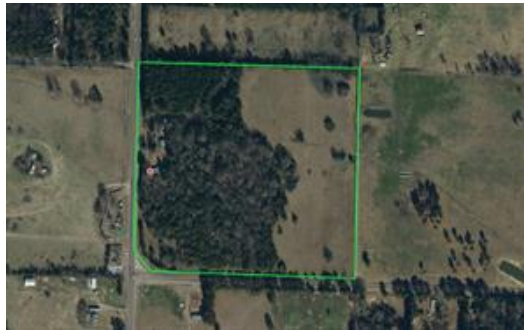


All Properties 360 Property View

0 hwy 41 S, Other, Arkansas 71836 Other County

Listing



Country Homes/Acreage

Active

ML#: **81012421**
 Address: [0 hwy 41 S](#)
 Area: **81**
 Tax Acc #: **NA**
 City/Location: **Other**
 County: **Other**
 Market Area:
 Subdivision: **26-12-32 RURAL METES & BOUNDS**
 Lot Value: **No**
 Section #:
 Miles:
 Legal Desc: **001-07143-001**
 Tax Acc #2:

List Price: **\$450,000** ↓
 Orig Price: **\$475,000**
 LP/Acre: **\$11,521**
 DOM: **108**
 State: **Arkansas**
 Zip Code: **71836**
 Country: **United States**
 Key Map:
 House: **Yes**
 SqFt:
 Lease Also: **No**
 Year Built: **1997 / Seller**
 Tax Acc#3:

Directions: **corner of highway 41S and highway 32 in Foreman Arkansas**

Listing Office Information

List Agent: [shawnod/Shawn O. Dangerfield](#)
 Agent Cell: **281-381-2086**
 Agent Phone: **281-381-2086**
 Address: **P.O. Box 38549, Houston TX 77238**
 List Agent Web: <http://www.redwoodrealtygroup.net>
 Agent Email: shawnod@hotmail.com
 Licensed Supervisor:

List Broker: [RDWD01/Redwood Realty Group](#)
[Request an Appointment](#)
 Appt #: **281-381-2086 / Call Agent**
 Office Phone: **281-381-2086**
 Fax #:
 Office Web:



School Information

School District: Elem:
 Middle: High:
 2nd Middle:

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style:	# Stories:	Bedrooms:	0/
Main Dwell Ext:	Access:	Baths F/H:	0/0
Main Dwell	Access/Lockbox:		
Type:			
New Constr.: No	Appx Complete:		
Lot Dim:	Acres:	39.06 / 20 Up to 50 Acres	
Frt. Door Faces:	Garage:	0	
Gar/Car:	Carport:	2/Detached Carport	

Showing **Accompany, Appointment Required**

Instruct:

Agent Remarks:

Property offers quick access to adjacent states at only 9 minutes to the Texas border on Hwy 41S and 12 minutes to Oklahoma on Hwy 32W. Other nearby attractions are Millwood Lake, Red River, Little River, Red Slough hunting reserve, Ouachita hiking, Broken Bow Lake, and Hochatown. Property is also only 45 minutes away from activities in Idabel, OK or Murfreesboro, AR and 90 minutes from Shreveport, LA. <https://www.foremanar.com/> www.littlerivercounty.org. <https://www.wildlifedepartment.com/hunting/wma/southeast/red-slough>

Public Remarks:

Looking for land with endless possibilities in Little River County, AR? Look no further than this 39.06 acre parcel in Foreman, AR. This ideal rural setting property is 2 1/2 hours away from either Little Rock, AR or Dallas, TX. The property has high traffic and visibility; corner frontage on Hwy 41 S (approximately 450 yards) and Hwy 32 W (approximately 420 yards), which are the main highways coming into Foreman AR. This fabulous property consists of 19.24 acres of Timber, 18 acres of Pasture, a 1.82 acre Homesite, and 1 Pond. Property infrastructure is well equipped with 4 water meters, 3 septic systems - 2 currently in use, 2 electrical hookups, an RV pad with service connections, a mobile home, and a livable wood structure home. This is an ideal property for commercial, real estate, or private owner development. No zoning, HOA or restrictions.

Rooms Information

Room	Dimensions	Location
Primary Bedroom	16 x 14	1st

Bedroom Desc:

Room Desc:

Bathroom Desc:

Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave: Dishwasher: Compactor: Disposal:

Fireplace:
Connect:
Energy:
Oven:
Green/Energy Cert:
Interior:
Foundation:
Lot Description:
Road Surface: **Concrete, Gravel**
Heat: **Central Electric**

Improvements:

Topography:
Occupant:
Exclusions:
Disclosures: **No Disclosures**
Restrictions:

55+ Community: **No**

List Type: **Exclusive Right to Sell/Lease**

List Date: **05/27/2022** Expire Date: **12/31/2022**

Comp: SubAgt: **2%** Buyer Agent: **2%**

Utility Dist:
Range:
Flooring:
Countertops:
Prvt Pool: **No**
Area Pool:
Water/Sewer: **Public Sewer, Public Water, Septic Tank**
Road Front: **State Highway**
Cool: **Central Electric**

Mineral Rights:
Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Hunting, Leisure Ranch, Mobile Home Allowed, Other, Timber, Unrestricted**

Trees:
Waterfront Feat:
Spec Conditions: **No Special Conditions**
City/ETJ:
Sub Lake
Access:

T/Date:
Bonus:
Bonus End:
Var/Dual Rt: **Yes**

Financial Information

1st Assumable: Finance Cnsdr:

Vac Rental

Allwd:

Maint. Fee: **No**

Other Mand Fee: **No**

Taxes w/o Exempt:

Auction:

Affordable Housing Desc:

Exemptions:

Tax Rate:

Online Bidding:

Prepared By: **Shawn Dangerfield**

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: **09/12/2022 11:34 AM**

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