

Alder Creek 160
Deeded easement access via Lillie Ln.
Pleasant Grove, AR 72567

\$249,600
160± Acres
Stone County



Alder Creek 160
Pleasant Grove, AR / Stone County

SUMMARY

Address

Deeded easement access via Lillie Ln.

City, State Zip

Pleasant Grove, AR 72567

County

Stone County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.823339 / -91.887485

Taxes (Annually)

165

Acreage

160

Price

\$249,600

Property Website

<https://habitatlandcompany.com/property/alder-creek-160-stone-arkansas/30635>



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PROPERTY DESCRIPTION

Price improvement! The Alder Creek timber tract is a recreational property in Stone County, AR near the White River. Its' 160+/- acres are protected by a gated deeded easement. The easement is a nice rural trail with views and scenery that prepare you for the sanctuary feel the property. Being on the fringe of the Ozarks, this property does have some roll but not enough to keep you from accessing all the property. The highest elevations are blanketed with Pines that were planted nearly 20 years ago. They are growing well and the density providing a lot of cover for the deer. The slopes and Alder Creek bottom have a strong population of mature oaks producing mast for the turkey and whitetail. When you enter the property on the northwest there is a really good spot with a view of the White River valley for a off grid cabin, camper or tent that would be very minimal disturbance to the wildlife. A convenient concrete launch into the river is just a mile or so before the turn off into the property, giving you access to some beautiful trout water. This Alder Creek tract is extremely private connects with a vast amount of timbered hills and is positioned perfectly to be a hub for enjoying the outdoors.



