

Bayou Bartholomew Cutover
9489 Princeton Pike
White Hall, AR 71602

\$870,000
580± Acres
Jefferson County



Bayou Bartholomew Cutover White Hall, AR / Jefferson County

SUMMARY

Address

9489 Princeton Pike

City, State Zip

White Hall, AR 71602

County

Jefferson County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.246731 / -92.141008

Acreage

580

Price

\$870,000

Property Website

<https://habitatlandcompany.com/property/bayou-bartholomew-cutover-jefferson-arkansas/77424/>



Bayou Bartholomew Cutover

White Hall, AR / Jefferson County

PROPERTY DESCRIPTION

Price Improvement - Bayou Bartholomew Cutover. This 580 acre +/- recent clear cut timber tract is located in Jefferson County, AR just west of White Hall & Pine Bluff. With frontage on both Princeton Pike (southern access) and Curley Dr. (western access), the property has great access depending what part of the property you intend on using for that day. With the timber harvest (2022), there's miles of logging roads and trails littered throughout the property...whether you decide to use them to navigate from A to B, or use them for a shooting lanes. While on the property, I came across tons of deer and turkey tracks. As seen in the aerial photos, both timber along the banks of Bayou Bartholomew as well as some scattered young pine still stands on the property. Plenty of roost turkey trees! This one is a great hunting tract that will only improve as the natural regeneration continues to grow back up. One could look at it as a blank canvas for manipulation (roads, food plots, etc.) during the early stages, or decide to plant it back in pine plantation.

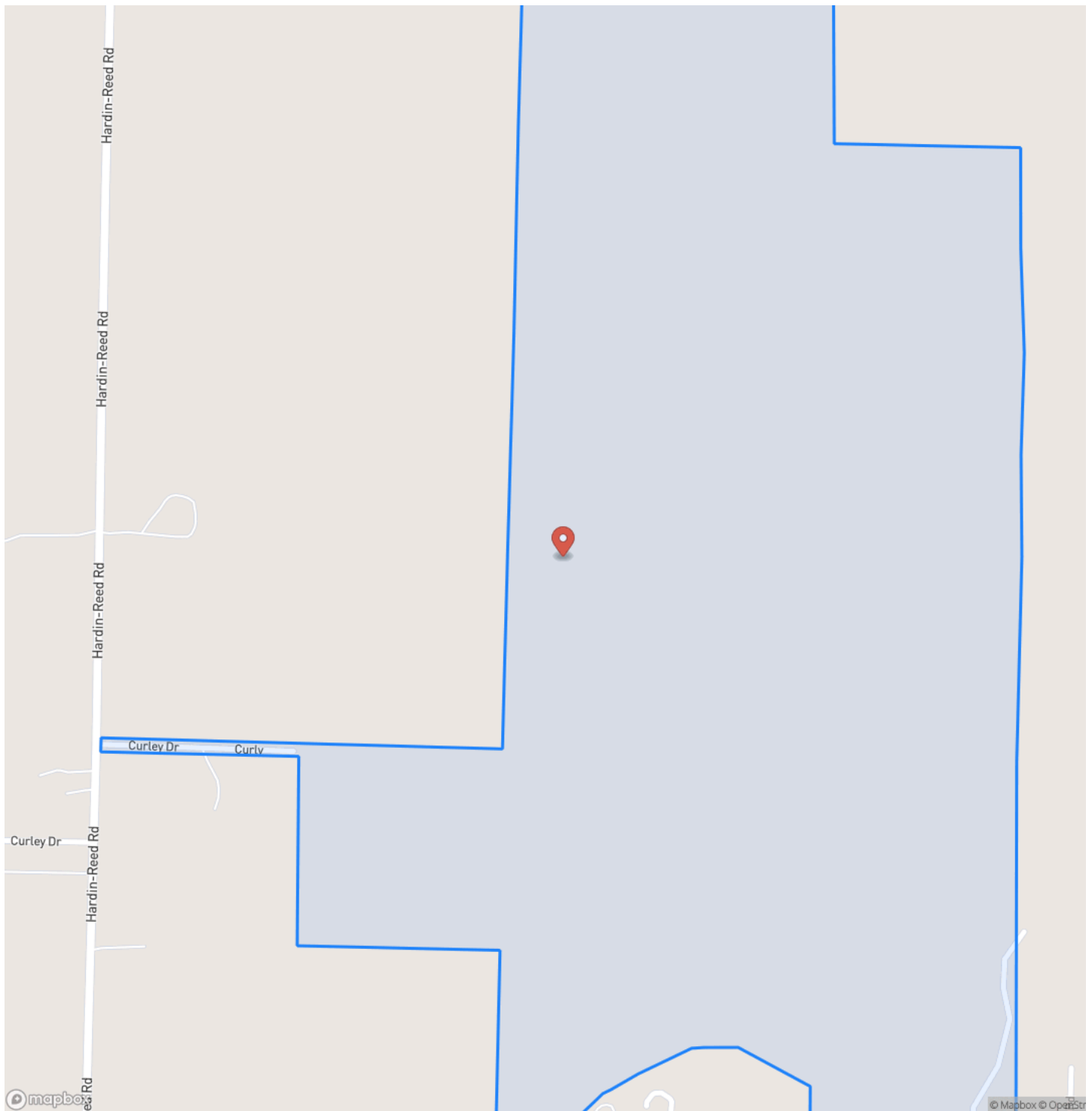
Also shown are pictures I took on my first visit in August to give an idea of the amount of browse and bedding this property offers to deer, turkey, and other critters using the property. Take advantage of the opportunity to decide the fate of what this one looks like in the years to come...you'll be glad you did!



