

Caney Creek on Crowley's Ridge
000 Phillips Road 217
West Helena, AR 72342

\$850,000
340 +/- acres
Phillips County



Caney Creek on Crowley's Ridge West Helena, AR / Phillips County

SUMMARY

Address

000 Phillips Road 217

City, State Zip

West Helena, AR 72342

County

Phillips County

Type

Hunting Land, Recreational Land, Timberland,
Undeveloped Land

Latitude / Longitude

34.5686 / -90.6104

Acreage

340

Price

\$850,000

Property Website

<https://habitatlandcompany.com/property/caney-creek-on-crowley-s-ridge-phillips-arkansas/6986>



PROPERTY DESCRIPTION

Bordering the St. Francis Forest, and with the many ravines and ridges, this property hunts much larger than the 340+- acres that it consists of. There are many hunting opportunities for trophy deer, turkey, hogs, and small game.

All of the ingredients are in place to grow large whitetail...

- National Forest Border
- Steep ravines
- Lots of timber and thickets
- Rich history of trophy deer

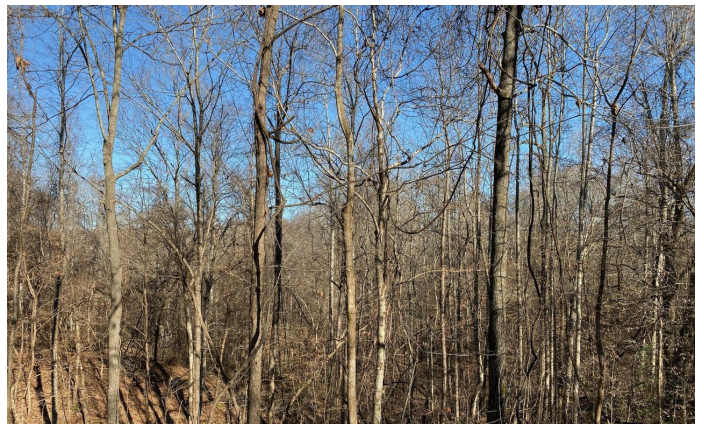
There's a gated entrance and an improved trail system some of which has a gravel base.

This tract is also listed as St. Francis Scenic Byway consisting of 484 acres total.

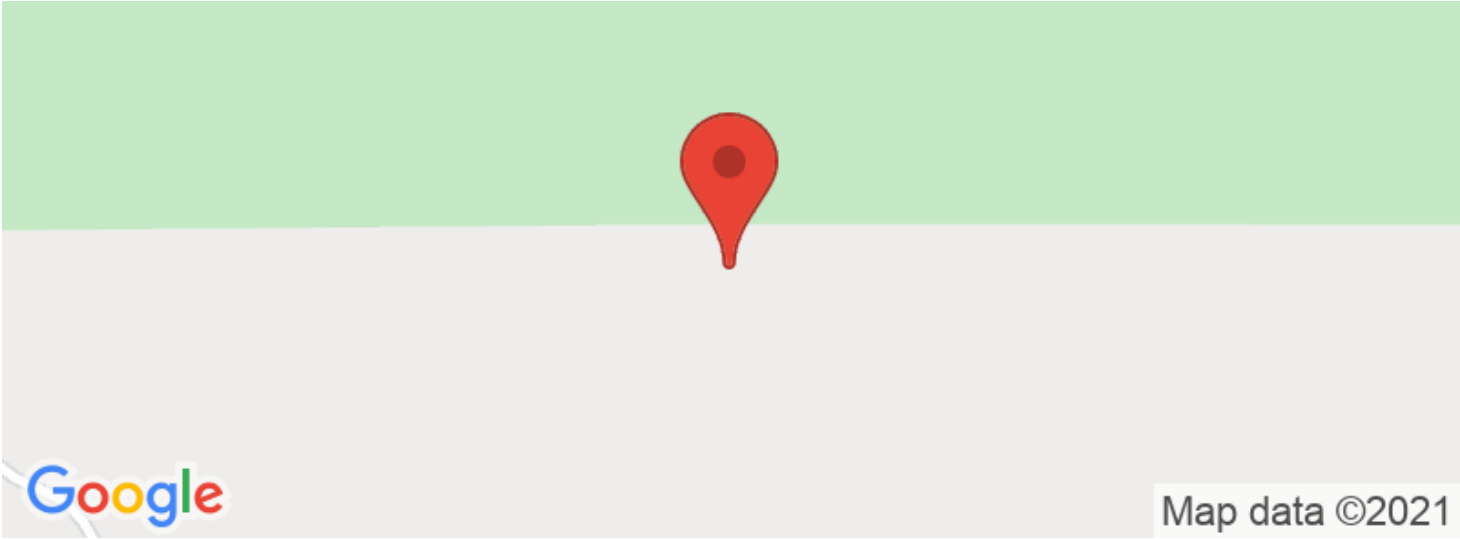
(Seller is retaining mineral rights)



