

**Pumpkin Bend CRP Tract**  
000 Woodruff CR 361  
Pumpkin Bend, AR 72101

**\$126,000**  
36± Acres  
Woodruff County



**Pumpkin Bend CRP Tract**  
**Pumpkin Bend, AR / Woodruff County**

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**SUMMARY**

**Address**

000 Woodruff CR 361

**City, State Zip**

Pumpkin Bend, AR 72101

**County**

Woodruff County

**Type**

Farms, Hunting Land, Residential Property

**Latitude / Longitude**

35.3024 / -91.1174

**Acreage**

36

**Price**

\$126,000

**Property Website**

<https://habitatlandcompany.com/property/pumpkin-bend-crp-tract-woodruff-arkansas/27057>





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**PROPERTY DESCRIPTION**

This property is located just northeast of McCrory near Pumpkin Bend in famed Woodruff County. Currently under a CRP contract, this property offers a return on investment through both the annual CRP payment, and a potential deer lease payment.

For the investor, this property has good soil, a well, and has the potential to be converted back to row crop. With great access off of Woodruff CR 361 and located less than 7 miles from McCrory.

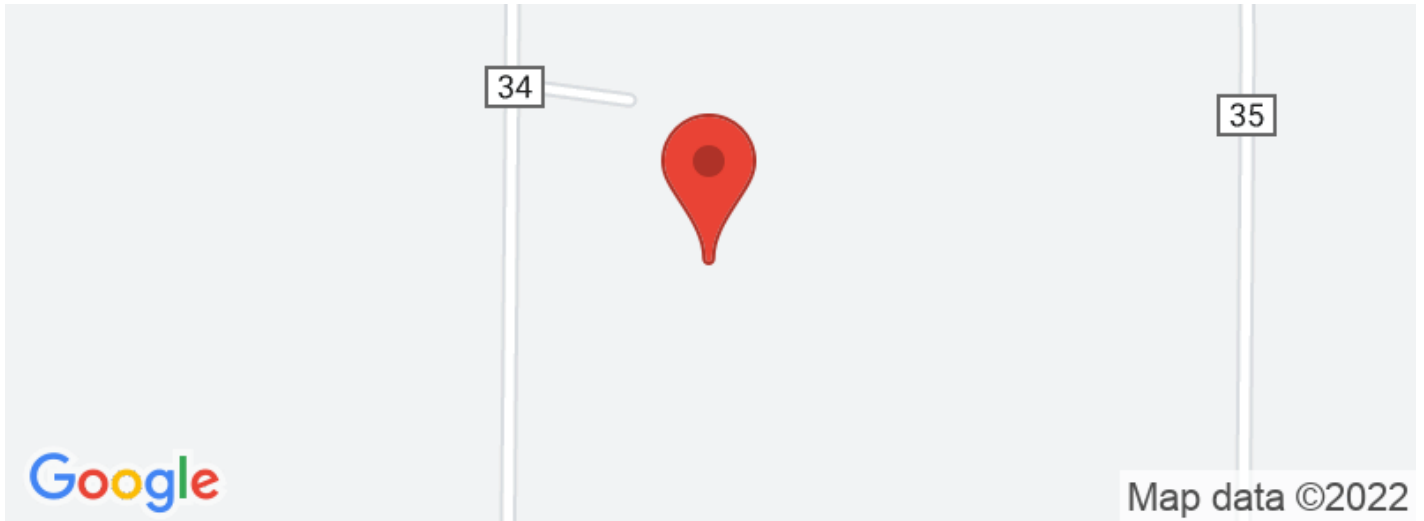


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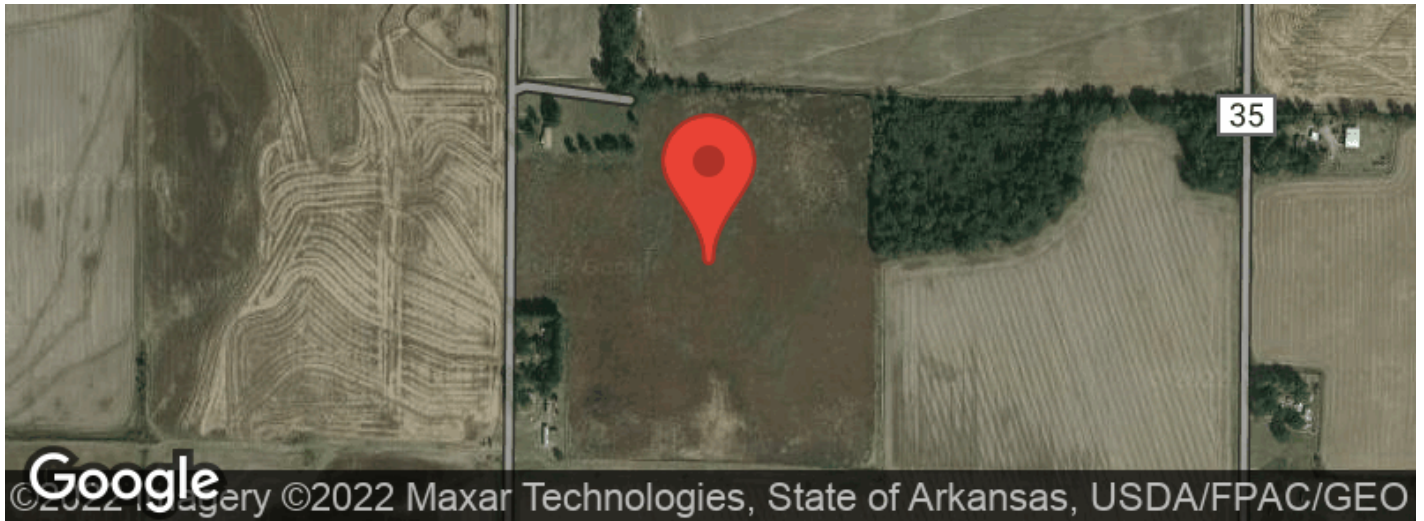


## Locator Maps





## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:

**Representative**

Luke Cullins

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**Email**

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**Address**

270 Riverview Road

**City / State / Zip**

Searcy, AR 72143



IMAGE NOT AVAILABLE

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**NOTES**

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## NOTES

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## **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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