

**Black Creek Farm on the Little Red**  
**Searcy, AR 72143**

**\$1,395,000**  
**194 +/- acres**  
**White County**



## Black Creek Farm on the Little Red Searcy, AR / White County

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### **SUMMARY**

**City, State Zip**

Searcy, AR 72143

**County**

White County

**Type**

Farms

**Latitude / Longitude**

35.2513 / -91.6653

**Acreage**

194

**Price**

\$1,395,000

**Property Website**

<https://habitatlandcompany.com/property/black-creek-farm-on-the-little-red-white-arkansas/22068>





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### **PROPERTY DESCRIPTION**

Unique opportunity doesn't fully or adequately describe this river front property in White County, Arkansas. The northern boundary is right at a half mile and is defined by the Little Red River and the eastern boundary plays host to a meandering waterway called Black Creek. Two ponds complete the water trifecta giving the property the rare distinction of having river, creek and pond all in one tract.

The place is put together like a park. Large oaks decorate the well groomed pastures and roads and a more significant stand of trees grows on the east side by Black Creek. The pasture is fenced and ready for livestock.

Over 30 concrete pads and utility hook ups, along with several structures, are available to rent offering what could be substantial income. They are all located near the west and north boundary leaving you full, unrestricted use of the core of the property. The setting, as mentioned, is so appealing that marketing the spots to the RV community should be a breeze.

Location is prime as its just on the outskirts of Searcy and all the amenities you could want. Come check it out. It's easy to tour and one great piece of property.



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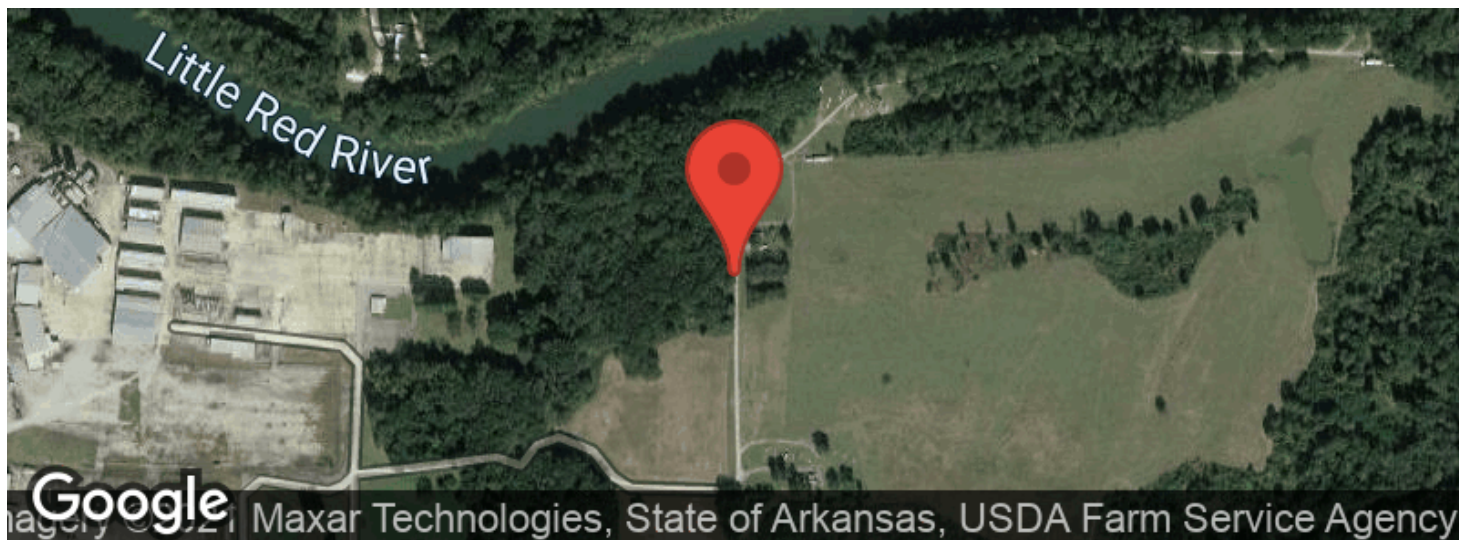


## Locator Maps





## Aerial Maps



**Black Creek Farm on the Little Red  
Searcy, 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 extend 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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