



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

Gary Garland - 901.335.4842
garygarlandrealestate@gmail.com

LAST UPDATED 02.01.18



Address: 294 Bercher Road

VACANT LAND LISTING DETAIL

MLS #: 17015392 **Area:** 703
Status: Active **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:** 901-335-4842



SALES INFORMATION

SP: **ConDte:** **SAG:**
FIN: **CLSD:**
SP/Acre: **SO:**

List Agent: Gary Garland Mobil: 901-335-4842	In-House #: Market Time: 300	Sub Agent Comp: 0
List Office: Garland Company Real Estate Office: 870-269-9601	County: Cleburne	Buyers Agent Comp: 3
Co-Agent:	Zip: 72543	Will Subd: No
Calculated \$/Acre: \$82,047.92	Zoning:	Entered Twice: No
Appx. Acreage: 30.47	Owner Name:	Listing Svcs: 1. Full Service
Appx Lot Size: 30.47 Acres	Owner Phone:	Owner ID#:
Legal: PT E/2 SE NW		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

Assn/Condo Fee: **Frequency:**
Annual Taxes: 2,385.55 **Annual SI Tax:**

ACRES

Pasture Acres:
Cultivation Acres:
Timber Acres:

PUBLIC REMARKS

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

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.