# LAND FOR SALE Bay Village Tract

Cross County, Arkansas





For Additional Information Contact:

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Serving Landowners in Arkansas, Mississippi, Missouri, and Tennessee

## **BAY VILLAGE TRACT SUMMARY**

Property Overview:	This 178.35 +/- acre tract of land is approximately one mile south of Bay Village located on the west side of Highway 163 in Cross County. Distance from the property to Jonesboro is approximately 30 miles while Memphis is 55 miles. The property includes a 992 +/- sq. ft. dwelling that is currently being used as a lodge. The property lies on Crowley's Ridge and has mostly hardwood timber which offers recreation, hunting, and investment opportunities including timber harvest and gravel mining. There are numerous trails throughout the property. The dwelling would make a great base camp for deer, turkey, and small game hunting along with waterfowl in the general area. In addition, there are several State Parks in the region to enjoy fishing, hiking, nature, golf, and Arkansas history.
Inspections:	Contact Glaub Farm Management, LLC to inspect farms.
Acreage:	178.35 +/- surveyed acres
Lease:	Property is offered free and clear of any leases for 2019 and beyond.
Oil, Gas & Mineral	: All rights owned will transfer.
Real Estate Taxes:	\$600 (Estimate)
Other Documents:	Please contact GFM for a copy of the Title Commitment and Real Estate Contract to be used for closing.
Online Map:	https://app.terrastridepro.com/property/43292/map?referer=iframe
Online Video:	https://youtu.be/Be1Aef7rGDA
Asking Price:	\$425,000

#### **REGIONAL MAP**



#### **GENERAL LOCATION MAP**



### **AERIAL MAP**



#### SOILS MAP



#### **TOPOGRAPHY MAP**



### **PICTURES**













<u>NOTES</u>