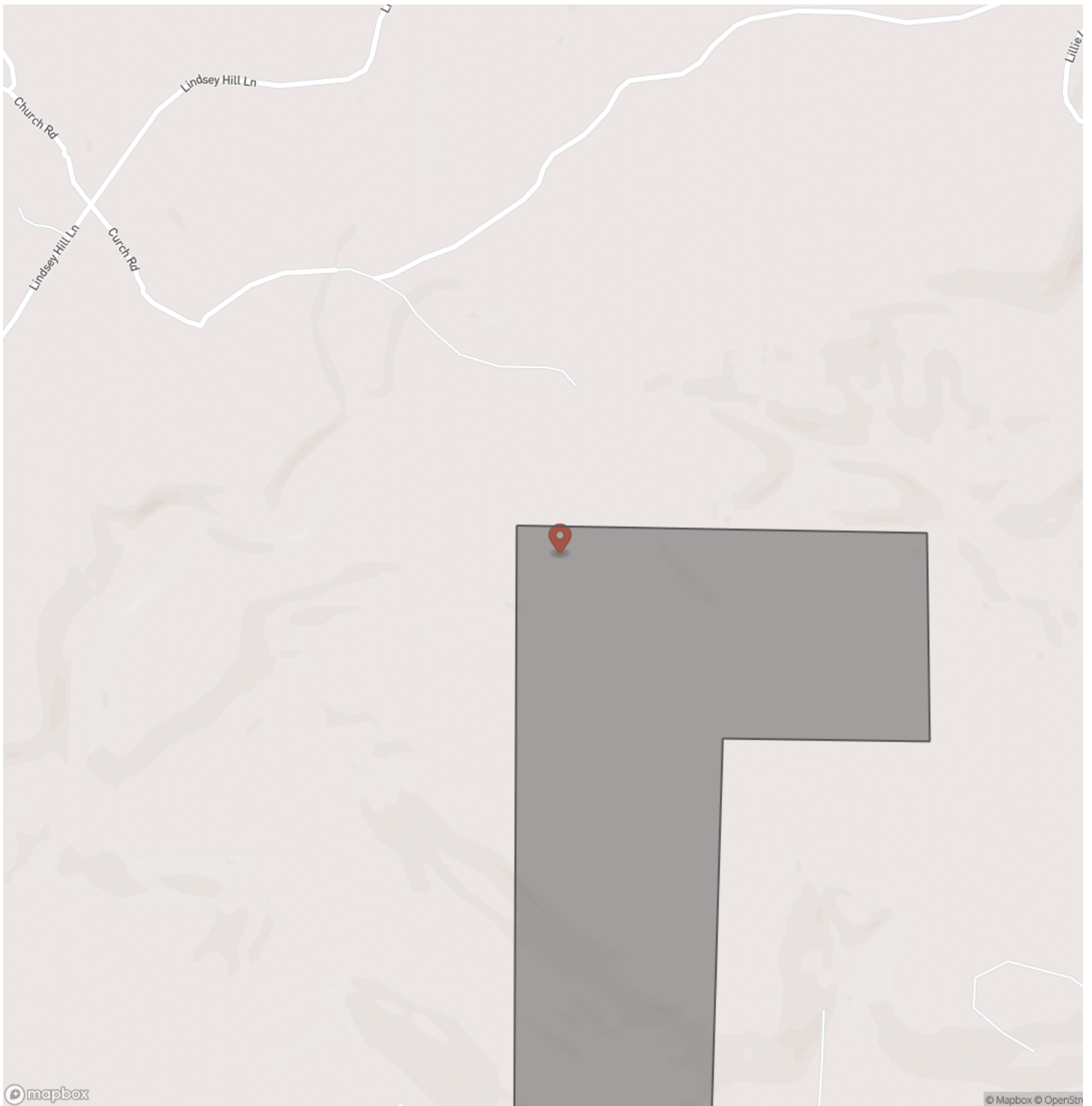
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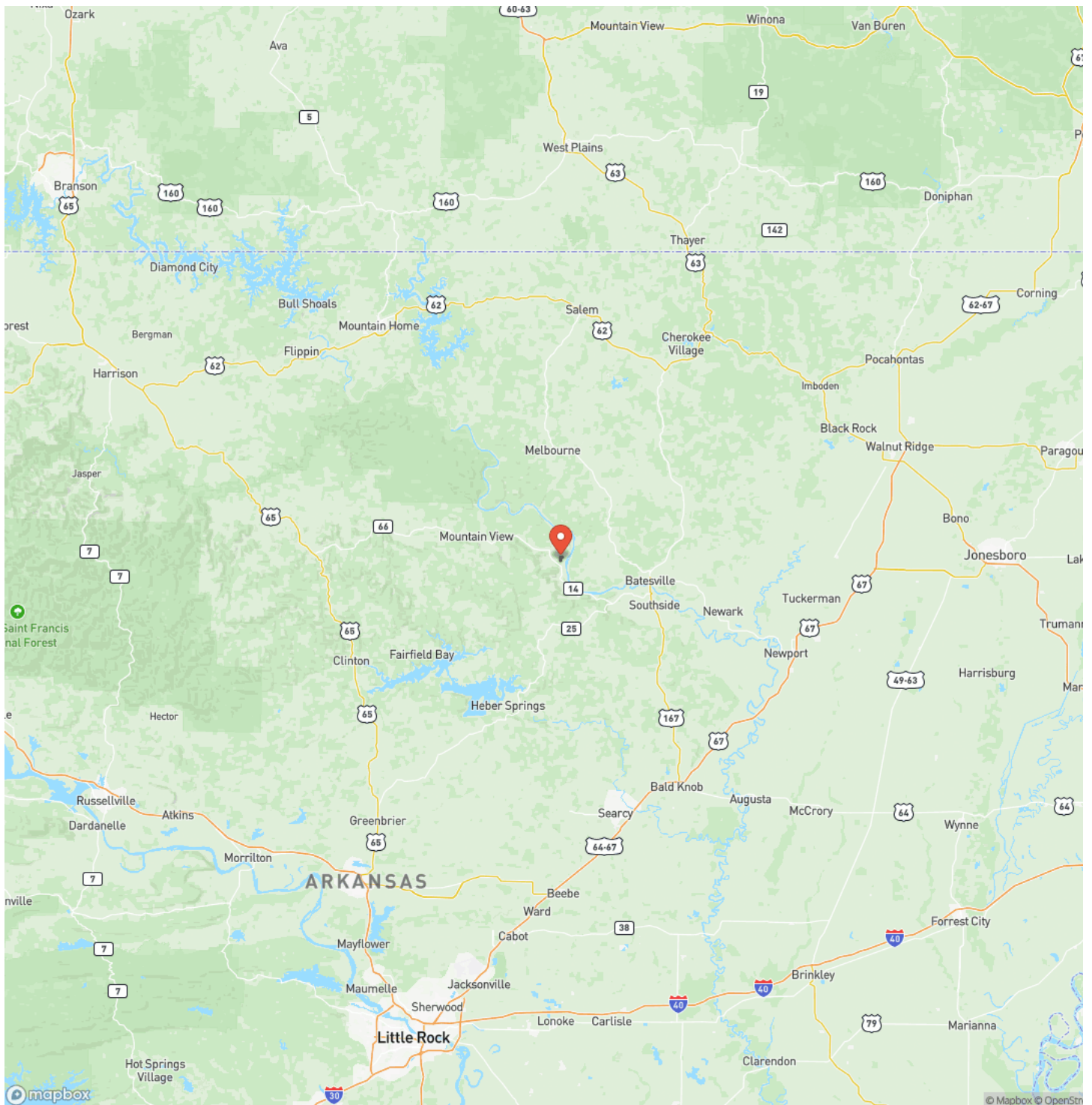
MORE INFO ONLINE:

<https://www.habitatlandcompany.com>

Locator Map



Locator Map



Satellite Map



Alder Creek 160
Pleasant Grove, AR / Stone County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Bald Knob, AR 72010

NOTES

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MORE INFO ONLINE:

<https://www.habitatlandcompany.com>

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<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 relation 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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