



# **AMERICAN LEGACY**

**LAND CO**

# **FOR SALE**

## **BUILD SITE**

Dallas County, AR

## **40 +/- Acres**

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**OFFERED AT:**

## **\$160,000**

### ***ABOUT THIS PROPERTY:***

Situated just north of Fordyce, this 40 +/- acre property that was cut in 2014 has a great mix of 11 year old regrowth timber, offering excellent future timber value. The land features highly desired topography with rolling hills, creating a scenic landscape. With both county road and Highway 8 frontage, access is a breeze. Equipped with underground power utilities and municipal water at the property line, this would be ideal for building a home or establishing a hobby farm. Just 35 minutes east of Arkadelphia, this versatile property also holds great potential for division and resale, making it a valuable investment.

## More About this Property:

Homesites like this offer great versatility without breaking the bank and still allow for those future dreams of owning your own place in the country and away from the hustle and bustle of city life. AR-8 Highway is a main road leading to many of the growing cities and towns in central Arkansas and easily allows for quick access to hospitals and shopping.

### Driving Directions:

From Fordyce: Head north on AR-8W for 11 miles, the property is on the right.

From Arkadelphia: Head northwest on AR-8W for 24 miles, then turn right on AR 7/AR-8W for 13 miles.

### Legal Description:

Tract 1: 30-9S-14W (40+/- acres)

Parcel: 001-04265-000 Dallas County, AR

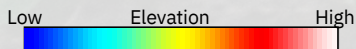
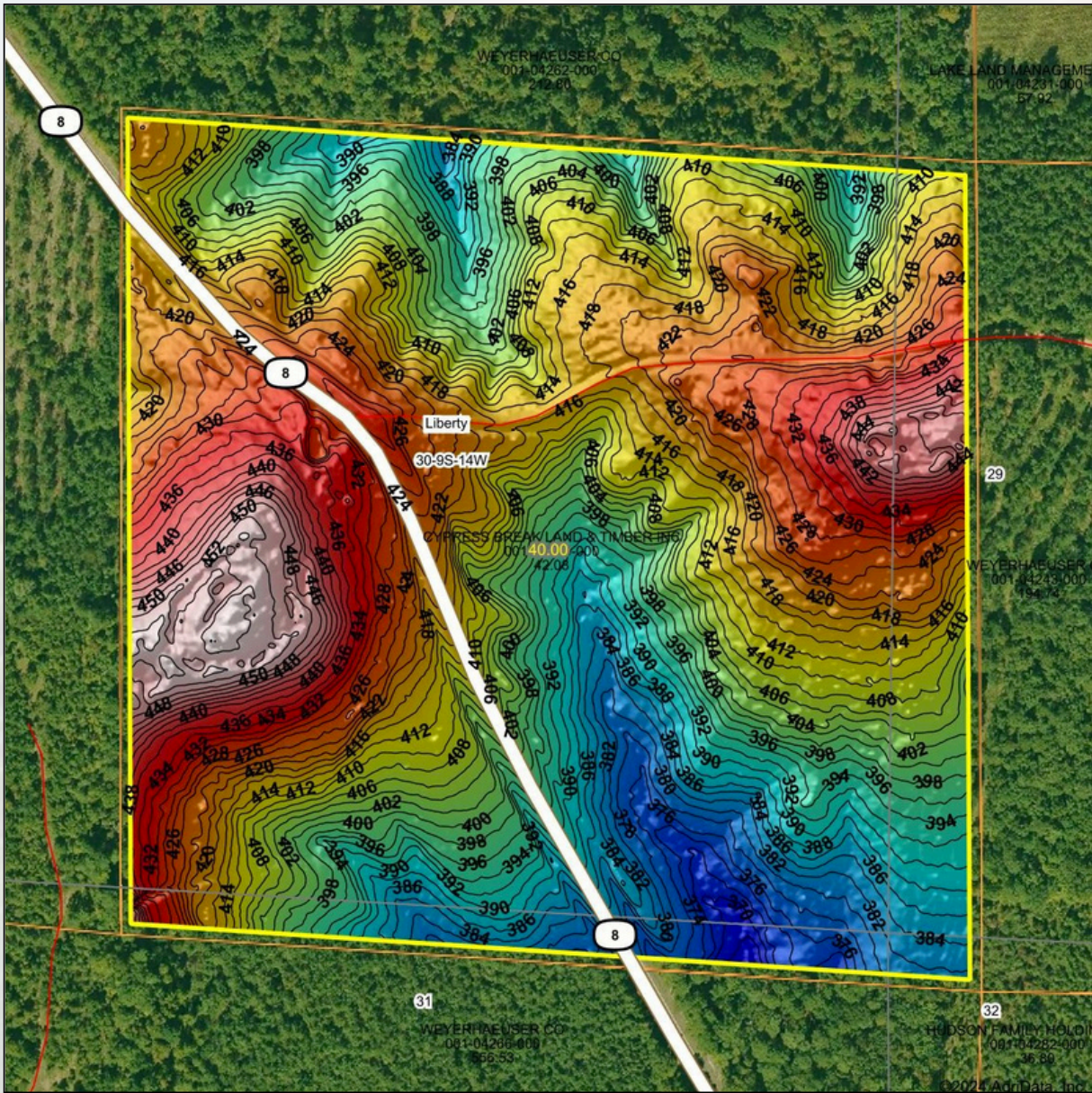
## FEATURES:

