

Parade Pine Plantation
000 Hwy 305
Center Hill, AR 72143

\$2,054,500
587 +/- acres
White County



Parade Pine Plantation

Center Hill, AR / White County

SUMMARY

Address

000 Hwy 305

City, State Zip

Center Hill, AR 72143

County

White County

Type

Undeveloped Land, Recreational Land, Hunting Land, Timberland

Latitude / Longitude

35.2489 / -91.9

Acreage

587

Price

\$2,054,500

Property Website

<https://habitatlandcompany.com/property/parade-pine-plantation-white-arkansas/22220>



PROPERTY DESCRIPTION

The Parade Pine Plantation consists of varying ages of pine timber that have gone through a rigorous timber management plan to diversify the pine forest enhancing both timber value and wildlife habitat. The recent forestry management plan includes the planting of 238 acres of pine timber this past February. This property has an outstanding trail system, plentiful water with Hog Thief Creek and multiple ponds, and varying ages of timber for wildlife and timber stand diversity.

Income potential includes the stand of pine timber for immediate and long-term income. Furthermore, this property has over a mile of road frontage with just under 4,050' of paved Hwy. 305 frontage, and 3.050' of gravel Moonshine Rd. frontage.

Hunters? This property has the trifecta of food, water, and cover. Outstanding deer habitat for deer hunting, turkey hunting, and small game. Fishing opportunities as well with the ponds throughout the property.

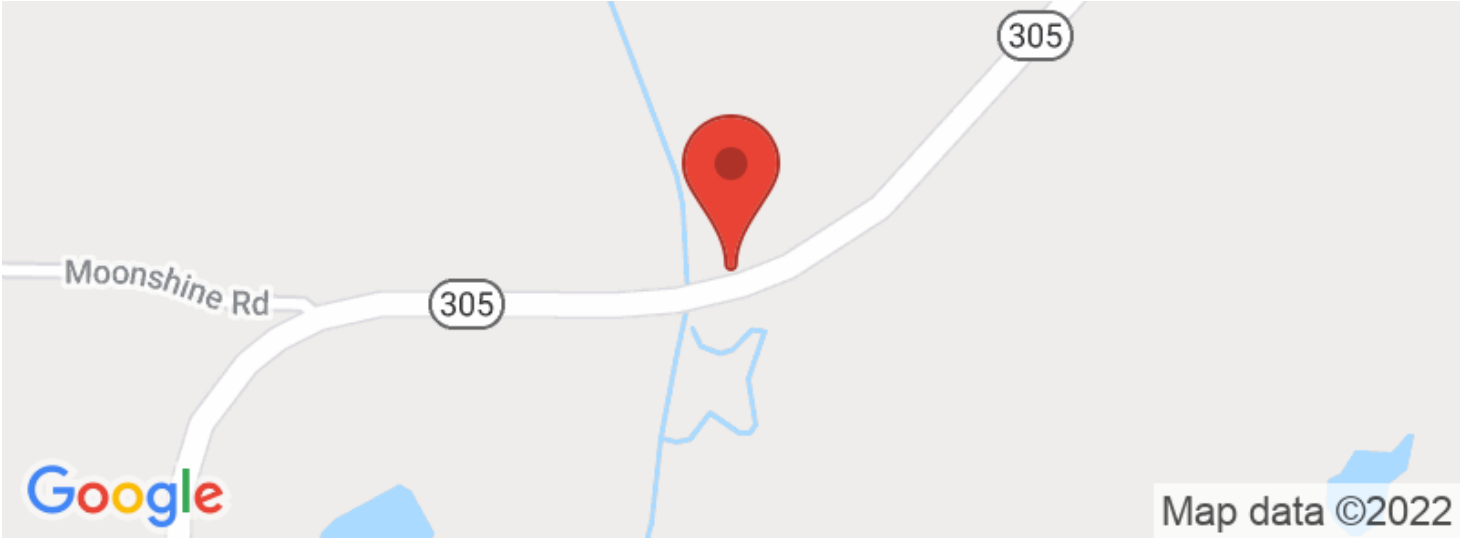
This property is located at Center Hill and is less than 10 minutes from Searcy.



