



294 Bercher Road Heber Springs, AR 72543

30 acres of "Prime" river frontage along the World Famous Little Red River in Heber Springs, Arkansas. Just a few hundred yards upstream from Lindseys Resort, with approx. 1,000 feet of river frontage. Two boat docks, man-made waterfall feature, wet weather creek and extensive shoreline stabilization. Property includes 3 dwellings, outbuildings and has tremendous potential for a resort style development. Easy access, only minutes away from the Heber Springs Airport, Dam Site Marina, restaurants and shopping.

FOR SALE \$2,500,000



WWW.GARLANDCOMPANY.COM
110 West Main Street, Mountain View, AR 72560
(across from the Courthouse)
870.269.9601

David Garland - 870.206.2538
david@garlandcompany.com

LAST UPDATED 05.24.17



Address: 294 Bercher Road

VACANT LAND LISTING DETAIL	
MLS #: 17015392	Area: 703
Status: New Listing	HEBER SPRINGS
Type: Acreage	List Price: \$2,500,000
City: Heber Springs	Orig. Price: \$2,500,000
Inside City Limits? No	Sale/Rent: For Sale
Subdivision: Redwood Forest	Per Acre Price \$:
Neighborhood:	Per Fft Price \$:
Virtual Tour:	To Show Call: 870-206-2538

SALES INFORMATION		
SP:	ConDte:	SAG:
FIN:	CLSD:	
SP/Acre:		SO:

List Agent: David Garland	In-House #:	Sub Agent Comp: 0
List Office: Garland Company Real Estate Office: 870-269-9601	Market Time: 45	Buyers Agent Comp: 3
Co-Agent:	County: Cleburne	Will Subd: No
Calculated \$/Acre: \$82,047.92	Zip: 72543	Entered Twice: No
Appx. Acreage: 30.47	Zoning:	Listing Svcs: 1. Full Service
Appx Lot Size: 30.47 Acres	Owner Name:	Owner ID#:
Legal: PT E/2 SE NW	Owner Phone:	Foreclosure (REO):
		Short Sale?: NO

FEATURES			
Owner/Agent Disclosure	Listing Agent is neither owner nor of any relation to owner	POSSESSION	At Closing
AREA AMENITIES	Swimming Pool(s), Airport	ROAD FRONTAGE	County Road
DOCUMENTS ON FILE	Boundary Survey	ROAD SURFACE	Gravel
DOCUMENTS ONLINE	None	SHOWING	Call Listing Office/Agent, By Appointment Only,
FINANCING (NEW)	New Loan-Conventional, Cash	INSTRUCTIONS	Lock Box
LISTING TYPE	Exclusive Right-To-Sell	TRANSPORTATION	Near Airport
LOT	Sloped, Level, Rural Property, Resort Property, River Front, River View, Creek, Wooded, Cleared, In Subdivision, Out of City, River/Lake Area, Boat Dock, Timberland	UTILITIES	Septic Sbj Hlth Dpt Apprv, Water-Public, Elec -Municipal (+Entergy), Gas-Propane/Butane, TV -Satellite Dish, Telephone-Private, All Underground
		WATERFRONT	2 Stalls, Dock, Dock - Covered, Hoist/Lift, River, Boat Slip

FINANCIAL		ACRES	
Assn/Condo Fee:	Frequency:	# Pasture Acres:	
Annual Taxes: 2,385.55	Annual SI Tax:	# Cultivation Acres:	
		# Timber Acres:	

PUBLIC REMARKS
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DIRECTIONS
From Heber Springs, go north on Hwy 25. Cross the dam and take the second road to right onto Rainbow Road. Follow it until you come to Bercher Road then turn right again. Property is at end of Bercher Road.

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