

Fox Den 85
Fox Pen Road
El Paso, AR 72045

\$238,000
85 +/- acres
White County



Fox Den 85
El Paso, AR / White County

SUMMARY

Address

Fox Pen Road

City, State Zip

El Paso, AR 72045

County

White County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.1657 / -92.0379

Acreage

85

Price

\$238,000

Property Website

<https://habitatlandcompany.com/property/fox-den-85-white-arkansas/11926/>



PROPERTY DESCRIPTION

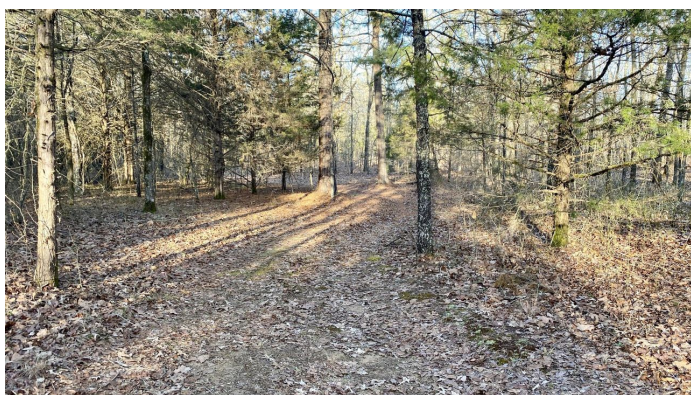
Highway 5 between Cabot and Rosebud, AR is a nice drive to take if you'd like to see some beautiful countryside. You'll see a mix of rolling hills, pasture populated with livestock and some beautiful timber ground as well. Just east of that scenic stretch of highway and north of El Paso, lies 85 acres m/l off of Fox Den Road. It's really a nice short drive in from highway 5 on a well maintained gravel road that leads to the heart of the property. Water and power are both easily accessible along the road frontage. In fact, there is even an old home place just off the road. The ivy covered trees shelter the stone and tin remnants that remain. It would be a great spot for another home or cabin without disturbing the wildlife.

There is a strong population of deer and turkey on the property and it's easy to see why. Along with the large neighboring tracts managing the wildlife, this acreage has a nice blend of bedding/thermal cover, mast producing hardwoods, water and subtle topography change and features that promote wildlife residency. That diversity adds to the visual appeal of the property as you cruise around the trail system.

Fox Den 85 has some great attributes, neighbors and is situated in a highly desirable area. Come take a tour with us.



