

Lots and Land - Arkadelphia, AR



2900 Block Country Club Road, Arkadelphia, AR, 71923

Offered at \$52,200

5.22 ACRES of level PASTURELAND and WOODED LAND that is both level and sloping. This BUILDING SITE offers approx. 459 linear feet of Country Club Road 'frontage'! There is a vehicle gate on the front portion of this 5.22 ACRES (within the welded, metal fencing), near the 'for sale' sign on the Property. Whoever purchases this 5.22 ACRES will need to install a septic tank after contacting the local Health Department and after selecting a 'Designated Representative' (a D.R.) to perform the Soil Percolation Test and to design the septic system/prepare a plot plan for this 5.22 ACRES, according to the size home you intend to build (on it). And the Buyer will need to contact South Central Arkansas Electric Cooperative for NEW Electrical service --- and contact the Arkadelphia City Water Department and pay a 'Water Tap/Water Meter fee (the huge residence immediately North of this 5.22 Acres has Arkadelphia City Water). And, if you would like to have natural gas, you will need to call CenterPoint Energy and pay an 'install' price for NEW Natural Gas Service. There are COVENANTS/Deed Restrictions that will apply/restrict/govern 'what' minimum square footage of heated/cooled space can be 'site-built' on each of the FOUR PARCELS that this Property Owner is presently allowing Reeder Realty to market, 'For Sale'. Homes must be a minimum of 1,800 SQUARE FEET of HEATED/COOLED SPACE. Residences must be SITE BUILT. No Modular Homes, no Mobile Homes, no 'Tiny Houses' may be on any of these four Parcels/Building Sites --- not even for guests, immediate family members, or relatives. All buildings/'finished' structures must be SITE-BUILT. No RESIDENCE/SHOP combination can be the 'Principal Residence' (example: A metal shop building -or- vinyl-sided shop building with a residence inside it). Minimum double garage or double carport. Livestock are allowed in small number ONLY (5 or less of any type of animal). No pigs (except for '1' ONLY, IF DOMESTICATED, such as a 'pot belly'). No NOISE nuisances. Come by Reeder Realty office and ask for a copy of the SURVEY 'hand-out' of this Property Owner's FOUR, RESIDENTIAL, BUILDING SITES ranging from 4.16 ACRES for \$41,600. -to- 5.22 ACRES for \$52,200. --- BOTH on Country Club Road. And 7.58 ACRES for \$60,640. -to- an adjoining 6.03 ACRES with large POND and metal-sided, SHOP Building/Horse BARN combination for \$99,500. --- BOTH on Cedar Grove Road. If you would like to 'visit' about this Property, please call Wes Reeder, office 870-246-2406 -or- cell 870-210-1020. Or call Laura Schweinle, cell 417-860-4170 -or- home 501-865-6482.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
5.22 acre (lot size)
Built: Unknown year



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vip@assist2sell.com



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