

**Cane Creek Woods**  
Lebanon Rd  
Mcrae, AR 72102

**\$580,500**  
135± Acres  
White County





**Cane Creek Woods**  
**Mcrae, AR / White County**

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**SUMMARY**

**Address**

Lebanon Rd

**City, State Zip**

Mcrae, AR 72102

**County**

White County

**Type**

Recreational Land

**Latitude / Longitude**

35.095419 / -91.784422

**Acreage**

135

**Price**

\$580,500

**Property Website**

<https://habitatlandcompany.com/property/cane-creek-woods-white-arkansas/78808/>



## **Cane Creek Woods**

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#### **PROPERTY DESCRIPTION**

The Cane Creek Woods consist of 134.86 surveyed acres of prime recreational ground. This property offers a rare combination of trophy deer hunting, turkey, and waterfowl. This diverse property in close proximity to Searcy, Beebe, Cabot, and Little Rock not only offers an exceptional recreational tract but also a great investment for future development. A paved county road with both electric and water available, gated entry, and multiple building spots creates the perfect location to build your dream home or cabin. Maintained trails create easy access through the property and developed food plots with tower blinds and lock on stands have been strategically placed for deer hunting. Cane Creek is located near the back of this property and offers year round fishing and the opportunity to hunt waterfowl in the winter months especially when the creek floods out into the creek bottoms creating the possibility for green timber duck hunting. This property is an outdoor enthusiast dream with all that it has to offer and is a must see.

