

The Pines on the Little Red: Lot #30  
000 Old River Road  
Pangburn, AR 72121

**\$39,000**  
3.610± Acres  
Cleburne County





**The Pines on the Little Red: Lot #30**  
**Pangburn, AR / Cleburne County**

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**SUMMARY**

**Address**

000 Old River Road

**City, State Zip**

Pangburn, AR 72121

**County**

Cleburne County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

35.45243 / -91.819758

**Dwelling Square Feet**

0

**Acreage**

3.610

**Price**

\$39,000

**Property Website**

<https://habitatlandcompany.com/property/the-pines-on-the-little-red-lot-30-cleburne-arkansas/79136/>



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**PROPERTY DESCRIPTION**

Lot #30 in The Pines on The Little Red. Affordable lot in a beautiful setting with private boat launch access! Located just north of Pangburn and just south of Heber Springs, this is a perfect, affordable location for rural living. Access to a private, gated boat launch that's 3.2 miles upriver from Ramsey's Access, and 2.6 miles downriver from Dripping Springs Access. Don't overlook the small parcel size for opportunities to view wildlife too. There is an abundance of wildlife on this property. If you're looking for privacy and the tranquility of the outdoors, this property is well suited for you. A mature pine buffer on the north, and tucked away off of a county road, this property is a peaceful getaway. Conveniently located just outside of Pangburn, and minutes from Heber Springs, this property is in an outstanding location. The country life with the amenities of town just a few miles down the road. The Dam Site Boat Launch on Greers Ferry Lake is just 15 miles to the north.





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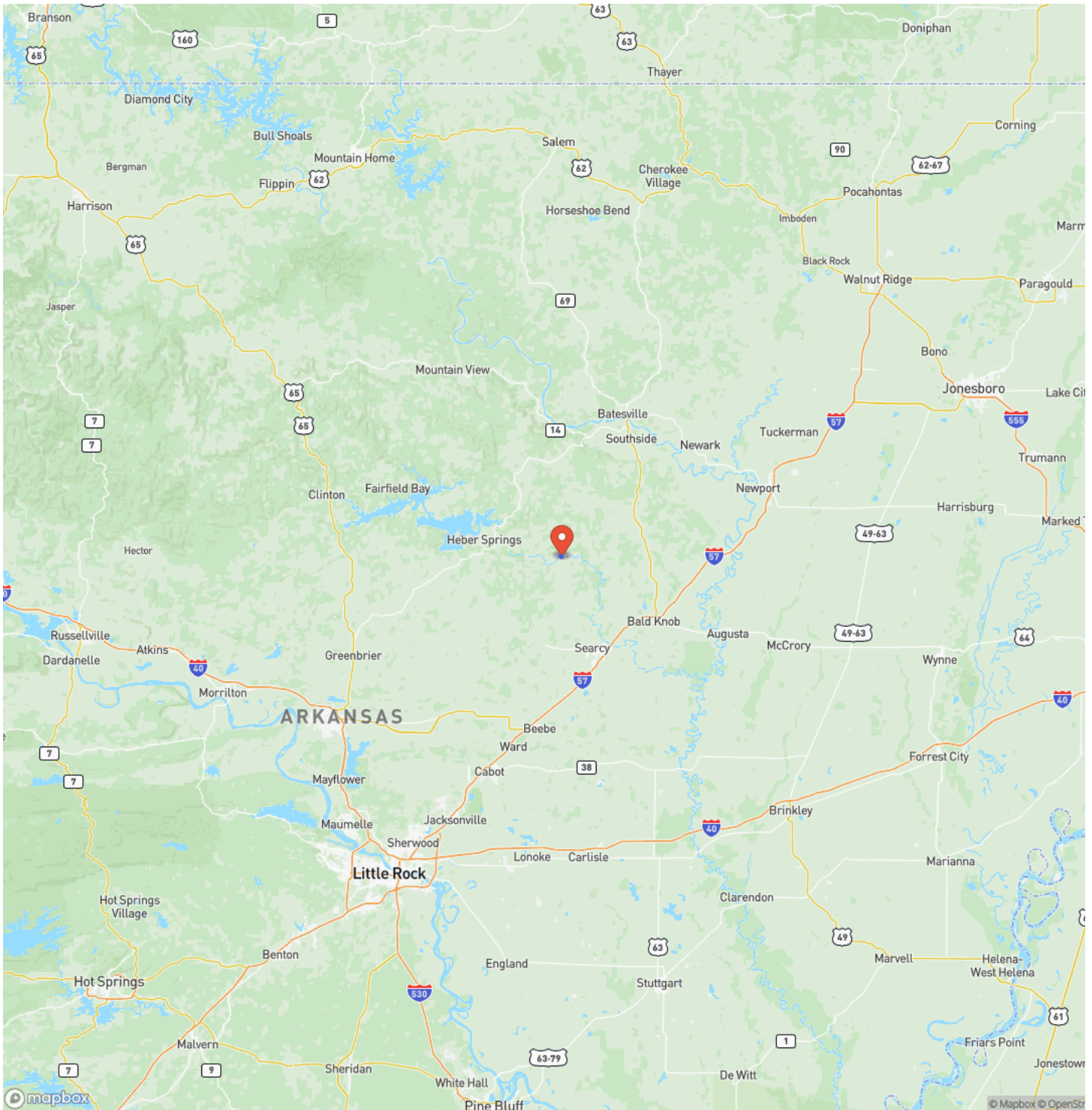


## Locator Map





## Locator Map



## Satellite Map





## The Pines on the Little Red: Lot #30 Pangburn, AR / Cleburne County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Luke Cullins

## Mobile

(501) 593-8009

## Email

luke@habitatlandcompany.com

**Address**

270 Riverview Road

## City / State / Zip

## 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.



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

## **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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**Habitat Land Company**  
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