

40± ACRES
GRANT COUNTY, AR
\$200,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE GRANT 40

PROPERTY PROFILE

LOCATION:

- Kinder Morgan Pipeline Road
Tull, AR 72015
- Grant County
- 13.6± Miles S of Benton
- 17.6± Miles N of Jenkins
Ferry State Park
- 18.3± Miles NW of Sheridan
- 25.3± Miles NE of Malvern
- 40.9± Miles S of Lake Maumelle
- 43.2± Miles NW of Pine Bluff
- 44.2± Miles E of Lake Hamilton
- 45.9± Miles SE of Hot Springs
- 51.3± Miles SW of the
Little Rock Airport
- 54.5± Miles NE of DeGray Lake

COORDINATES:

- 34.417183, -92.608686

PROPERTY USE:

- Hunting
- Investment
- Recreational
- Potential Cabin Site

PROPERTY INFORMATION:

- 40± Acres
- Near the Saline River
- Some Utilities Available
- Mixed Timber
- Transmission Line &
Pipeline Easements

TAX INFORMATION:

- Parcel: 001-06664-000
- \$42.14



LUKE ALSTON, ALC | EXECUTIVE BROKER
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DREY OZANICH | LAND SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

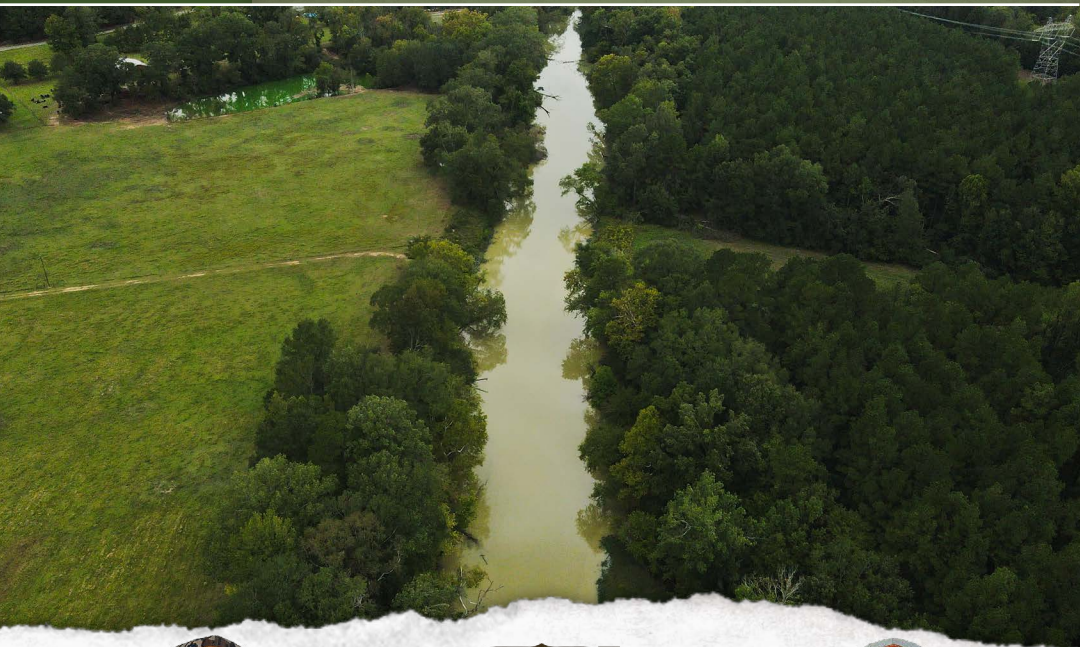
Information is believed to be accurate but not guaranteed.

WELCOME TO THE GRANT 40

WELCOME TO THE GRANT 40, LOCATED JUST 13± MILES OUTSIDE OF BENTON, ARKANSAS. The Grant County tract provides ultimate seclusion while being located within a short driving distance from multiple towns and cities such as Tull, Benton, Sheridan, and Malvern.

The 40± acre tract offers exceptional wildlife, which can be found throughout the diverse timber structure. A transmission line and pipeline easement cross through the center of the acreage, creating an “X,” making it the ideal spot for a stand location. Utilities are nearby, so there is potential for establishing a hunting camp or cabin. Two additional larger tracts are being offered along with the Grant 40 to make up the Grant 548.

Contact Luke Alston or Drey Ozanich to schedule a personal tour and experience #TheSmallTownWay!



