LAND FOR SALE Bay Village Tract

Cross County, Arkansas



OFFERED BY:



MANAGEMENT • REAL ESTATE • LAND AUCTIONS APPRAISALS • CONSULTING • INVESTMENTS

For Additional Information Contact:

Glaub Farm Management, LLC Ted L. Glaub 1702 Stone, Suite C Jonesboro, AR 72401

Office: (870) 972-6996 Fax: (870) 931-5985

Email: <u>info@glaubfm.com</u>
Website: <u>www.GlaubFM.com</u>

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

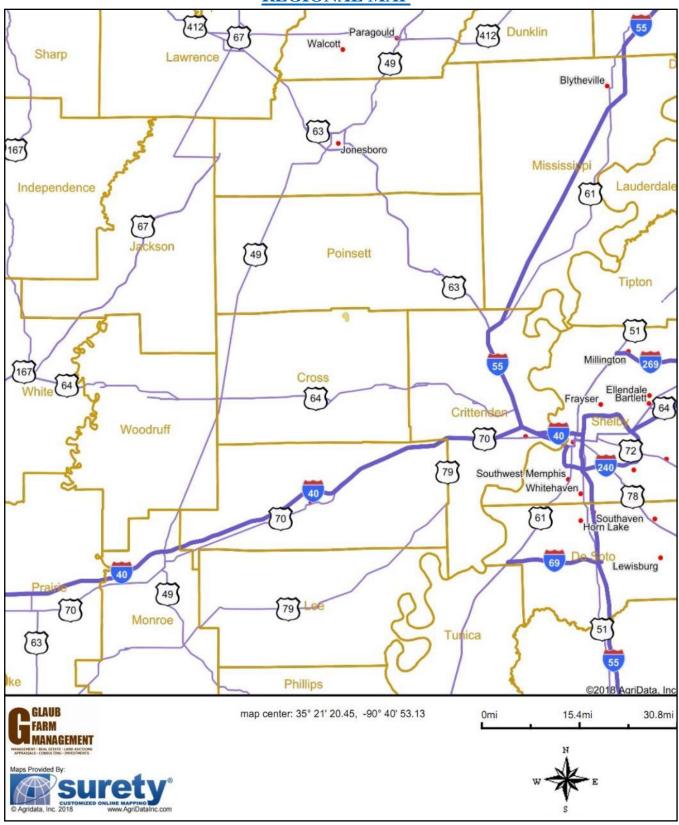
used for closing.

Online Map: https://app.terrastridepro.com/property/43292/map?referer=iframe

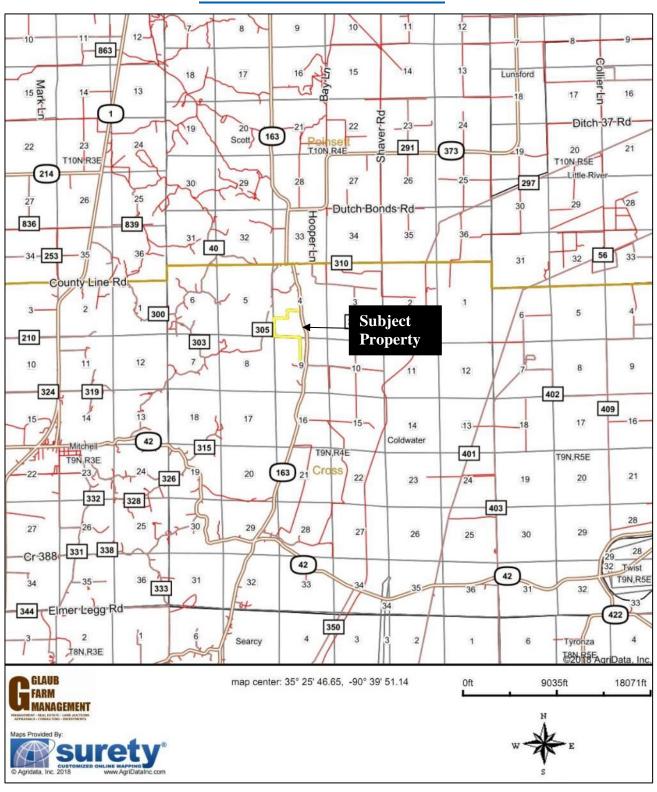
Online Video: https://youtu.be/Be1Aef7rGDA