- 40 +/- acres
- Wildlife
- Investment timber
- County road access
- Divisible
- Diverse tract with options

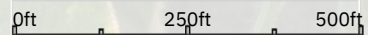
# DALLAS COUNTY, ARKANSAS



# AMERICAN LEGACY LAND CO



Source: USGS 1 meter dem  
 Interval(ft): 2  
 Min: 366.9  
 Max: 456.2  
 Range: 89.3  
 Average: 411.4  
 Standard Deviation: 19 ft



**30-9S-14W**  
**Dallas County**  
**Arkansas**

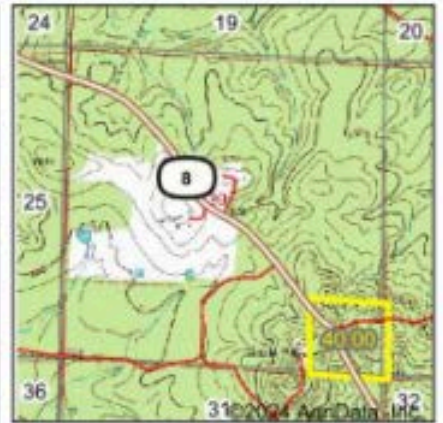
Boundary Center: 33° 54' 13.33, -92° 34' 0.12

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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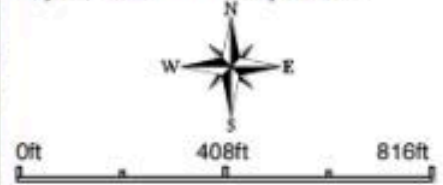


### Wetlands Map



State: **Arkansas**  
 Location: **30-9S-14W**  
 County: **Dallas**  
 Township: **Liberty**  
 Date: **12/16/2024**

Maps Provided By:  
  
 CUSTOMER'S ONLINE MAPPING  
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Classification Code	Type	Acres
		Total Acres 0.00

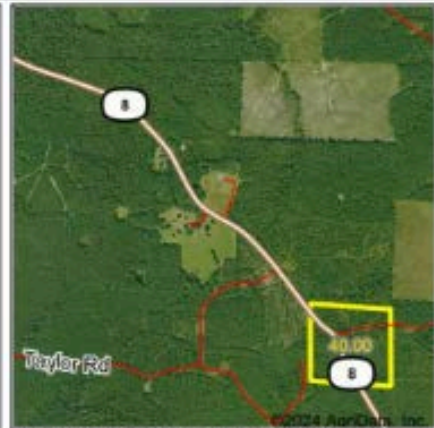
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



