

**Brier Creek Cattle Farm**  
688 Hwy 124  
Pangburn, AR 72121

**\$425,000**  
159.690 +/- acres  
White County



**Brier Creek Cattle Farm**  
**Pangburn, AR / White County**

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**SUMMARY**

**Address**

688 Hwy 124

**City, State Zip**

Pangburn, AR 72121

**County**

White County

**Type**

Farms, Hunting Land, Ranches, Recreational Land,  
Timberland, Horse Property

**Latitude / Longitude**

35.4309 / -91.7685

**Taxes (Annually)**

361

**Acreage**

159.690

**Price**

\$425,000

**Property Website**

<https://habitatlandcompany.com/property/brier-creek-cattle-farm-white-arkansas/23143>



## **PROPERTY DESCRIPTION**

Brier Creek Cattle Farm is a turn key cattle operation with great paved access off of Hwy 124 just east of Pangburn in Northwest White Co. It has a dynamic combination of improved pasture, ponds, and a very convenient fencing system. The central location of a fenced alleyway acts as a long narrow pinch that was implemented to maneuver cattle easily from any of the pastures directly to the front corral. There's a gas pad located inside the property that is beneficial in offering a hard road base as well as a place to park equipment and/or storing hay on high & dry ground. Rural water runs along the northern boundary of the property and power enters in the far SE portion of the property.

This property doesn't just shine as a livestock farm. The location and it's surrounding provide an abundance of deer and turkey. There are approximately 15 acres of timber in the southern portion of the property containing a mix of cedar and mast producing trees that offer both bedding and food source for the wildlife. In addition to watering the herd and wildlife, the stocked ponds offer the ability to catch a few crappie, bass, or catfish on a hot summer day. Give us a call and lets go check it out!