Asking Price: \$425,000

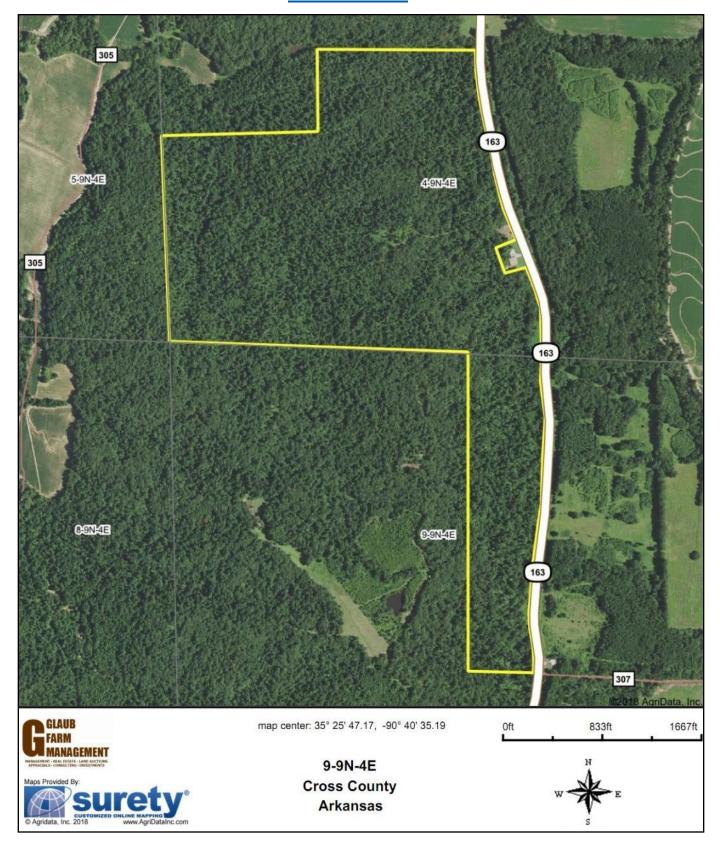
REGIONAL MAP



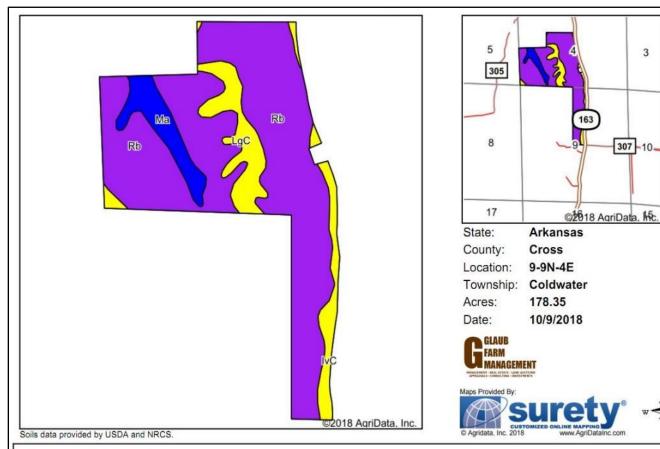
GENERAL LOCATION MAP



AERIAL MAP



SOILS MAP



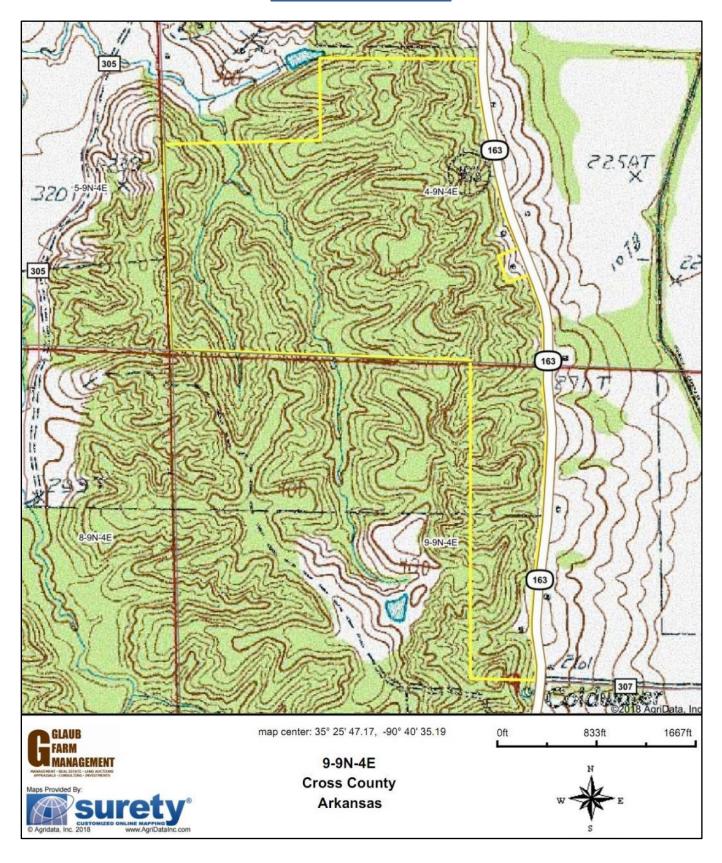
Area Symbol: AR037, Soil Area Version: 17						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall
Rb	Gullied land, gravelly	136.84	76.7%		VIIe	
LgC	Loring silt loam, 3 to 8 percent slopes, west	17.60	9.9%		IIIe	57
Ma	Mantachie loam	12.56	7.0%		llw	74
IvC	luka soils, local alluvium, 3 to 8 percent slopes (beulah)	11.35	6.4%		Ille	83
Weighted Average						

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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TOPOGRAPHY MAP



PICTURES













NOTES