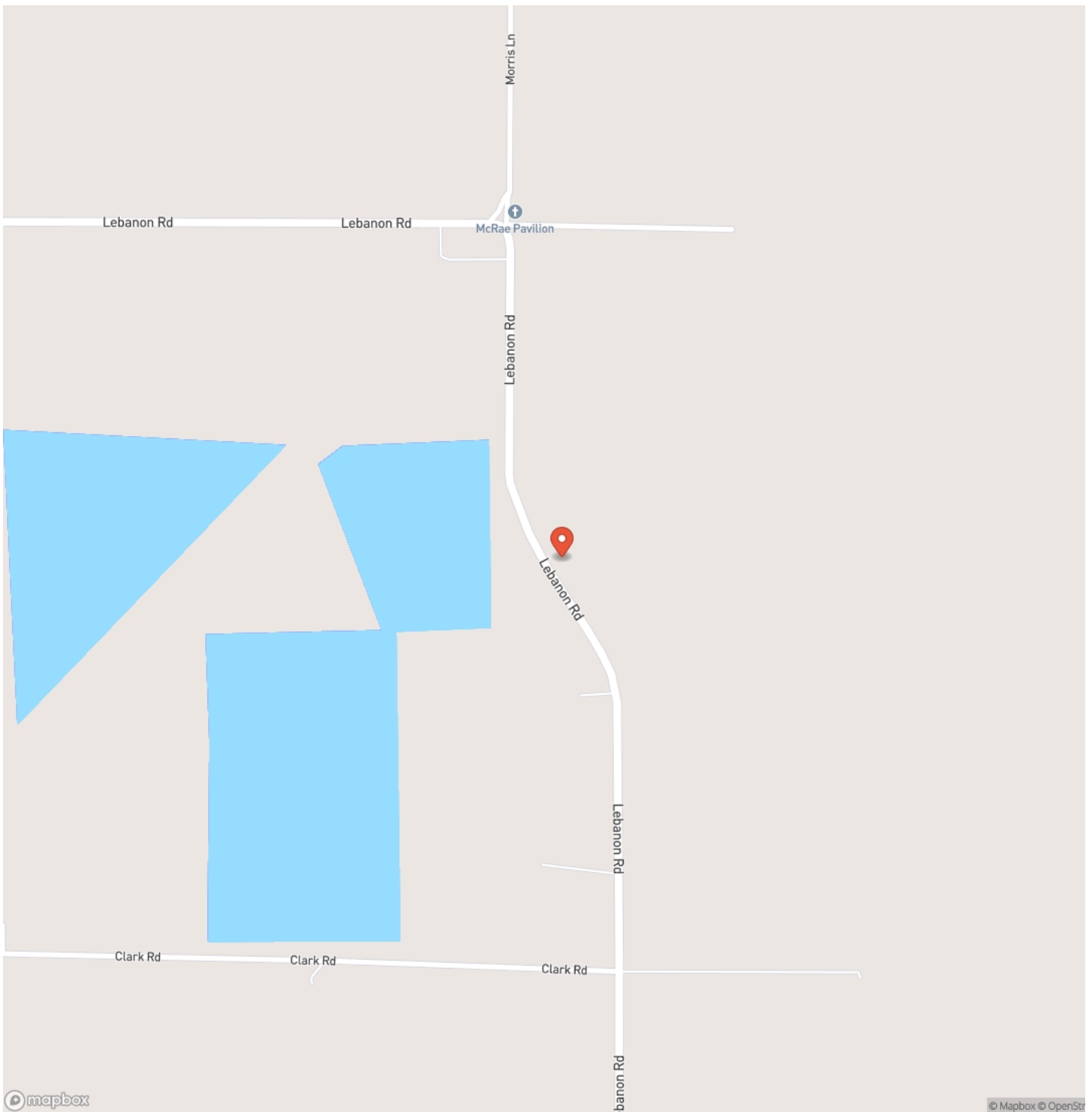




Cane Creek Woods  
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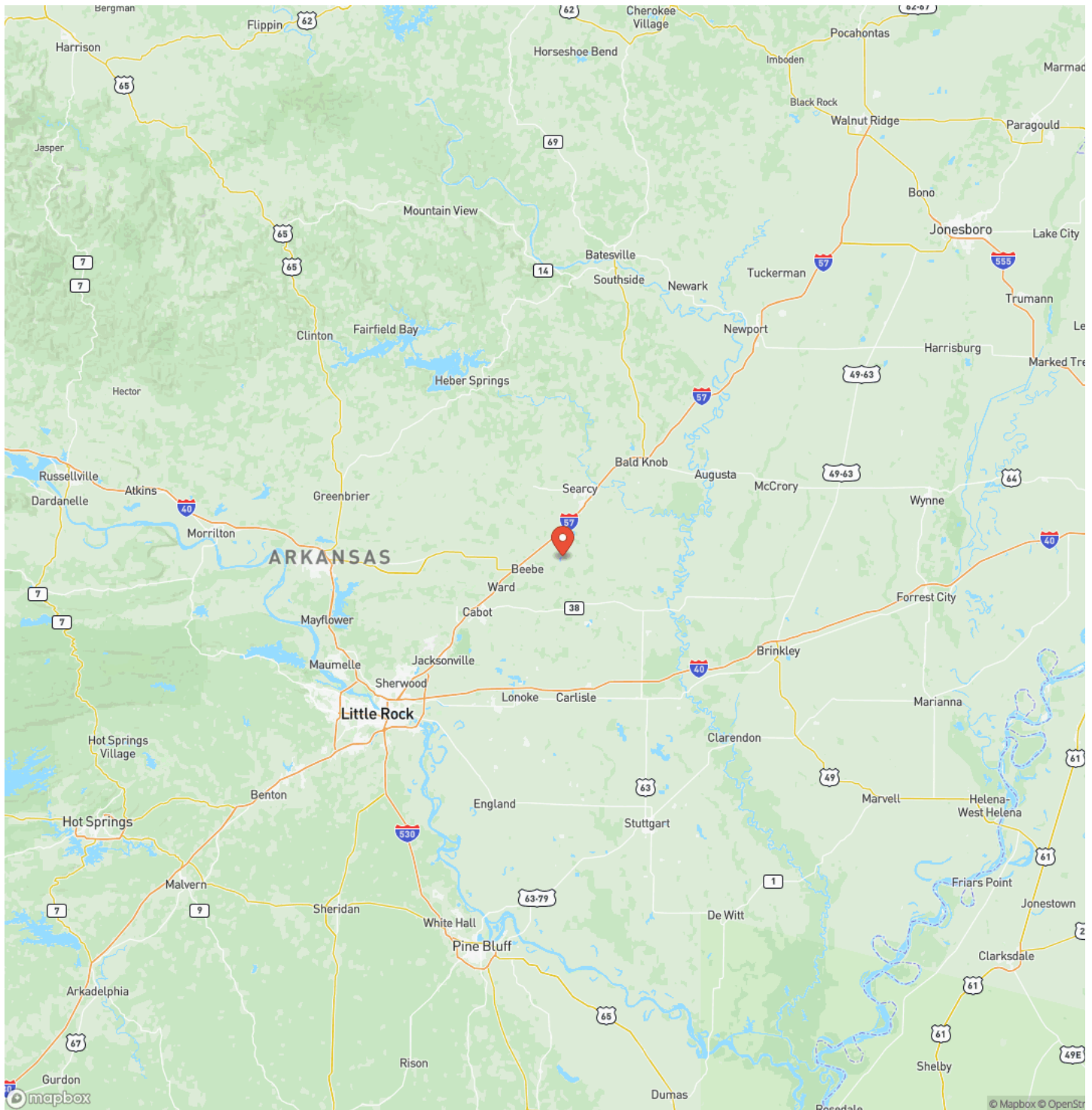


