

# 1.5 Acres Denton Ferry Road

Cotter, Ar 72626



**List Price:** \$44,000

**MLS#:** 1342038

**Beds:** 0

**Garage:** 0

**Subdivision:** N/A

**Type:** Land

**County:** Baxter

**School:** Cotter

## Description

You have arrived at your new 1.5 Acre slice of heaven off of Denton Ferry Road/Wheatstone Place in Cotter! Having trouble finding a flat, cleared lot that's large enough to stretch out, easy enough to access/maintain AND affordable enough to have plenty of margin for your future build? Well it's time to cast those troubles away and secure the land you've been dreaming of...this is it! Also just 3 minutes away from Wildcat Shoals Public access to put the boat in or do some trout fishing from the bank!

Property sold "AS-IS". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer including but not limited to square footage, acreage, utilities, taxes, permitting, condition, school zones, HOA's, etc. Buyers must first submit a Letter of Intent (LOI in documents section). Cash buyers must submit a Proof of Funds letter and Conventional buyers must submit a Pre-Approval letter in order to be considered.

## Property Details

Lot Size	1.50 Acres
Fencing	Partial
Listed By	GPS Realty