

The Pines on the Little Red: Lot #23
000 Old River Road
Pangburn, AR 72121

\$139,000
5.130± Acres
Cleburne County



The Pines on the Little Red: Lot #23
Pangburn, AR / Cleburne County

SUMMARY

Address

000 Old River Road

City, State Zip

Pangburn, AR 72121

County

Cleburne County

Type

Undeveloped Land, Lot, Riverfront

Latitude / Longitude

35.45243 / -91.819758

Dwelling Square Feet

0

Acreage

5.130

Price

\$139,000

Property Website

<https://habitatlandcompany.com/property/the-pines-on-the-little-red-lot-23-cleburne-arkansas/79135/>



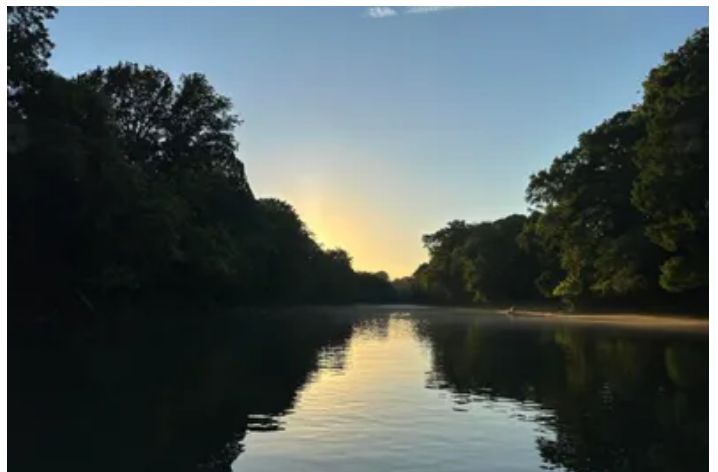
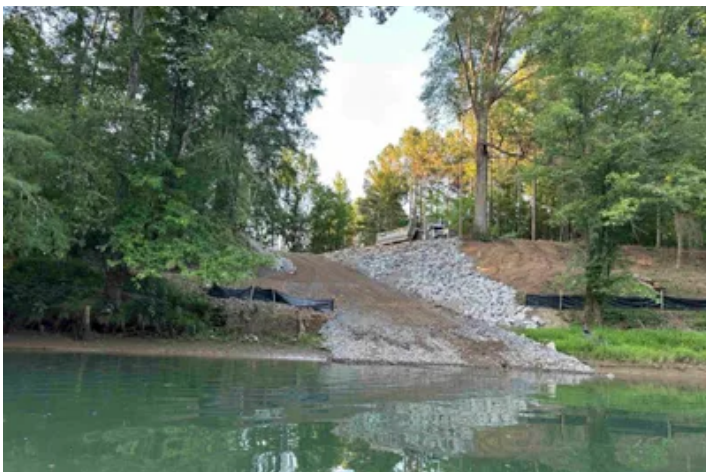
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PROPERTY DESCRIPTION

5.13 acres m/l of trout fishing on your riverfront property on the Little Red River just 3 miles from Pangburn. (Lot #23. See map.) World class trout fishing right outside your back door! This stretch of the Little Red River is known for both quality and quantity of trout. There are numerous rainbow trout and brown trout that call this stretch of the river home. You even have access to your own private boat launch! This property boasts access to your own private, gated boat launch. Located 3.2 miles upstream from the Ramsey's Access, and 2.6 miles downstream from the Dripping Springs Access. If you know, the Little Red River is home for many aquatic species, and also many other species unique to a tailwater ecosystem. It's not uncommon to see bald eagles, river otters, whitetail deer, turkey, and a multitude of migrating waterfowl. There are many resident Canada geese and wood ducks! It's truly a sportsman's paradise. This riverfront property is tucked away and protected by large, mature pine trees on the north side, and the Little Red River on the south side. For you lake lovers, you're 15 miles from the Dam Site boat launch on Greers Ferry Lake!



