

Bradford Bottoms 86
000 easement access
Bradford, AR 72020

\$249,900
86 +/- acres
White County



Bradford Bottoms 86
Bradford, AR / White County

SUMMARY

Address

000 easement access

City, State Zip

Bradford, AR 72020

County

White County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.3953 / -91.4437

Acreage

86

Price

\$249,900

Property Website

<https://habitatlandcompany.com/property/bradford-bottoms-86-white-arkansas/12335>



PROPERTY DESCRIPTION

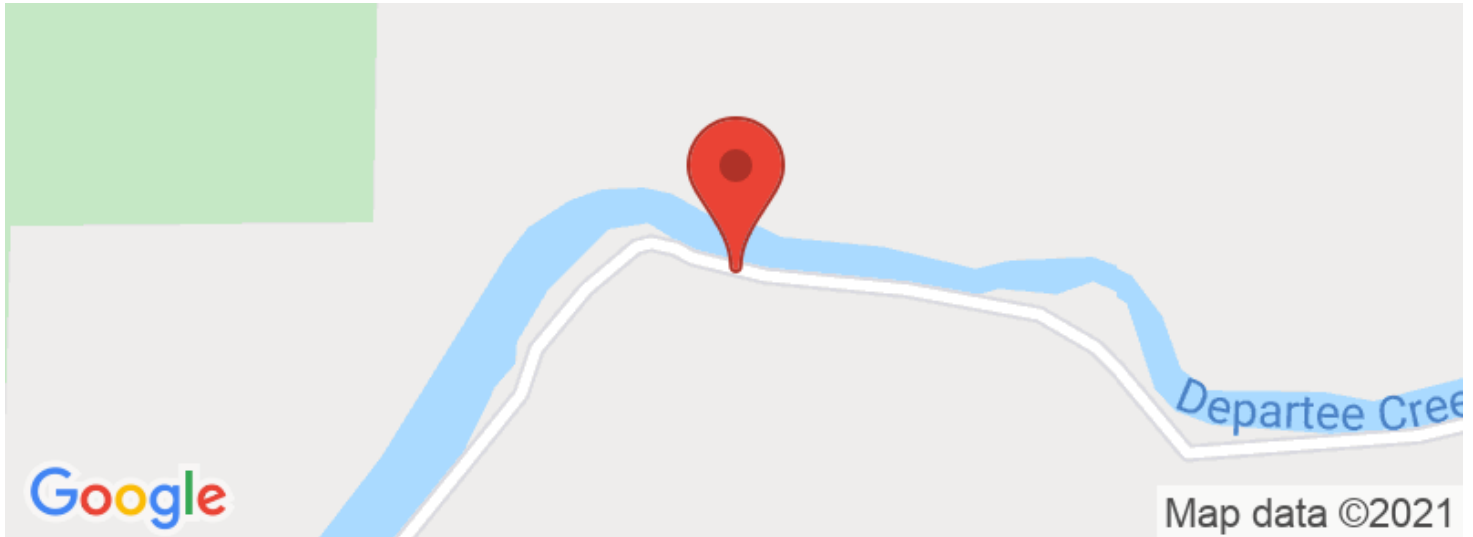
There's a lot of good duck hunting in the Bradford Bottoms but not a lot of tracts available for purchase. We are proud to bring this one to market and already excited for it's future owner. It has a history of being leased with water guaranteed but , as a bonus, the White River also floods the property. It's currently enrolled in WRP but this one has an expiration date and will allow you to further modify and develop the property in the future. Upon visiting the land we saw quite a few birds and we are confident with it's location there are also some pretty good whitetails that use the place as well. If you've looked any at all you know opportunities to hunt ducks under \$250,000 is pretty rare. Bring your waders and let's take a look around and see if this is the right place for you.



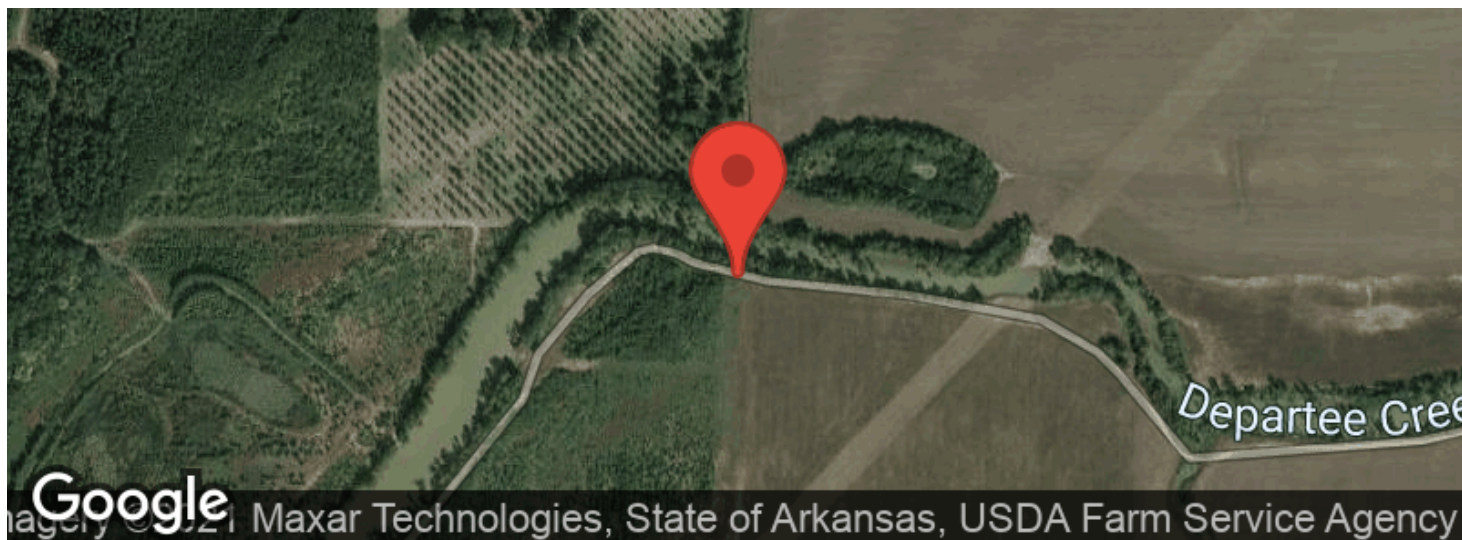
Bradford Bottoms 86
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Locator Maps



Aerial Maps



Bradford Bottoms 86
Bradford, AR / White County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Hardin

Mobile

(870) 512-9298

Email

will@habitatlandcompany.com

Address

118 Meadowview Circle

City / State / Zip

Judsonia, AR, 72081

NOTES



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.



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.



Habitat Land Company
403 Llama Drive
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