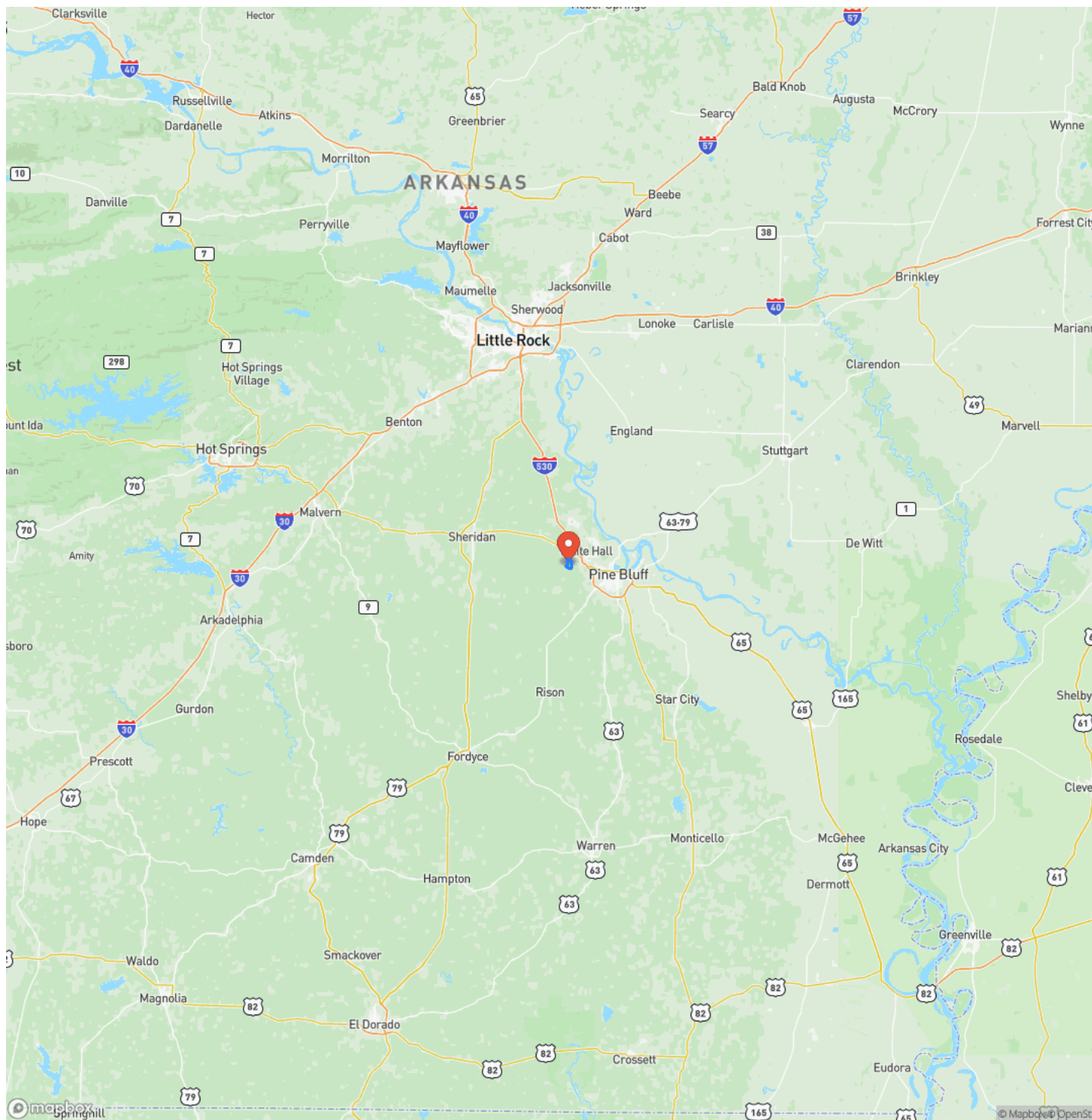
Bayou Bartholomew Cutover
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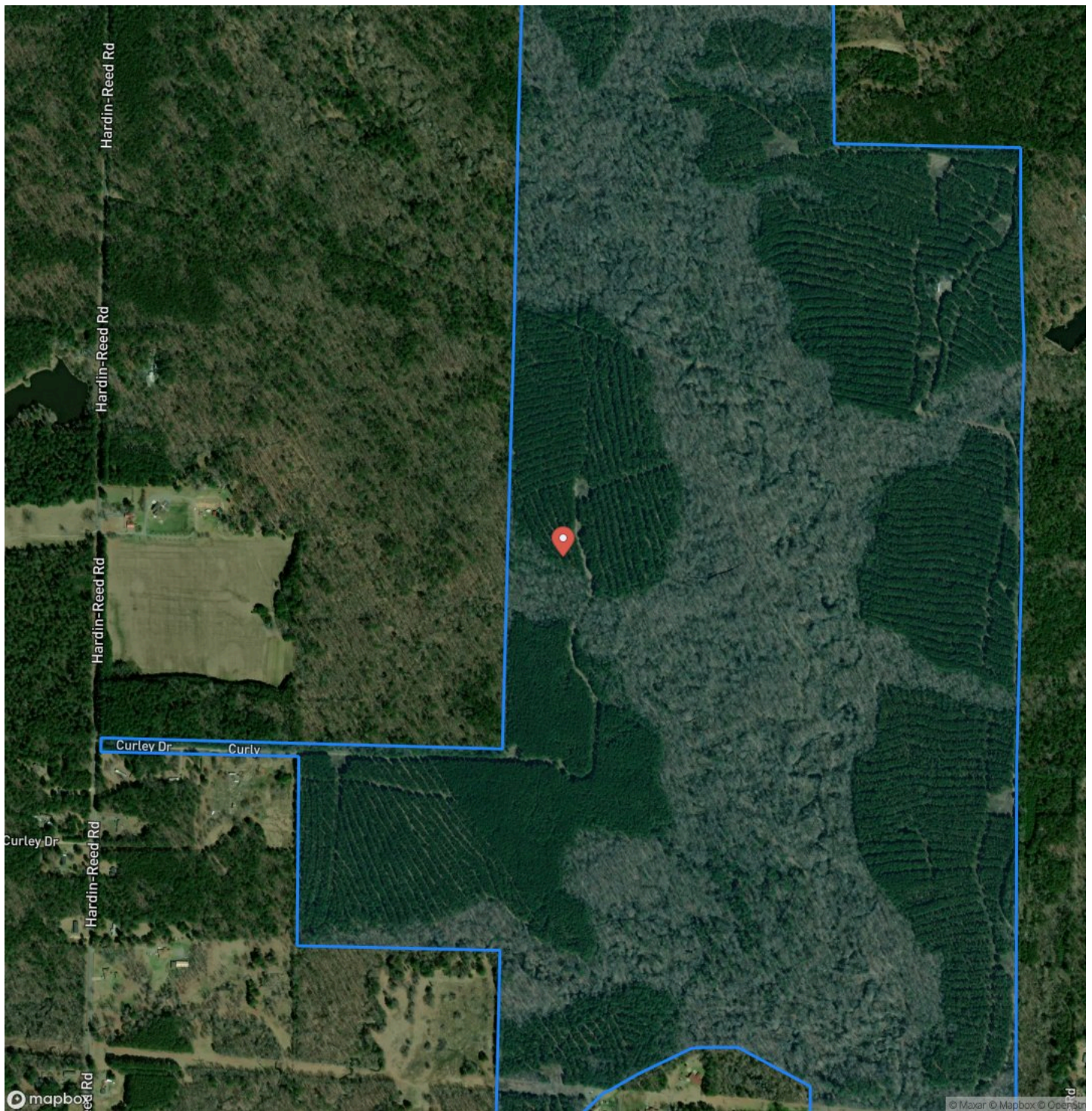
Locator Map



Locator Map



Satellite Map



Bayou Bartholomew Cutover

White Hall, AR / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Hardin

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Email

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Address

City / State / Zip

NOTES

[illegible]

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.



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

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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