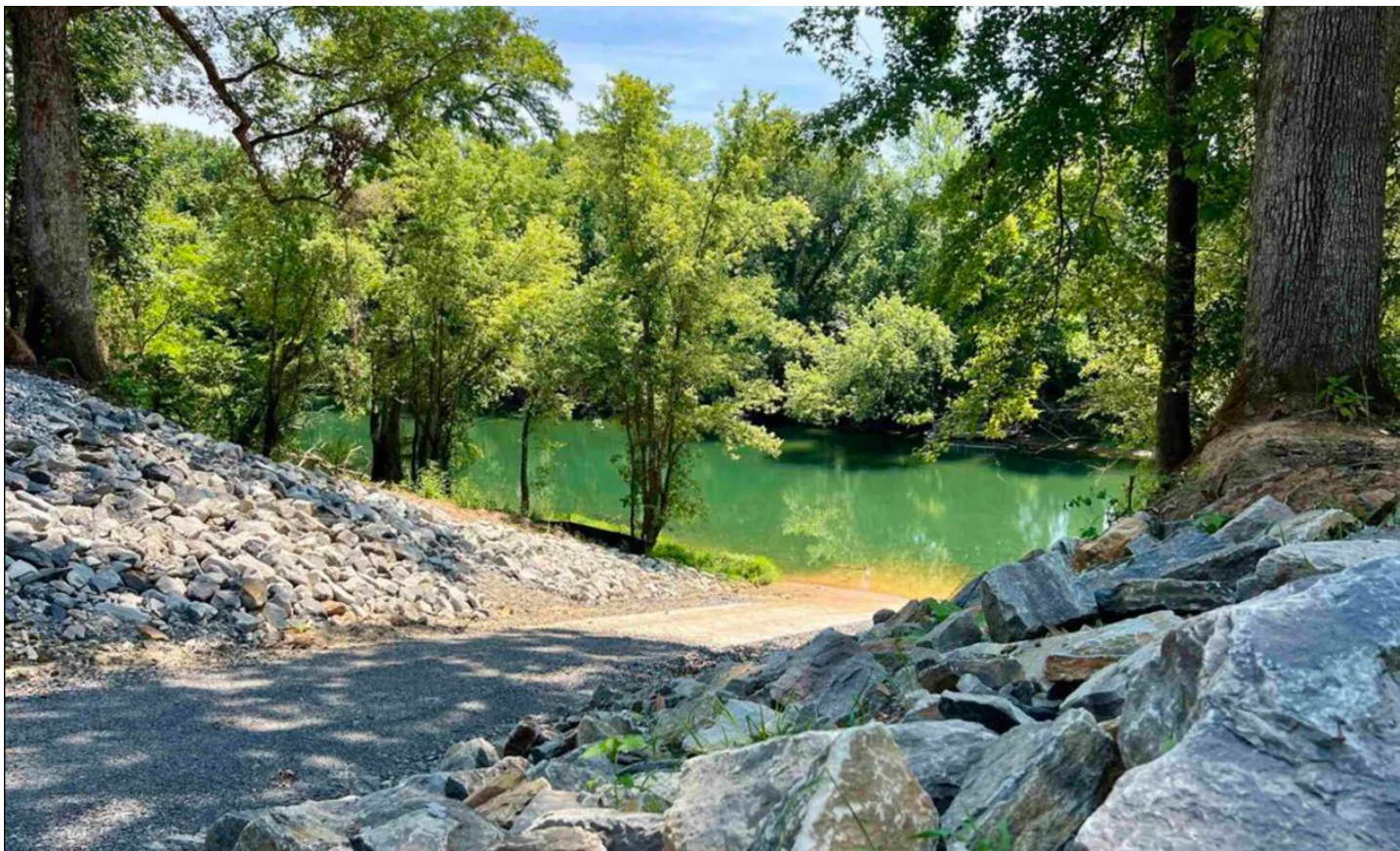


The Pines on the Little Red: Lot #30
000 Old River Road
Pangburn, AR 72121

\$39,000
3.610± Acres
Cleburne County



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

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/>



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

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.