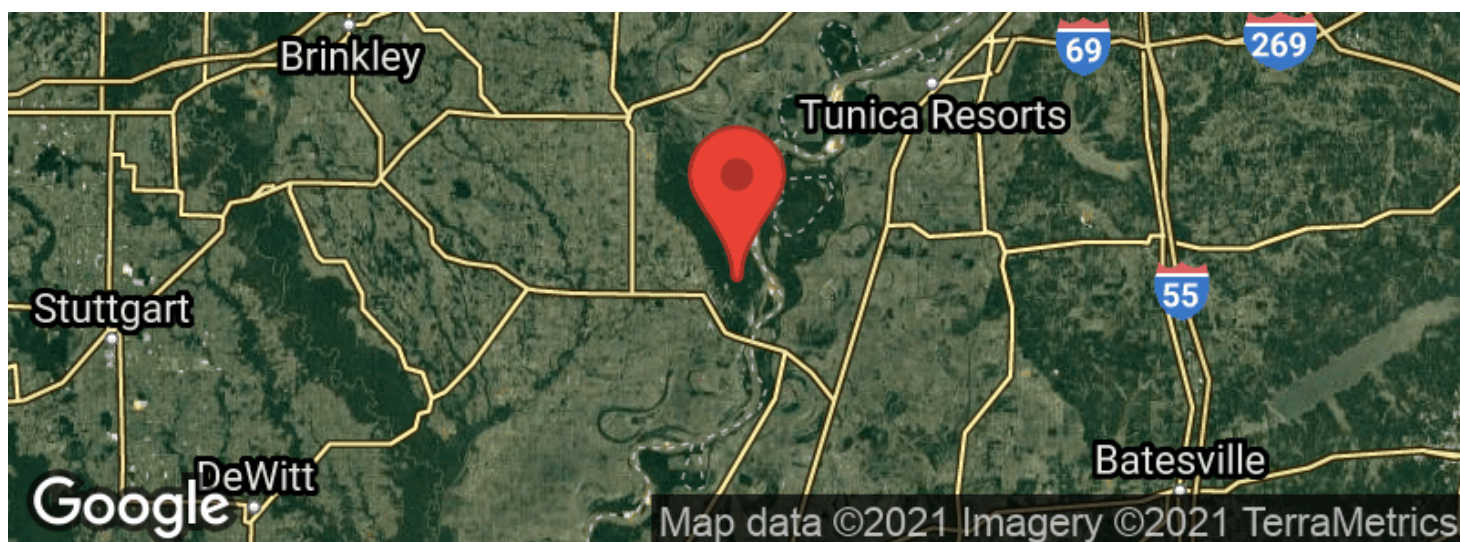
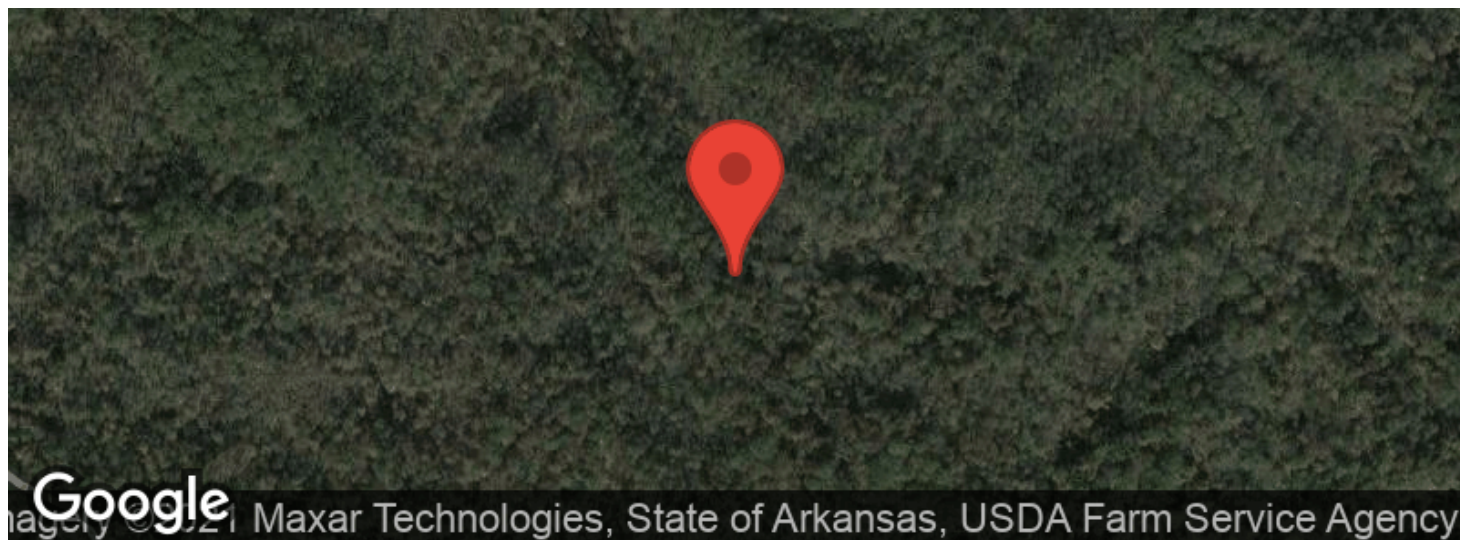
**Caney Creek on Crowley's Ridge
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Locator Maps



Aerial Maps



Caney Creek on Crowley's Ridge
West Helena, AR / Phillips County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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