

MID-ARK

P R O P E R T I E S

OFFERED FOR SALE:

THE HEFFNER WOODS



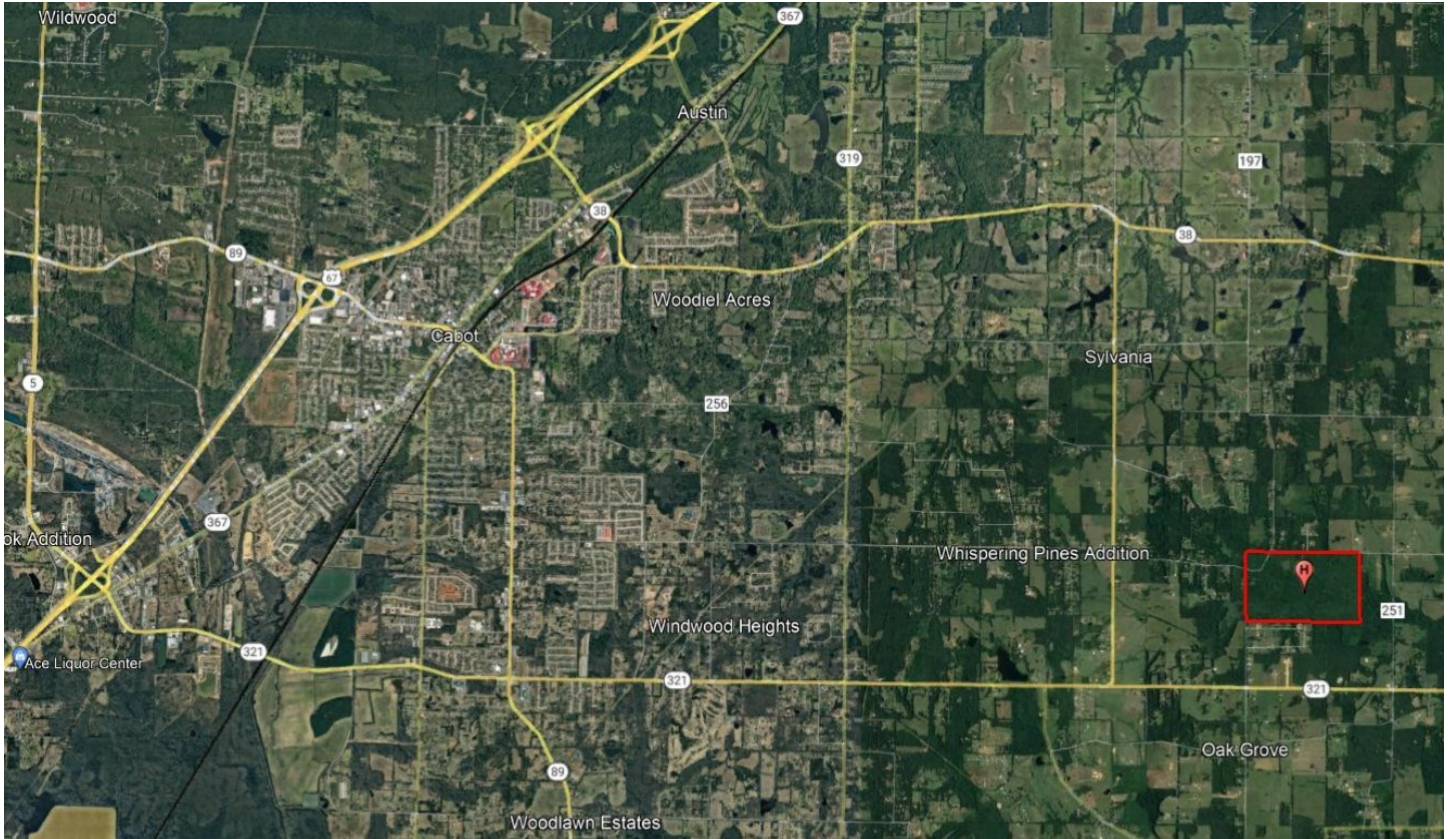
For More Information,
Please Contact:
Scott Hilburn at
501-519-3336

**MID-ARK PROPERTIES,
INC.**

1029 East Fordyce, England, AR
72046 Phone: 501-842-9807
midarkproperties.com

313.9 (+/-) Acres of Development
Property in Austin, Arkansas.

Vicinity Map



PROPERTY SUMMARY

The Heffner Woods is a 313.9+/- acre contiguous tract located in Lonoke County, Arkansas, approximately 9 miles east of Interstate 67/167 near Cabot, Arkansas. Large contiguous tracts like this are a rare find in this area. This tract is prime for residential development as it is located in the Cabot school district, has extensive county road frontage, and a new subdivision already completed on the adjoining property on the southern border.

