

Big Creek Hunting & Timber
000 HWY 16
Albion, AR 72143

\$535,000
97.220± Acres
White County



MORE INFO ONLINE:

<https://www.habitatlandcompany.com>

Big Creek Hunting & Timber
Albion, AR / White County

SUMMARY

Address

000 HWY 16

City, State Zip

Albion, AR 72143

County

White County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

35.7976 / -91.7987

Acreage

97.220

Price

\$535,000



MORE INFO ONLINE:

<https://www.habitatlandcompany.com>



Big Creek Hunting & Timber

Albion, AR / White County

PROPERTY DESCRIPTION

Outstanding deer hunting, turkey hunting, and Big Creek fishing with good roi less than 10 miles from Searcy! This timber property has mature pines that are selct harvested every 2-3 years providing a good return on investment. In addition, Big Creek and the sloughs on property are lined with mature hardwoods. Great access off of HWY 16, just north of Searcy near the community of Albion. This property also just 5 minutes from Pangburn.

There is an extensive trail system in place and multiple locations to enjoy the view of Big Creek.

More than adequate cover for the deer and turkey, and large, mature trees for turkey to roost in. Big Creek is one of the larger creeks in area and has flowing water even during our driest of years.



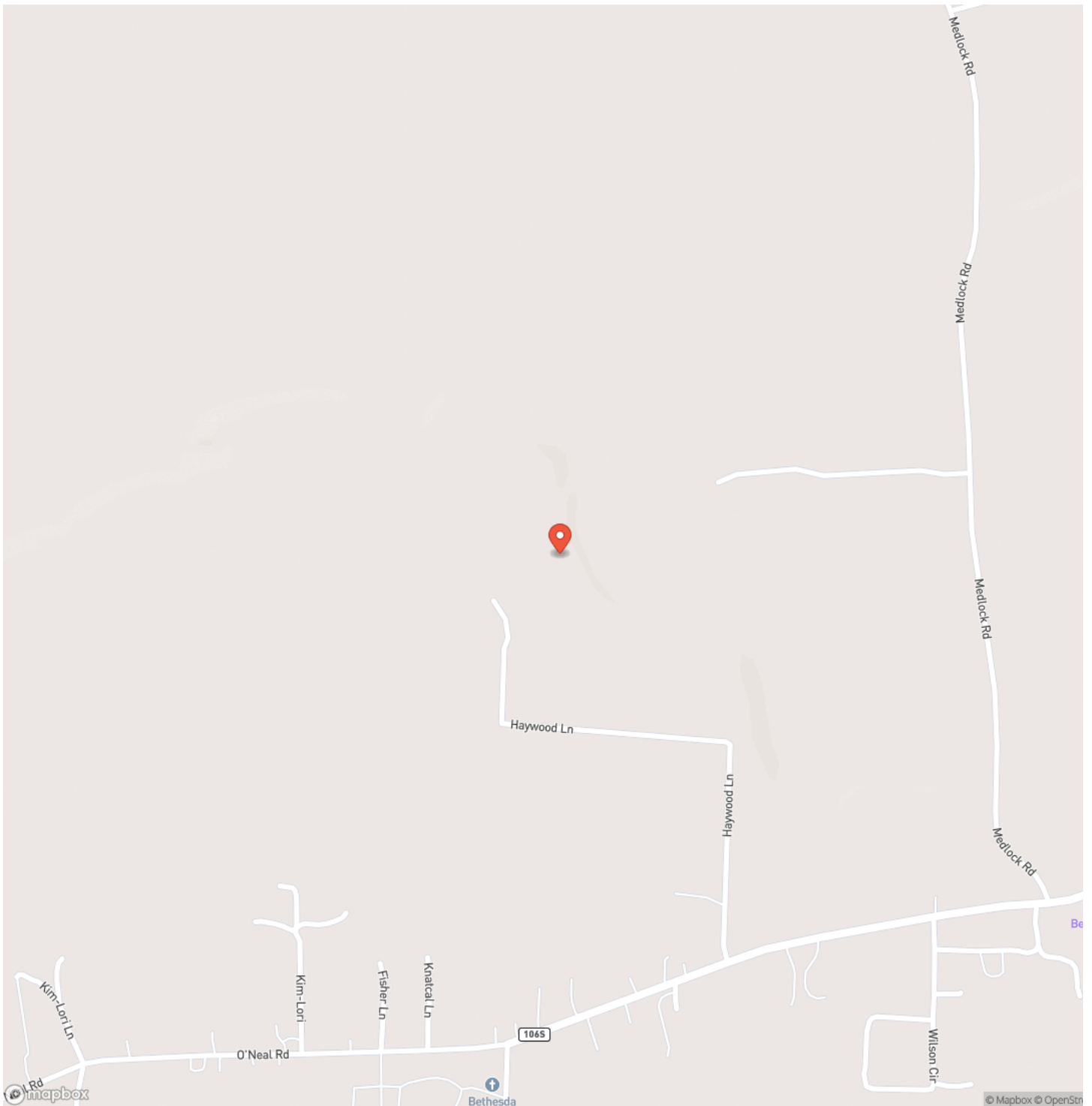
Big Creek Hunting & Timber
Albion, AR / White County



