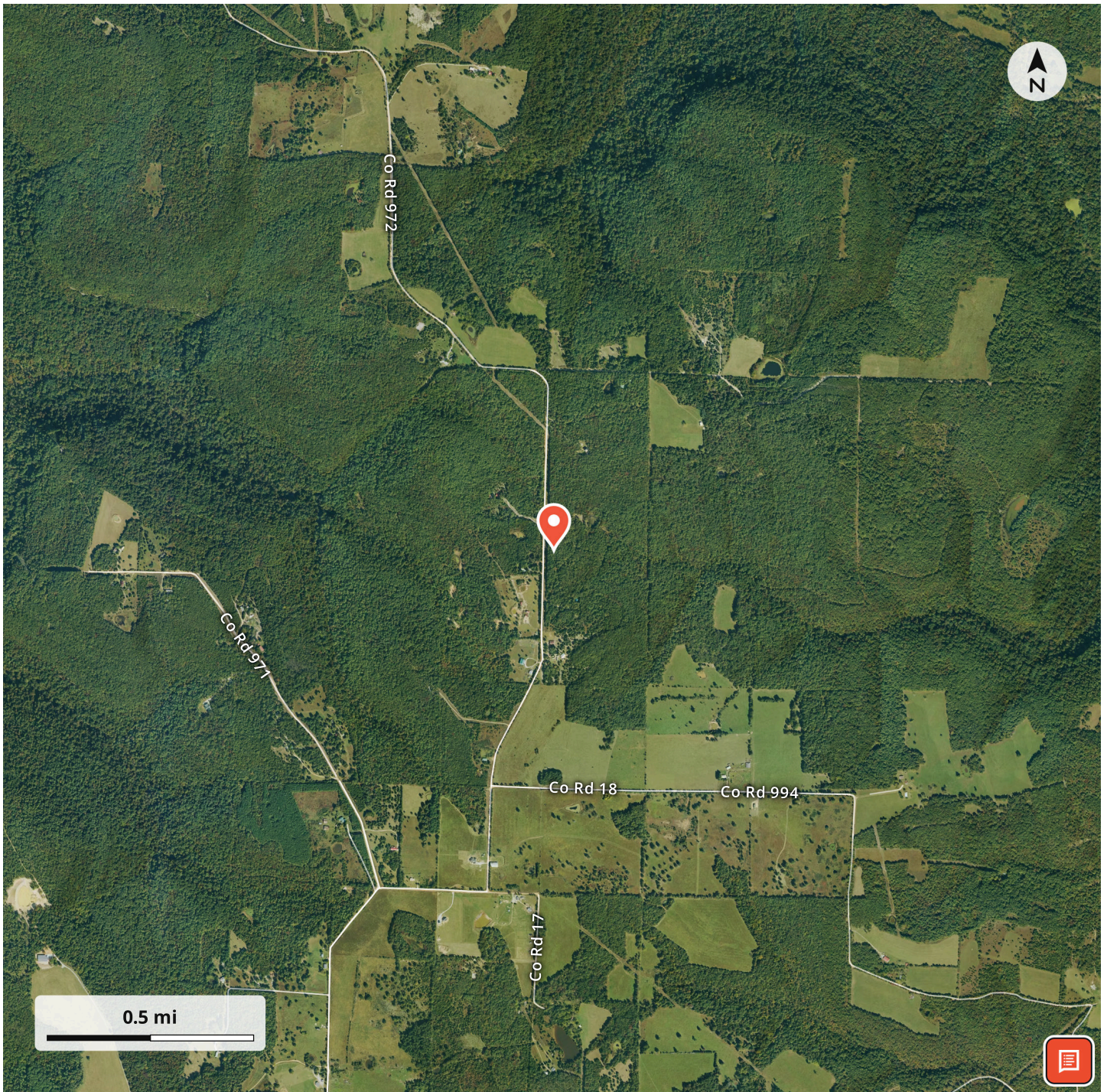
Alpena Land For Sale!!!
Alpena, AR / Carroll County



