

Address: 3030 Countness Road Friendship, AR

\$3,250,000.00

This gorgeous 505-acre property is located on the bank of the Ouachita River, just miles north of Arkadelphia. The property offers a variety of investment opportunities, with millions in natural resources and over two miles of river frontage with potential for development. An official survey of the property shows 470 acres to the riverbank, with approximately an extra thirty-five acres deeded to the center of the river. Will need survey to get exact number.

### **Natural Resources:**

- **Topsoil:** The seller has identified a 75-acre area of pastureland that contains an estimated \$5 million of topsoil when valuing it at \$7.00/yard and 5' deep. There is an additional 40-acre area that should also contain the same quality of topsoil estimated at over \$2 million.
- **Rock:** The value of the property's river rock is estimated to be \$1 million.

### **River Frontage:**

- The property contains over two miles of river frontage along the banks of the beautiful Ouachita River. The seller estimates that forty, one-acre tracts could be developed alongside a 1.2 mile stretch of the river.
- The demand for river frontage development in the area is high, with several small lots selling alongside the nearby Caddo River in the past year.
  - Two separate 1.3 acre lots were sold last fall for \$200k each.
  - A two-acre lot was sold in November 2023 for \$272k
  - Another 1.3-acre lot was sold last summer for \$299k.

## Improvements:

- The property contains a 1360 square foot one bedroom, one bath home with gorgeous all planed wood interior constructed using lumber from the property. The home has metal siding, as well as a metal roof. The HVAC is approximately four years old. The house features a beautiful 10x24 porch, large walk-in closet and a huge living area. Built in 1997.
- The property also contains a 40x50 shop including overhangs.

## Utilities:

- **Well Water:** There are two wells on the property. According to the sellers, both wells are extremely reliable, but the one that feeds the house can go dry in the summer months if not given a few hours to refill.
- **Public Water:** Public water is available across the river. You should be able to come off Caddo Valley Water or Hot Spring Water. The seller encourages all prospective buyers to confirm availability for themselves.
- Electricity is available on both ends of the farm.

## Amenities/Features:

- There is fencing for cattle.
- The property features an abundance of wildlife, including deer, turkeys, and other game/sport animals.
- The property features many beautiful hayfields
- Access to the property is provided by a private, meandering driveway that is more than a mile long.
- The property also contains two ponds and a creek.