

**The Durham Timber Tract on the Little  
Red  
Georgetown, AR 72143**

**\$633,000**  
211 +/- acres  
White County





## The Durham Timber Tract on the Little Red Georgetown, AR / White County

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### **SUMMARY**

**City, State Zip**

Georgetown, AR 72143

**County**

White County

**Type**

Hunting Land, Recreational Land, Riverfront,  
Timberland

**Latitude / Longitude**

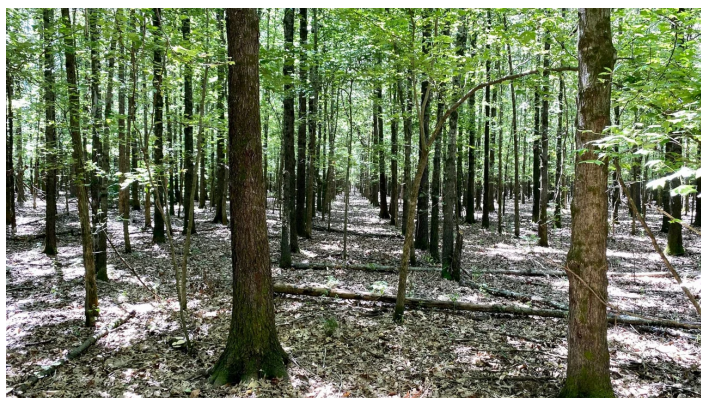
35.2001 / -91.55

**Acreage**

211

**Price**

\$633,000



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### **PROPERTY DESCRIPTION**

Introducing the Durham Timber Tract on the Little Red. This piece gets top marks on the scoresheet for recreational properties. Let's start with location, location, location...

It's situated on the Little Red River between West Point, AR and Georgetown, AR across the river from Bald Knob National Wildlife Refuge. It boasts approximately 3/4 mile river frontage and has a small oxbow like lake outside the levee that is replenished at times by the river. Inside the levee is a very mature CRP timber stand that has started producing acorns. It is currently enrolled in the program and comes with an annual payment to the new owners. The heart of the property has an old home place with a structure still standing. This portion is not in CRP and features very large oaks and other native species helping to break up the property. There is a good road system on the interior of the property that makes it nice getting around and doubles as shooting lanes. A shallow pond up near the NE part of the property has the remnants of a make shift duck blind hinting at what may be some waterfowl history. It wouldn't be hard to believe given its proximity to Bald Knob Refuge. Intercepting birds flying from the refuge to Raft Creek is a very real possibility. In addition to this small pond, water marks on the trees says that the property can get knee deep in the woods at times. The deer hunting on the Durham tract is as good as you would think. Being part of a huge timber stand and across the river from big timber means there is plenty of room for deer to live and get big.

If hunting and fishing is your thing, you're going to want to consider this one. Let us know if you would like to put your boots on this place and make it your own.





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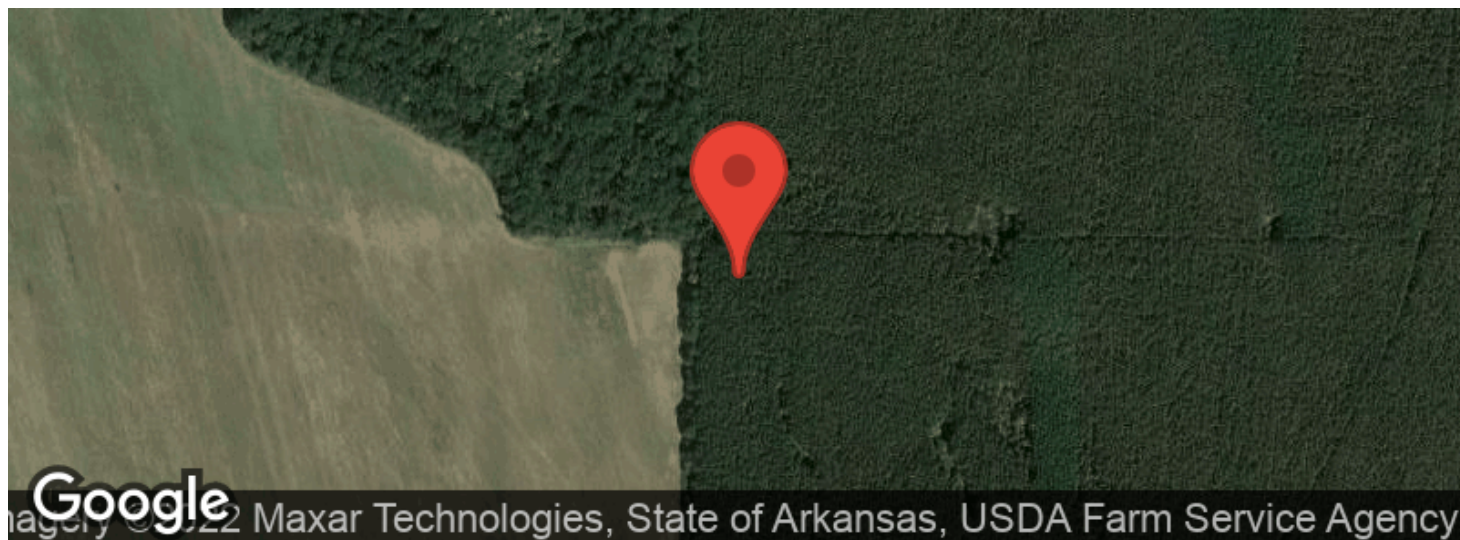


# Locator Maps





## Aerial Maps





The Durham Timber Tract on the Little Red  
Georgetown, AR / White County

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**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

Searcy, AR 72143

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**NOTES**

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## 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.





## **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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