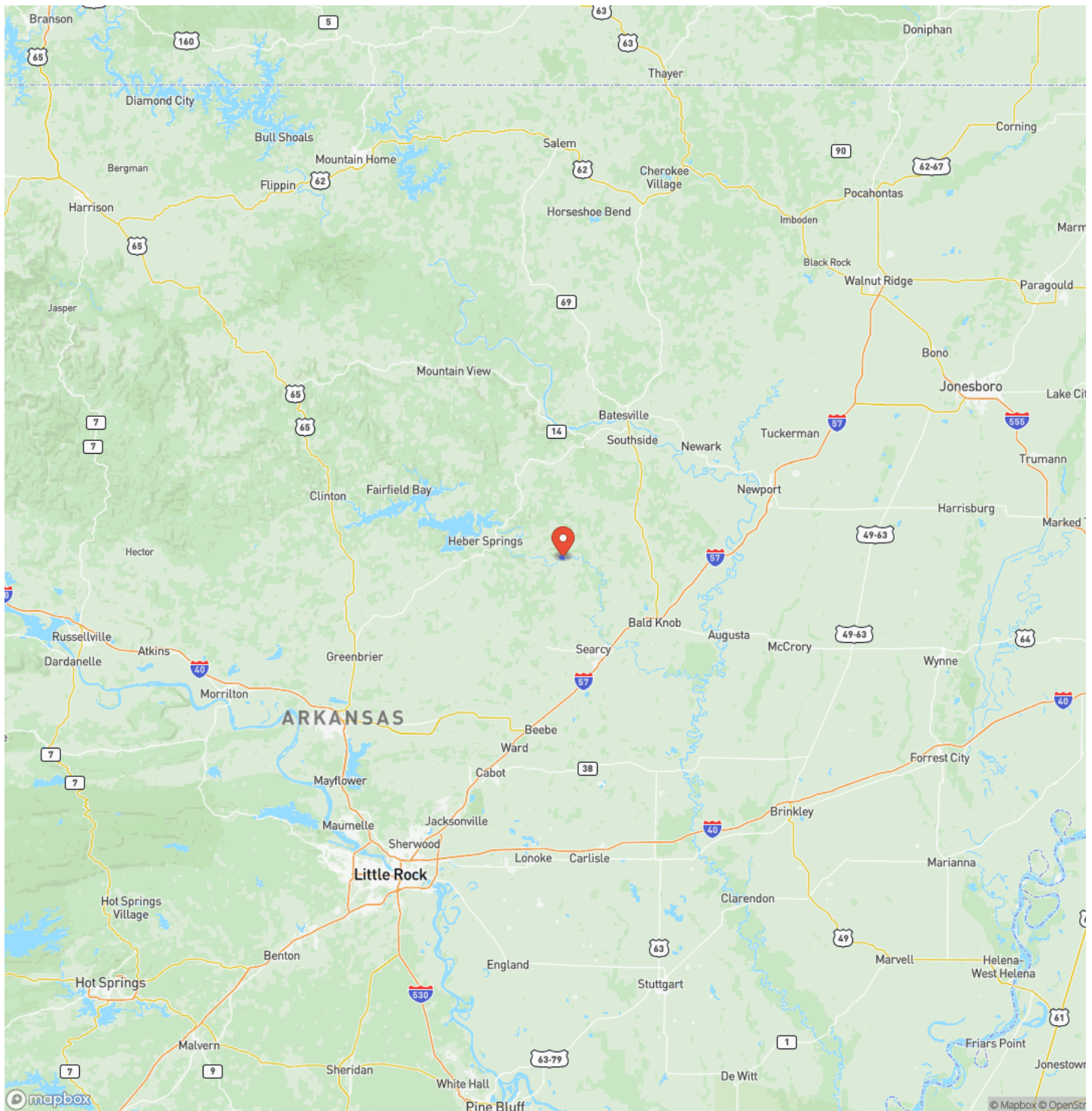
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Locator Map



Locator Map



Satellite Map



The Pines on the Little Red: Lot #23
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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

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.

This image shows a single 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.



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

