

**Anderson Farm North**  
000 Anderson Farm Rd.  
Beebe, AR 72012

**\$159,000**  
20± Acres  
White County



**MORE INFO ONLINE:**

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

**Anderson Farm North**  
**Beebe, AR / White County**

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**SUMMARY**

**Address**

000 Anderson Farm Rd.

**City, State Zip**

Beebe, AR 72012

**County**

White County

**Type**

Ranches, Recreational Land, Horse Property, Farms

**Latitude / Longitude**

35.1089 / -92.0512

**Taxes (Annually)**

26

**Acreage**

20

**Price**

\$159,000



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## Anderson Farm North Beebe, AR / White County

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### **PROPERTY DESCRIPTION**

The Anderson Farm North 20 is a beautiful small farm in a convenient location less than 1 mile off of Hwy. 64 and 10 minutes from Beebe. This 20 acres is mostly wooded with about 3 acres of open ground on Anderson Farm Rd., and a pond on the edge of the 17 acres of timber that make up the balance. If needed, there are 20 additional acres of pasture adjacent and to the south that could be purchased. Minerals, which are increasingly rare in this part of Arkansas, are negotiable as well. This property has fencing on 3 sides. County water and electric are convenient to the property also. This property is less than 10 minutes from Beebe and less than 15 minutes from Cabot. Also, it's 10 minutes from Hwy. 67/167, and 3 minutes from Hwy. 5.

*Additional acreage is available. Agent owned.*

-9 miles to Beebe.

-15 miles to Cabot.

-20 miles to Conway.

-25 miles to North Little Rock.

-25 miles to Searcy.





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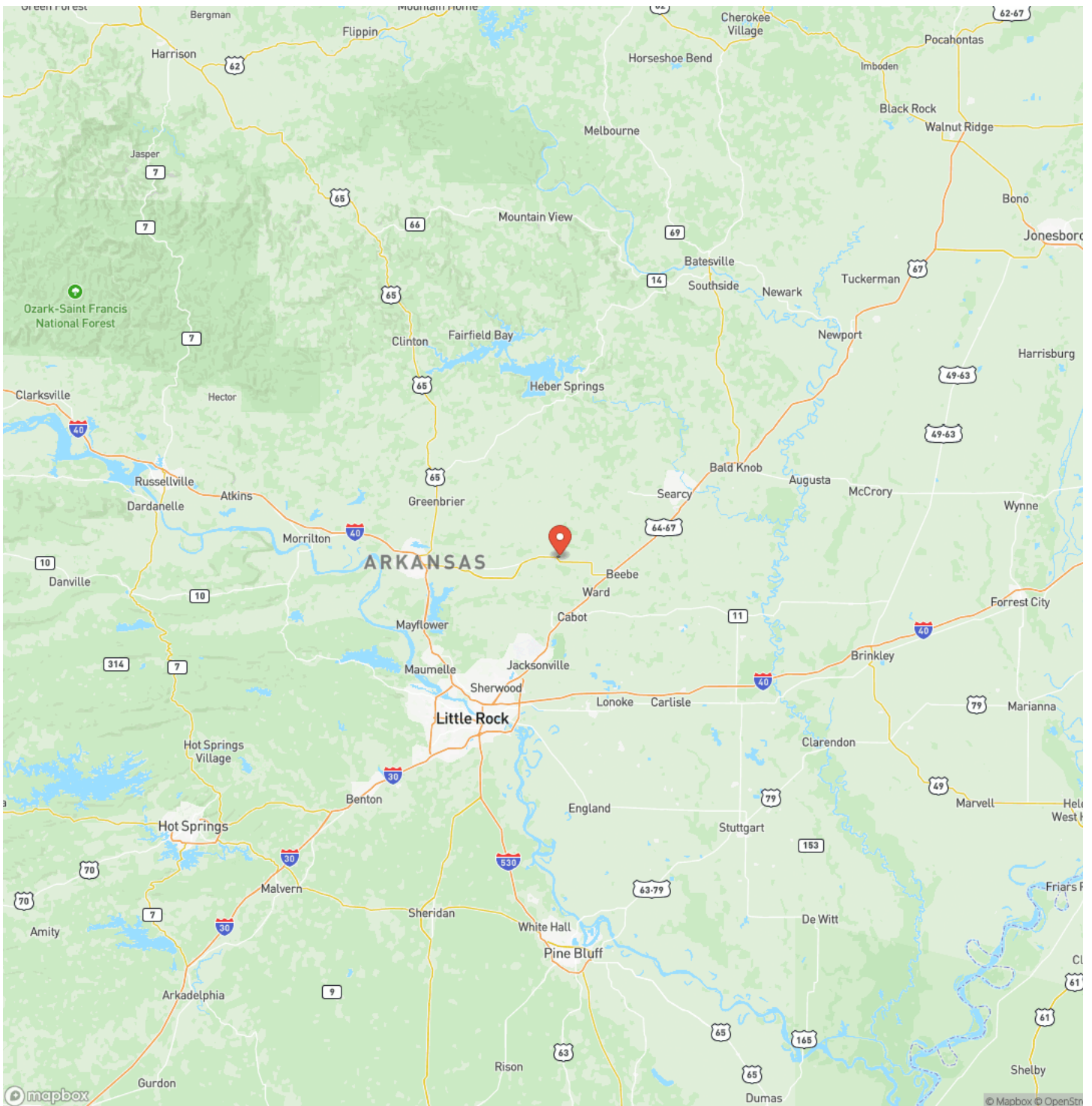
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Luke Cullins

## Mobile

(501) 593-8009

## Email

luke@habitatlandcompany.com

**Address**

270 Riverview Road

## City / State / Zip

Searcy, AR 72143

## NOTES

[illegible]



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## **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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