

# 11169 Arkansas 27

Danville, Ar 72833



**List Price:** \$41,000

**MLS#:** 1354656

**Beds:** 0

**Garage:** 0

**Subdivision:** None

**Type:** Land

**County:** Yell

**School:** Danville

## Description

Private 4.2-acre wooded parcel along State Highway 27 in the Arkansas River Valley with electric service and fiber optic internet utilities on site. Prelim perc test passed for septic system.

Two distinct buildable zones: a road-level access area with confirmed utilities and existing driveway apron off Hwy 27, and an elevated ridge site approximately 54 feet higher with sweeping views of the Arkansas River Valley and mountains to the east. Ideal for a mobile home, cabin, A-frame, tiny home, hillside retreat, or private getaway.

Outside city limits. No HOA, no restrictions, no FEMA flood zone. 8 minutes to Danville, 20 minutes to Russellville, 25 minutes to Lake Dardanelle.

Parcels like this — with electric, fiber optic, and a passed perc test already confirmed in a prime Arkansas River Valley location — are exceptionally hard to find at this price point. Inquire today

## Property Details

|           |                     |
|-----------|---------------------|
| Lot Size  | 4.20 Acres          |
| Fencing   | None                |
| Listed By | listwithfreedom.com |