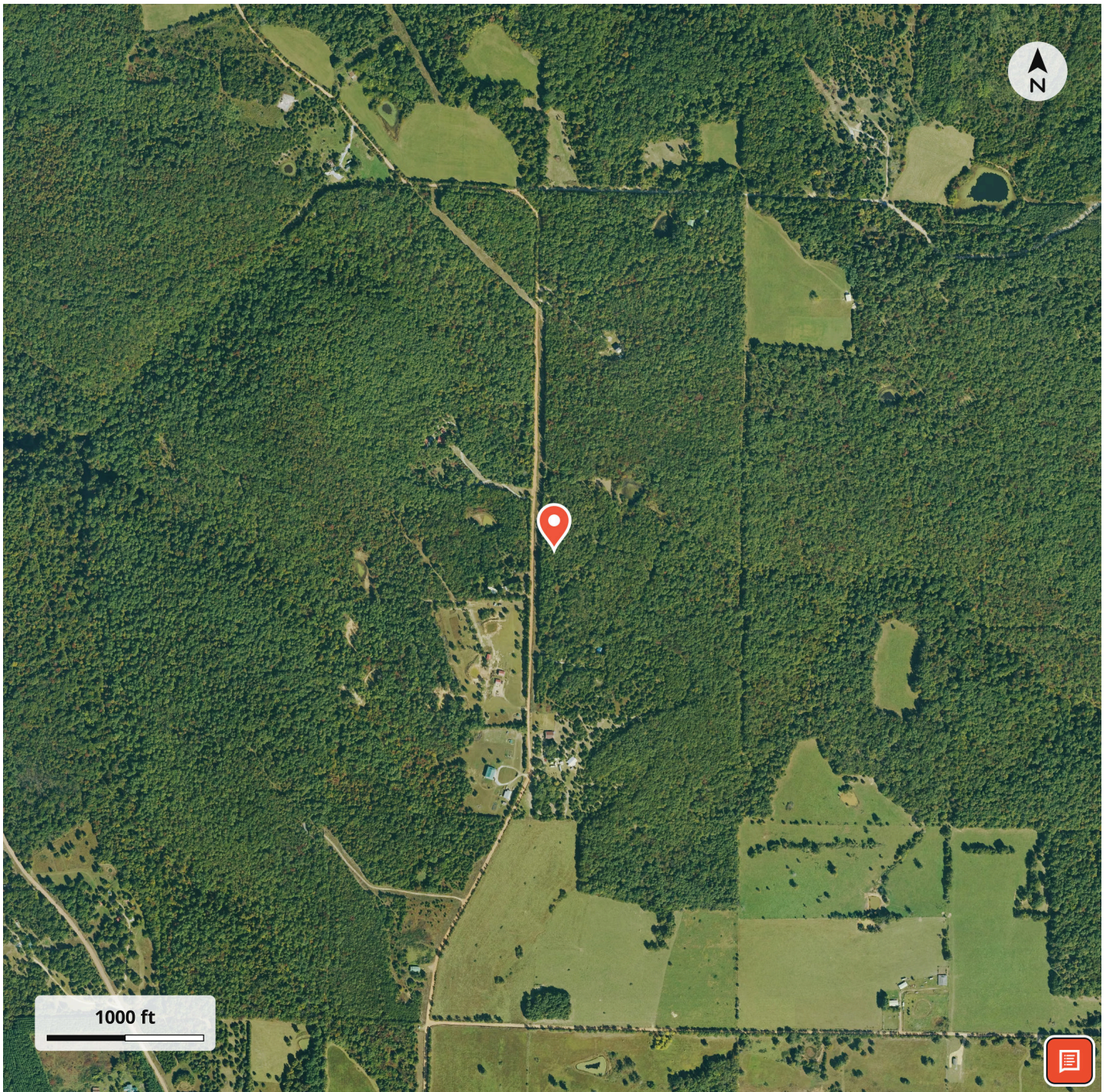
Regional Map



Locator Map



Aerial Map



Alpena Land For Sale!!!
Alpena, AR / Carroll County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Short

Mobile

(501) 416-5700

Office

(479) 480-6022

Email

dshort@mossyoakproperties.com

Address

4210 Frontage Side B Unit F

City / State / Zip

Fayetteville, AR 72703

NOTES

[illegible]

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.



<https://www.mossyoakproperties.com/>

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 Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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