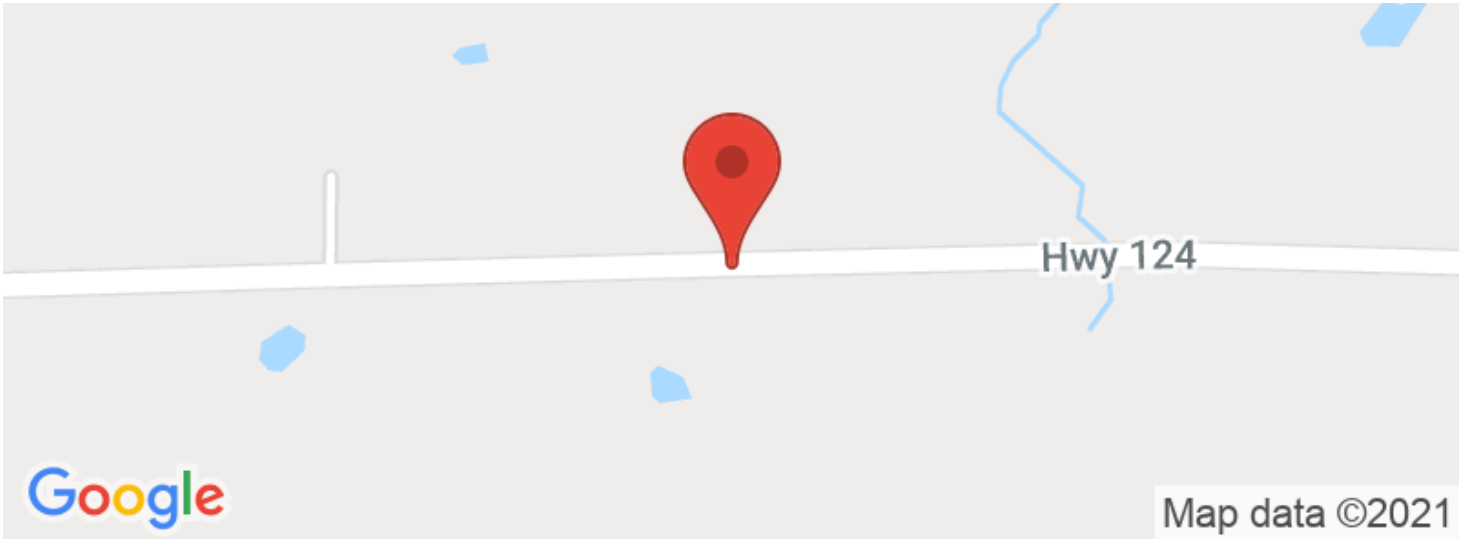


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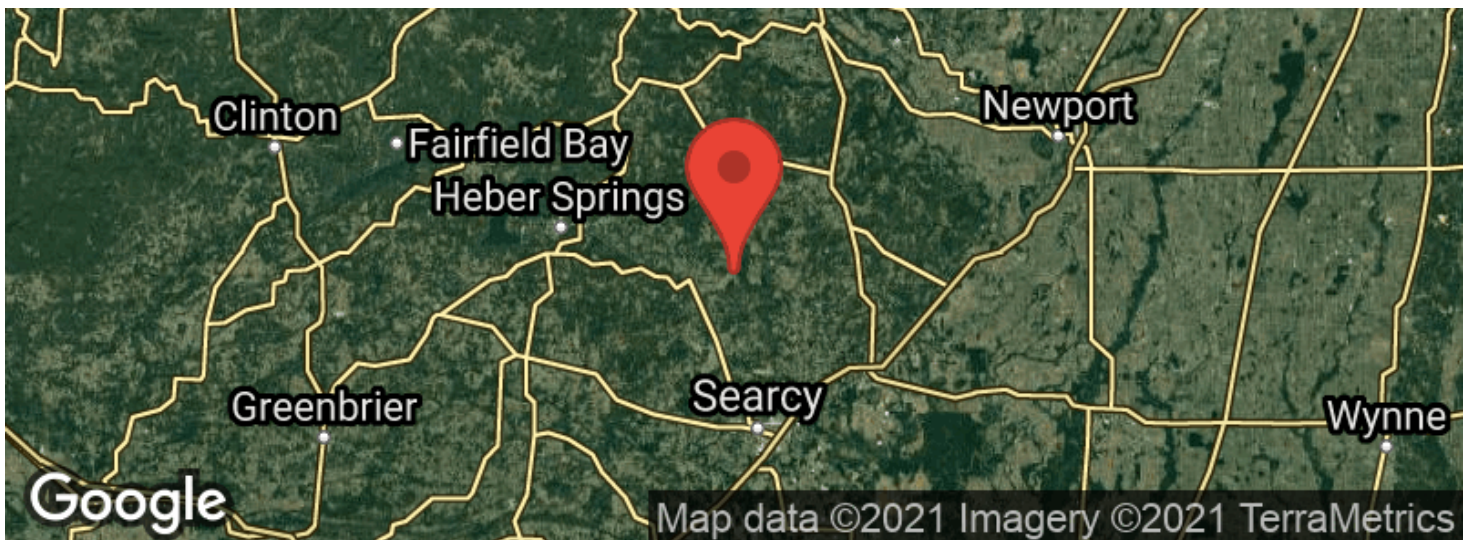
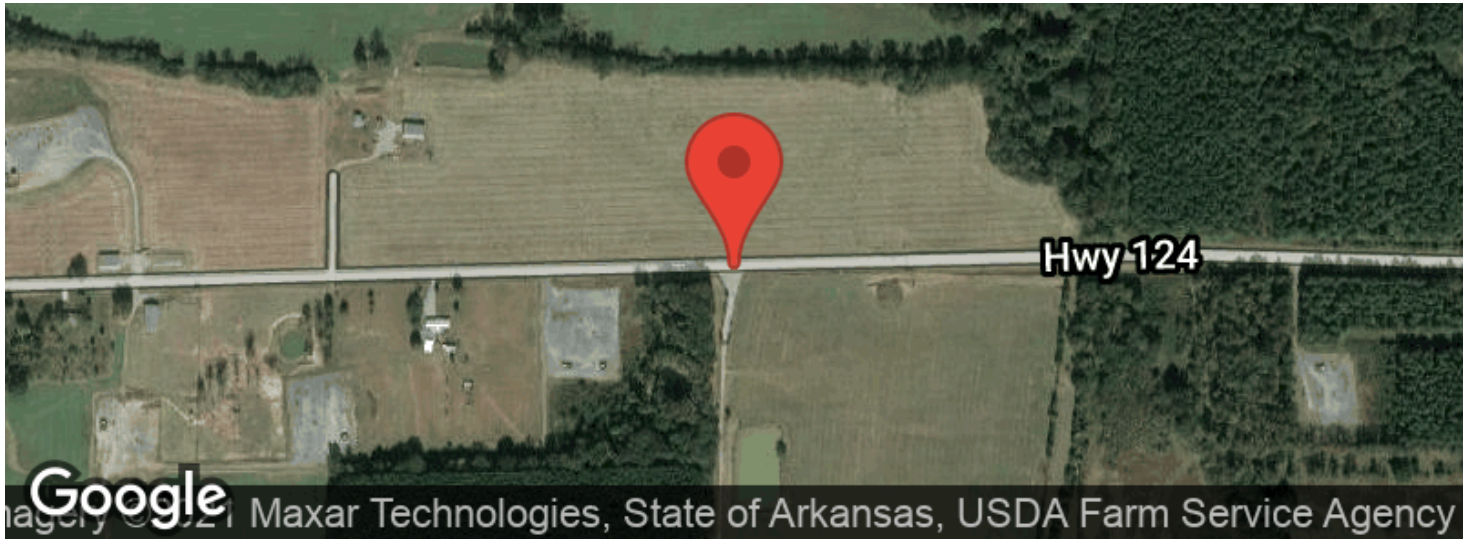


# Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

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**Email**

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**Address**

118 Meadowview Circle

**City / State / Zip**

Judsonia, AR 72081

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**NOTES**

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## **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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