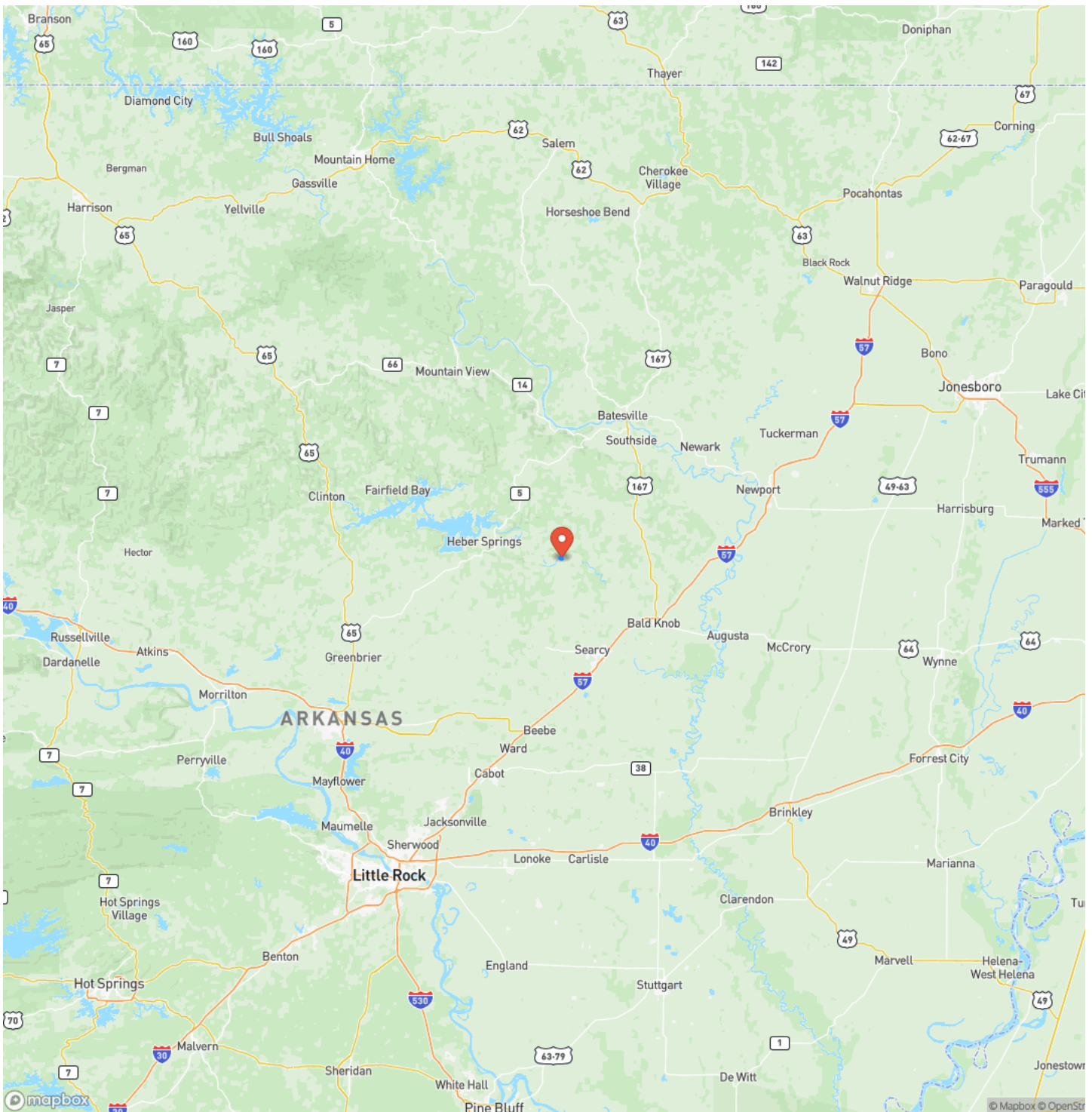
The Pines on the Little Red: Lot #30
Pangburn, AR / Cleburne County



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

[illegible]

This image shows a full page of blank handwriting practice paper. It features 20 evenly spaced, horizontal blue lines running across the entire width of the page. The lines are uniform in thickness and color, providing a guide for letter height and placement. 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.



Habitat Land Company
418 E. Booth Rd
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