## Locator Map



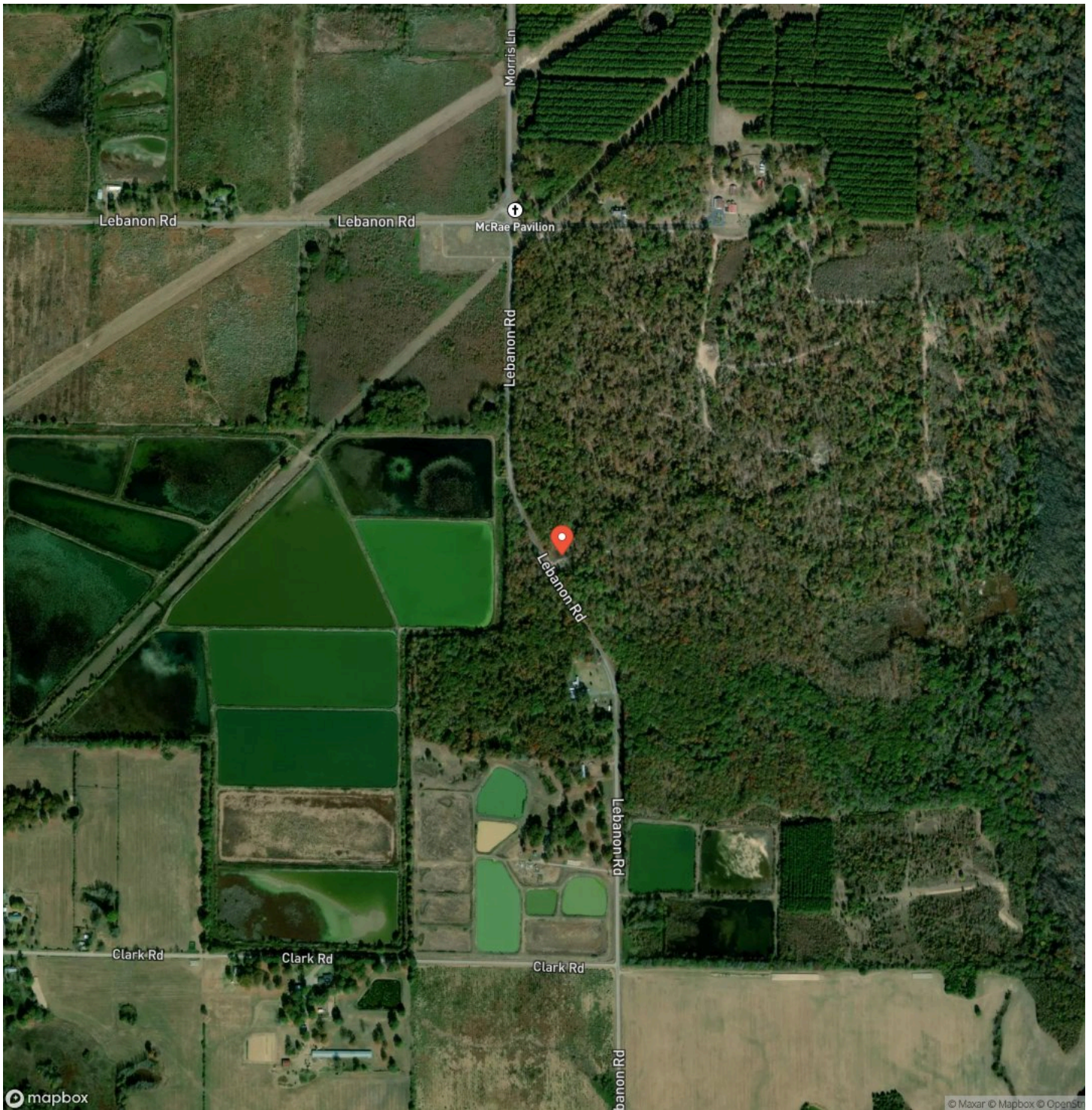


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mike Kingsbury

## Mobile

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## Office

(501) 339-6822

## Email

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### Address

418 E Booth

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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**<https://www.habitatlandcompany.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Habitat Land Company**  
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