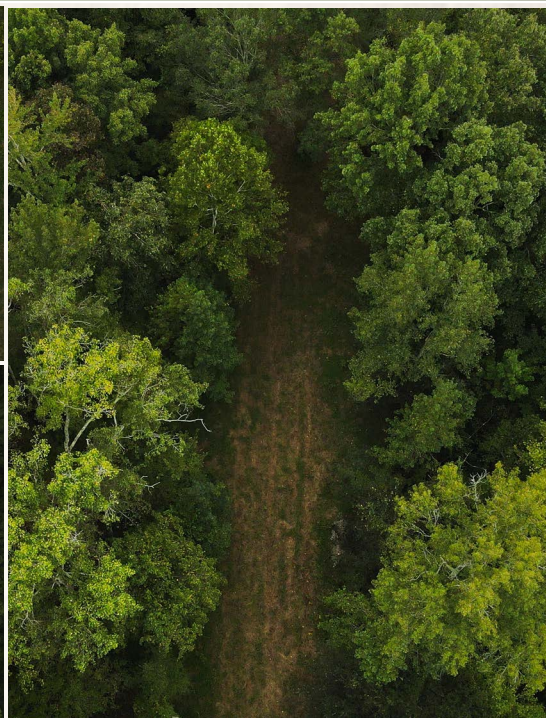
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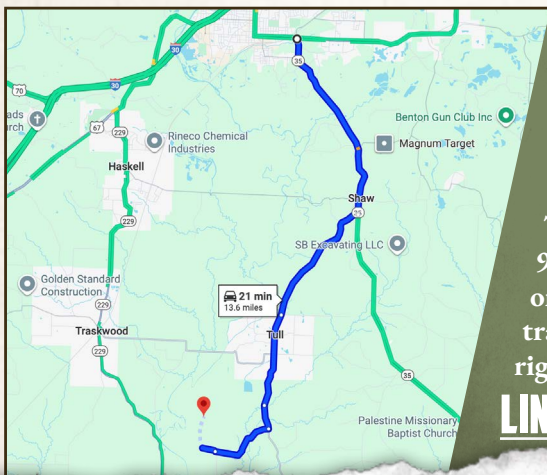
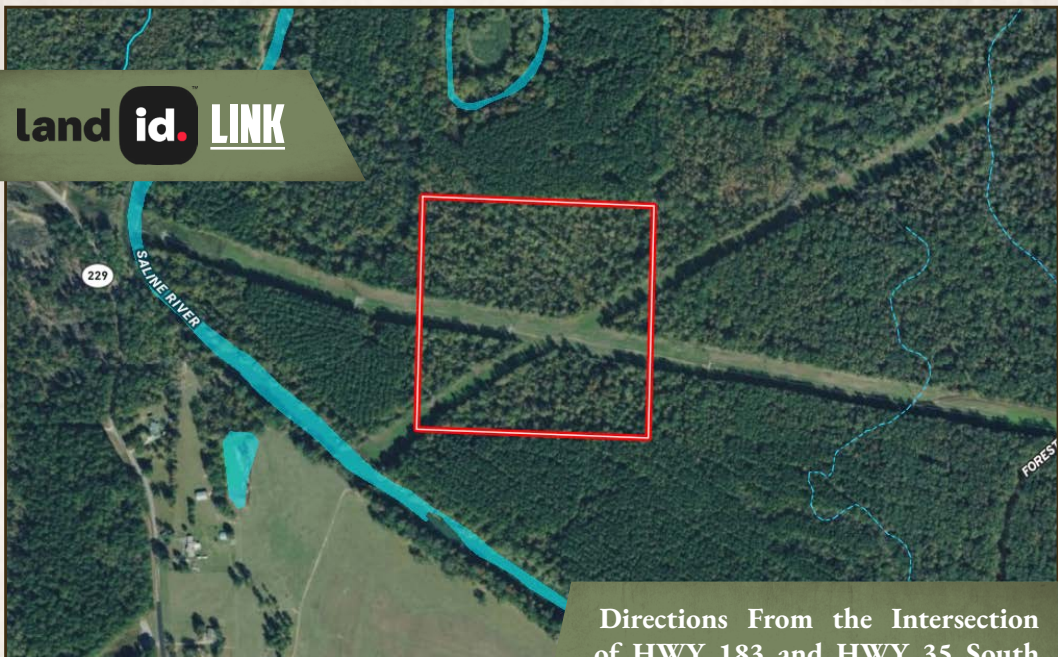
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land id. **LINK**

Directions From the Intersection of HWY 183 and HWY 35 South in Benton, AR: Travel 5.1 miles south on AR-35. Turn right on Hwy 190/Friendship State Hwy 190 and proceed 3.4 miles. Continue straight on State Hwy 190/Main Street 2.4 miles. Continue on AR-291 S for 0.6 miles. Turn right on Co Road 669/Forest Road 9521 and proceed 1.7 miles. Turn right on Co Road 721/Forest Road 9450 and travel 0.3 miles. The gate will be on the right at the Kinder Morgan Pipeline.

LINK TO GOOGLE MAP DIRECTIONS



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