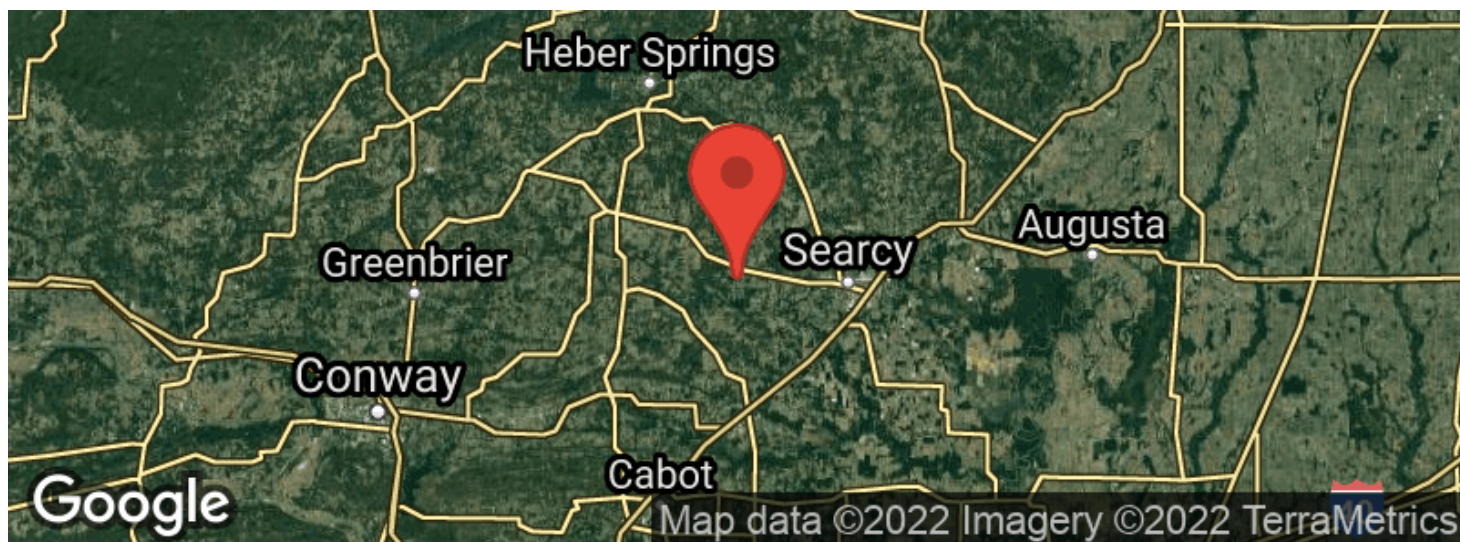
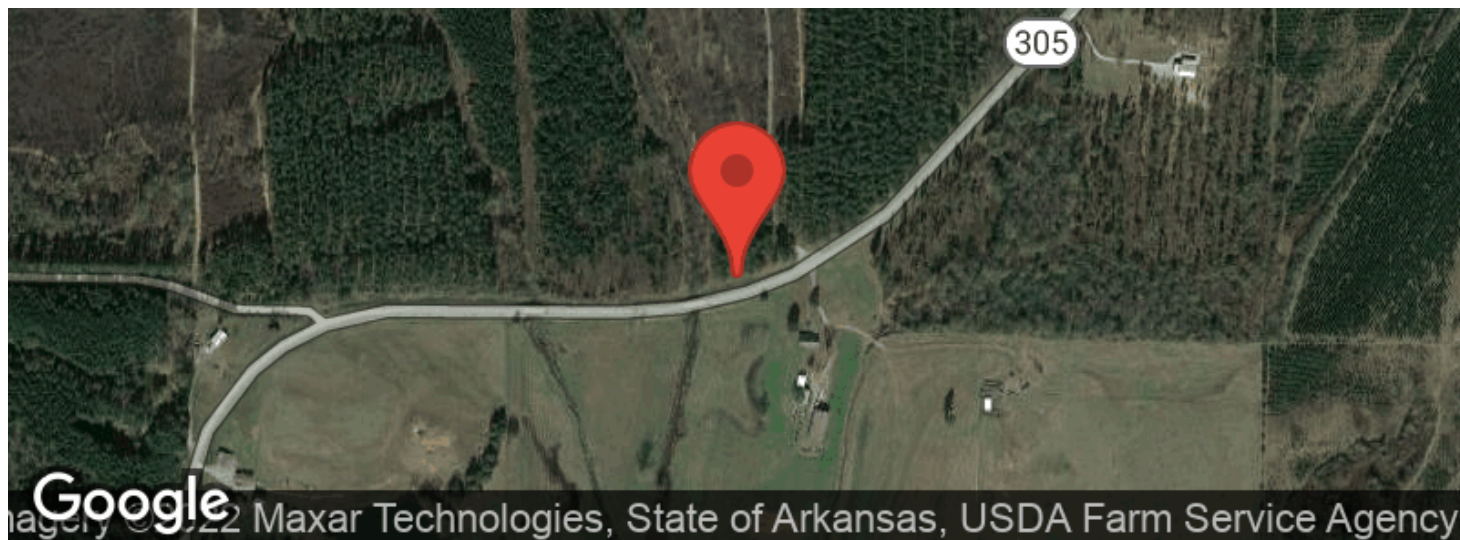
Parade Pine Plantation Center Hill, AR / White County



Locator Maps



Aerial Maps



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



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.



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
403 Llama Drive
Searcy, AR 72143
(870) 830-5263
<https://www.habitatlandcompany.com/>