The property has 1,950 of county road frontage on both the east and west sides of Heffner Road, 2,064 feet of county road frontage on the north and south sides of Seaton Road, and 3,696 feet of county road frontage on the south side of Yielding Road.

This property is being offered in two tracts or both tracts may be purchased together. Tract 1 consists of 36.26 +/- acres with both Heffner Road and Seaton Road frontage. Tract 2 consists of 277.64 +/- acres with Heffner Road, Seaton Road, and Yielding Road frontage.

Mileage Chart:

Little Rock, AR	29.6 miles
Jacksonville, AR	16.1 miles
Cabot, AR	5.0 miles

Access: Via Heffner Road, Seaton Road, and Yielding Road

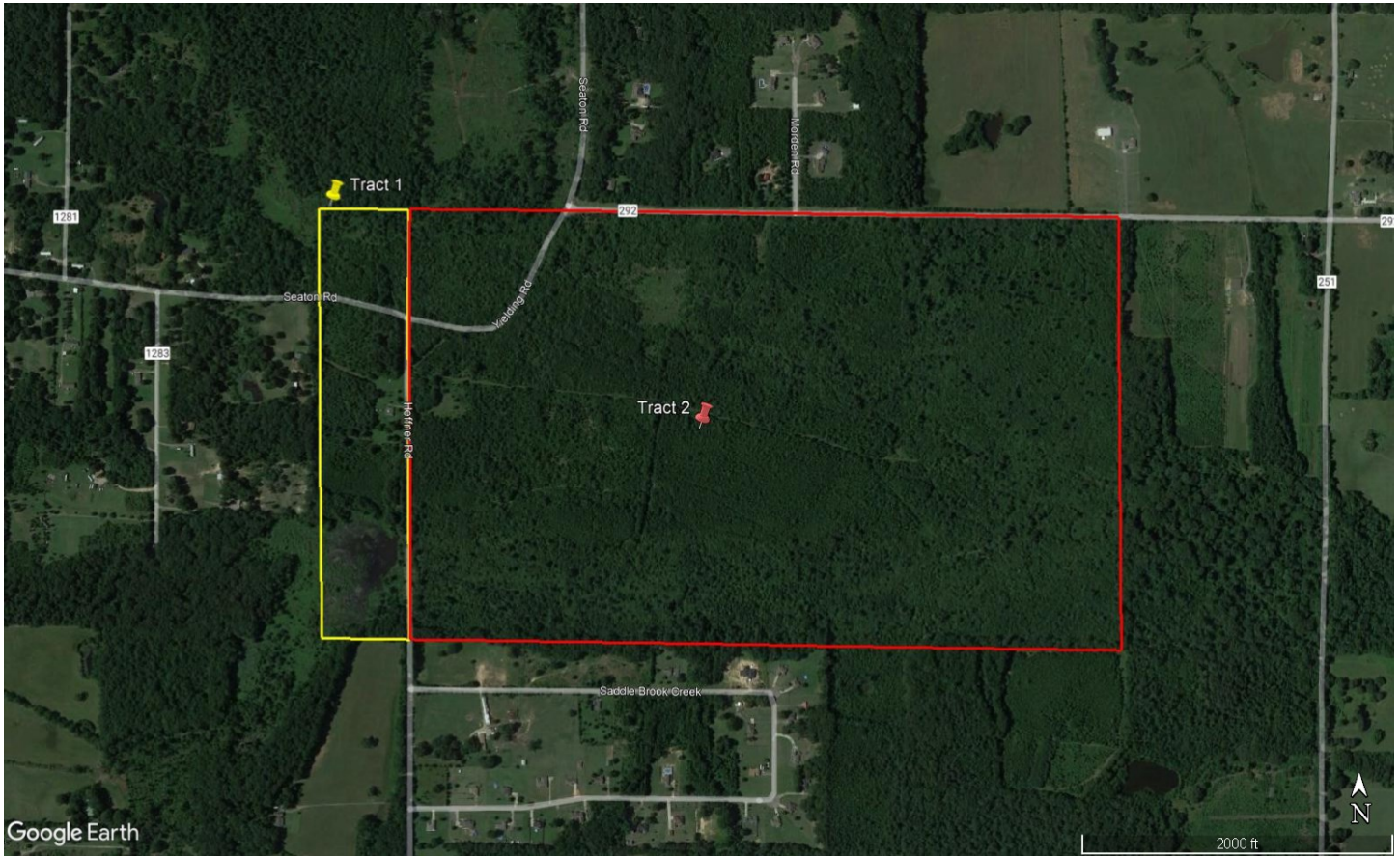
Offering Price: Tract 1: \$217,560
Tract 2: \$1,388,200

Disclosure: Scott Hilburn is a licensed and practicing attorney in North Little Rock, Arkansas and holds an Arkansas Real Estate Salesperson License.