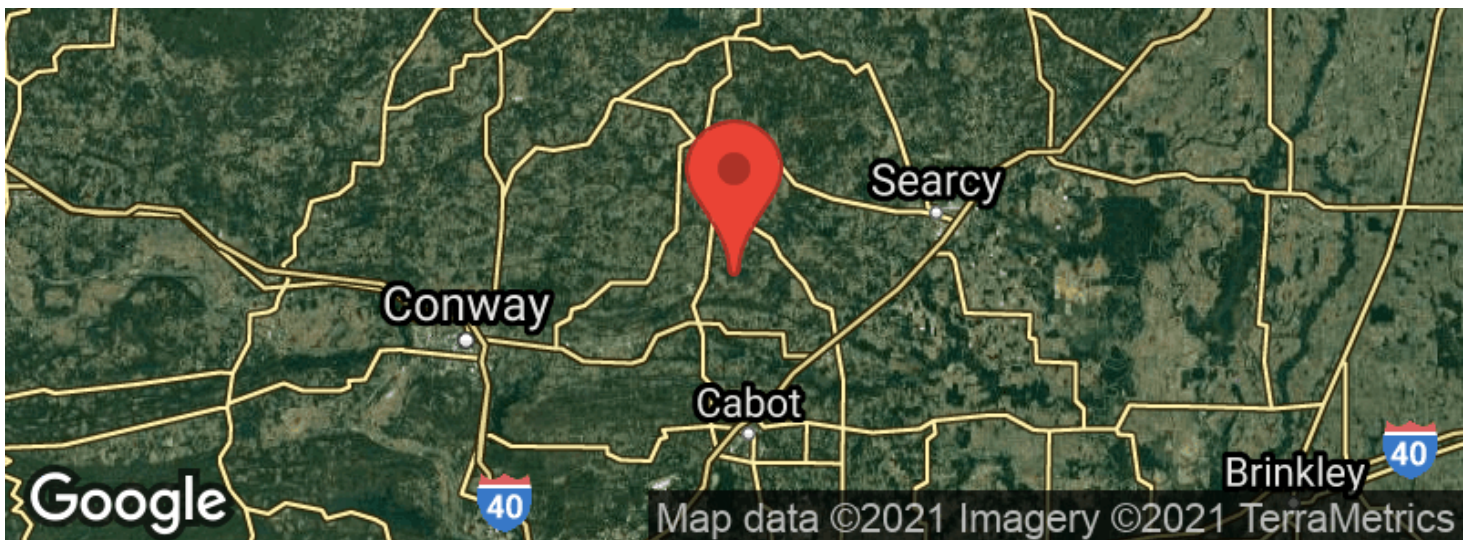
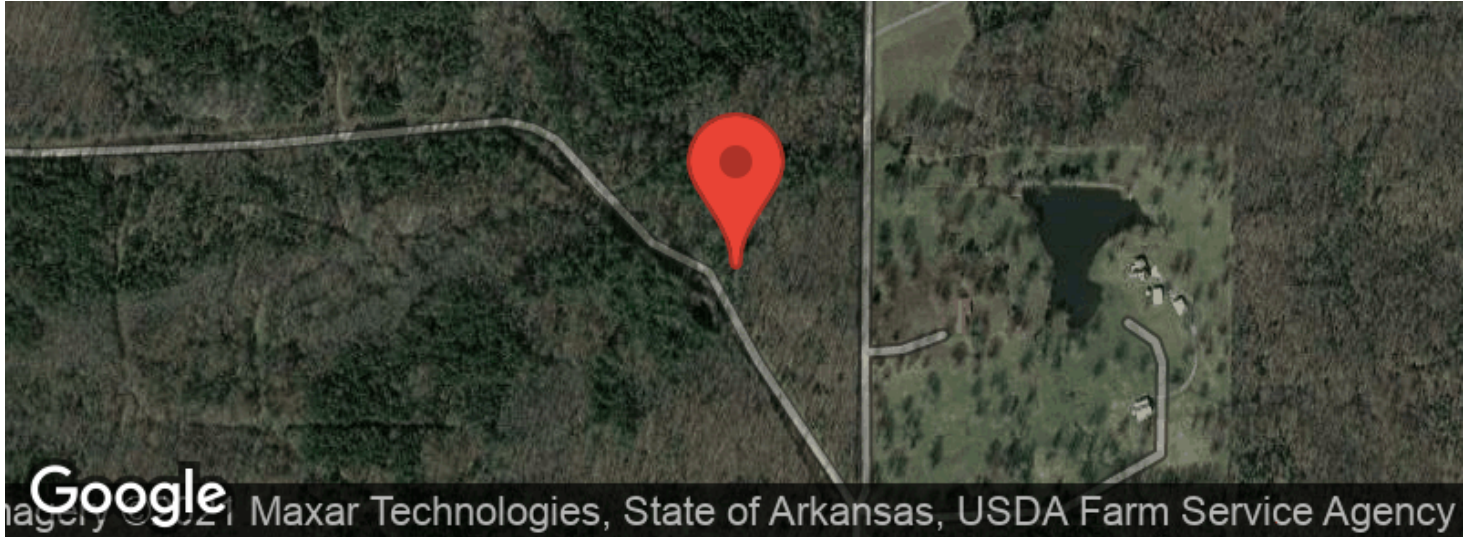
Fox Den 85
El Paso, AR / White County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

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NOTES



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DISCLAIMERS

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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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