FARM • RANCH • RECREATION  
 HUNTING • DEVELOPMENT



## FEMA Report



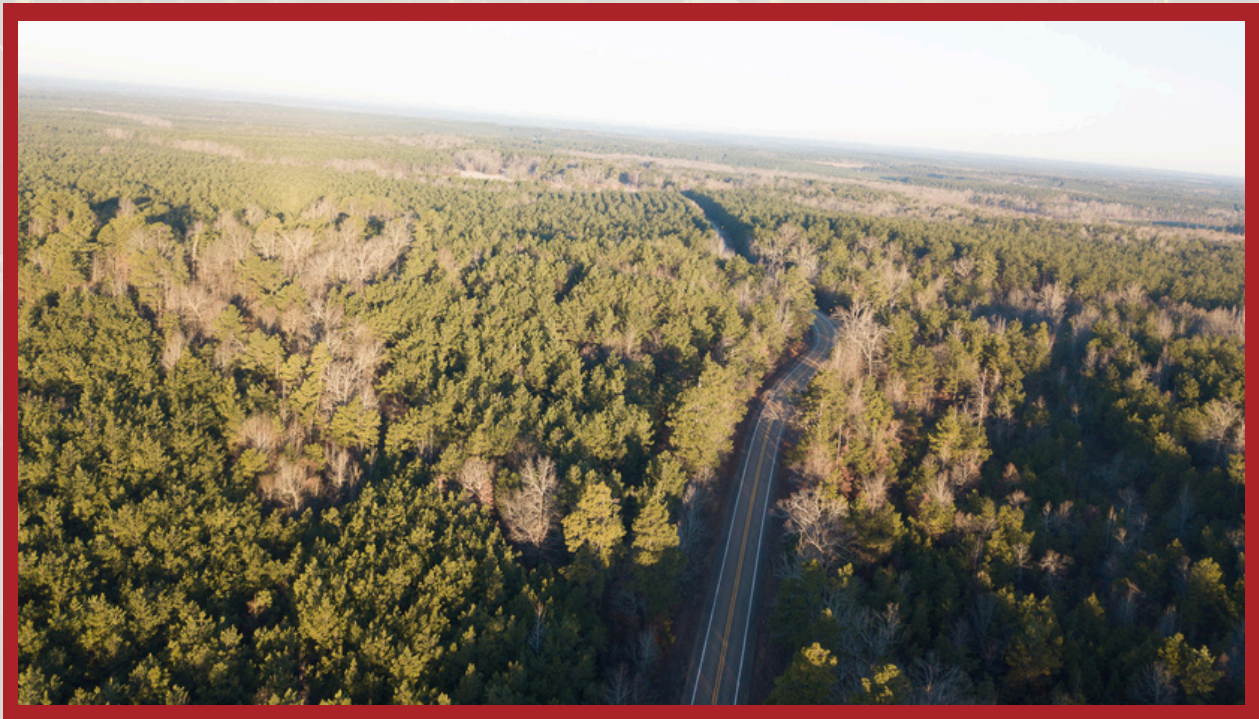
Map Center: 33° 54' 13.56, -92° 34' 1.68  
 State: AR Acres: 40  
 County: Dallas Date: 12/16/2024  
 Location: 30-9S-14W  
 Township: Liberty

Maps Provided By: **surety**  
CUSTOMER ONLINE SERVICES  
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Name	Number	County	NFIP Participation	Acres	Percent
Dallas County Unincorporated Areas	050061	Dallas	Regular	40	100%
<b>Total</b>				40	100%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	40	100%	
<b>Total</b>			40	100%	
Panel	Effective Date	Acres	Percent		
05039C0375C	7/17/2012	40	100%		
<b>Total</b>			40	100%	





**AMERICAN  
LEGACY**  
LAND CO

**COMMITTED • DETERMINED  
TRUSTED**



# AMERICAN LEGACY

LAND CO





## About the Agent:

Growing up on a dairy farm, Jeff developed a deep-rooted connection to the land and a profound respect for those who work it. His passion for helping others unlock the potential in their property comes from years of working alongside farmers in the Delta and personally understanding the value of hard work and stewardship. Jeff's hands-on experience extends beyond row crops to encompass wildlife management, hunting leases, and habitat enhancement—ensuring landowners can maximize every acre.

As a licensed land specialist broker at American Legacy Land Company with a background in both Arkansas and Missouri, Jeff is committed to helping families and farmers alike make the most of their land. Whether it's a lifelong farm, a new home site, or a hunting property, Jeff strives to match people with land where memories can be built, dreams can take root, and investments can grow.

For Jeff, land isn't just an asset—it's an opportunity to cultivate something lasting. Whether you're looking to sell your land for top dollar or establish a forever home where generations can thrive, Jeff offers personalized guidance every step of the way, rooted in a deep understanding of land and the families who love it.

**JEFF WATSON**, PRINCIPAL BROKER



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