Please contact Scott Hilburn (501-519-3336) of MidArk Properties, Inc. with any questions or if you would like to schedule a tour of the property.

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Tract Map



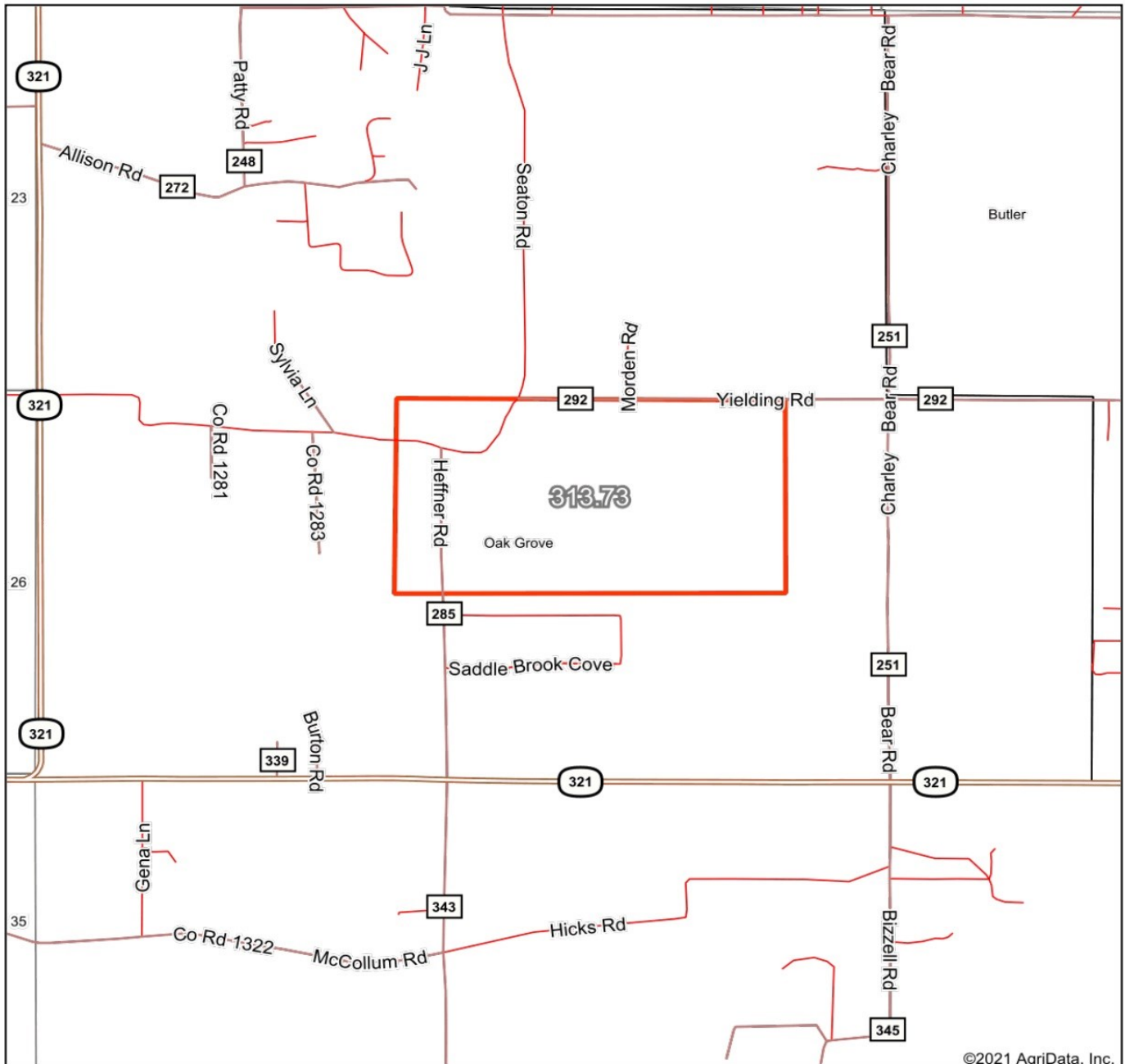
Tract 1 = 36.26 +/- Acres

Tract 2 = 277.64 +/- Acres



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Overview Map



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map center: 34° 56' 47.19, -91° 54' 21.63



Maps Provided By



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9/29/2021

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