

**Whippoorwill Branch**  
**Pleasant Plains, AR 72020**

**\$375,000**  
**177.230 +/- acres**  
**Jackson County**





# Whippoorwill Branch

## Pleasant Plains, AR / Jackson County

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### SUMMARY

**City, State Zip**

Pleasant Plains, AR 72020

**County**

Jackson County

**Type**

Hunting Land, Residential Property, Undeveloped Land

**Latitude / Longitude**

35.4564 / -91.5648

**Acreage**

177.230

**Price**

\$375,000

**Property Website**

<https://habitatlandcompany.com/property/whippoorwill-branch-jackson-arkansas/24230>



## **PROPERTY DESCRIPTION**

Turn key property with outstanding access just off of Hwy. 167. The well maintained all-weather gravel road leads to the gated entrance. This property is absolutely loaded with deer and turkey. (See pictures.) 3 Redneck Blinds are already in place and located on 3 strategically located food plots throughout the property. This property is bordered by hundreds of acres of timber increasing the hunting potential. There's a rail car storage in place, and the following equipment is negotiable with the sale. -John Deer 3038 tractor with low hours that includes a disc, mower, and tiller. -UTV as well.

This property also boasts several nice locations with vista views for a house as well.



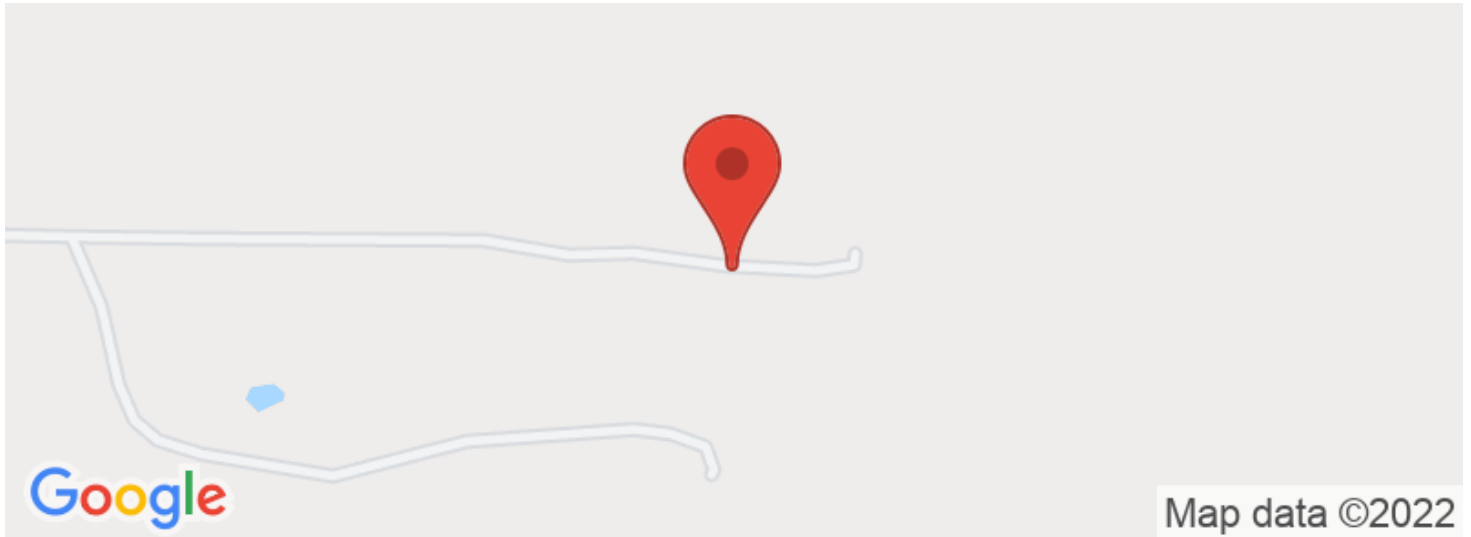


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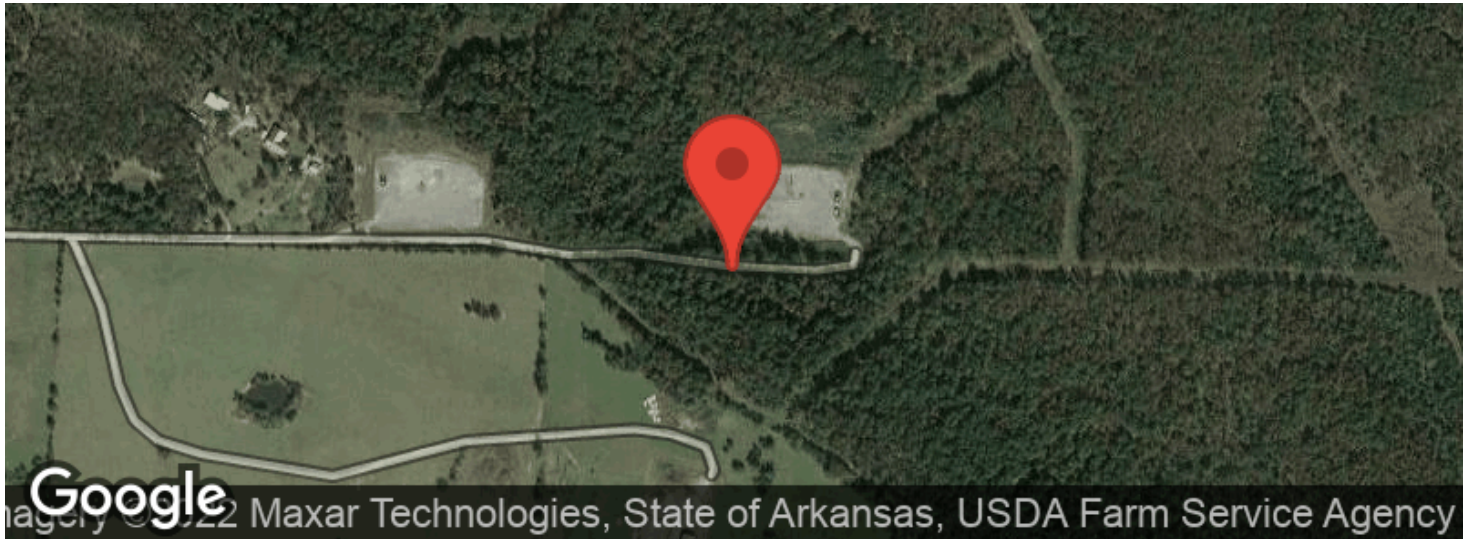




## Locator Maps



## Aerial Maps





**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 run across the width of the page. There are no margins, text, or other markings on the paper.





## **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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