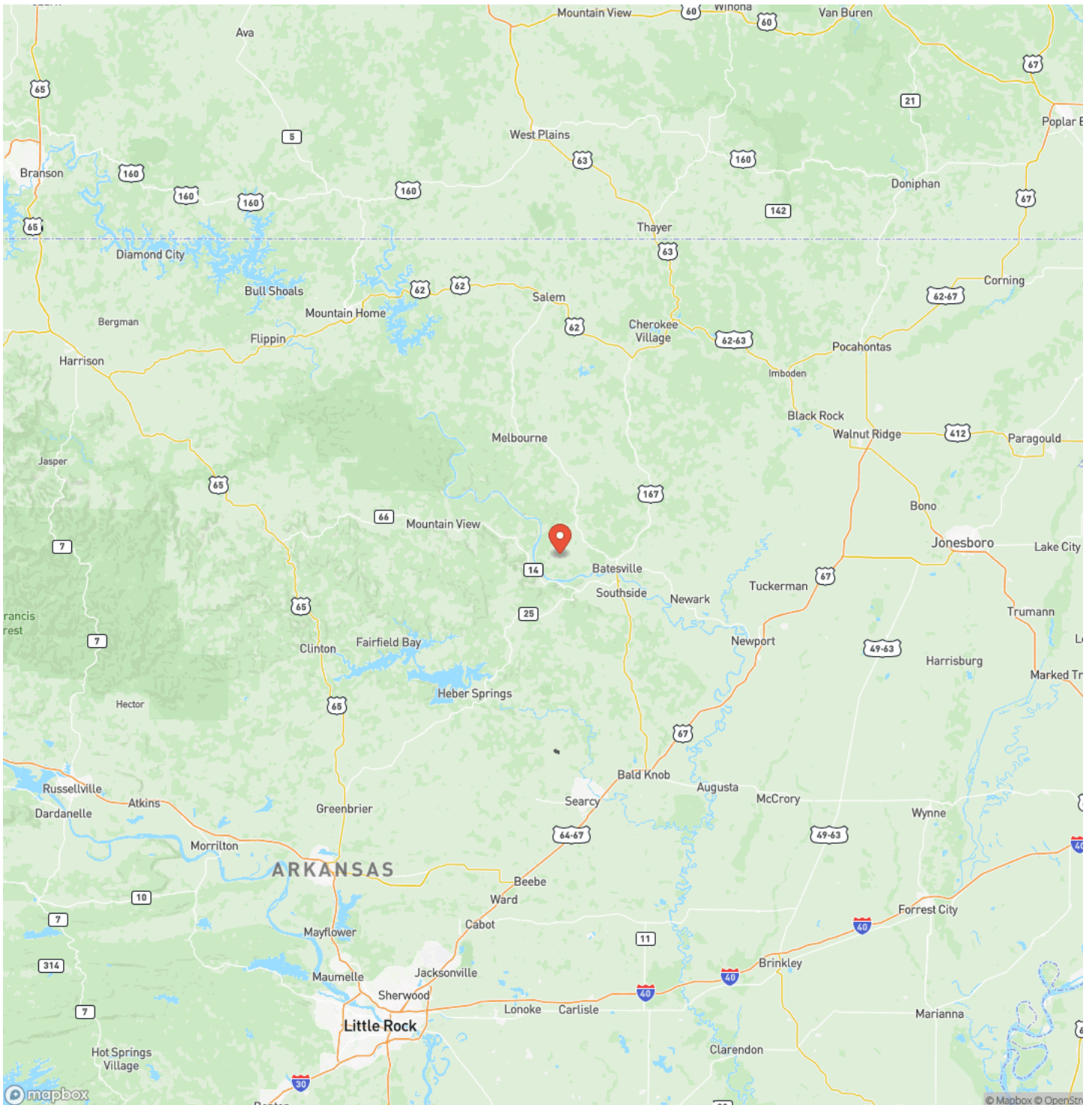
MORE INFO ONLINE:

<https://www.habitatlandcompany.com>

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]

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.



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, 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 relation 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/>

