

**The Pines on the Little Red River - 37 Acres**  
000 River Way Road  
Pangburn, AR 72121

**\$439,000**  
37± Acres  
White County





## The Pines on the Little Red River - 37 Acres Pangburn, AR / White County

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### SUMMARY

#### **Address**

000 River Way Road

#### **City, State Zip**

Pangburn, AR 72121

#### **County**

White County

#### **Type**

Riverfront, Lot

#### **Latitude / Longitude**

35.453599 / -91.825923

#### **Acreage**

37

#### **Price**

\$439,000

#### **Property Website**

<https://habitatlandcompany.com/property/the-pines-on-the-little-red-river-37-acres-white-arkansas/96694/>



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### **PROPERTY DESCRIPTION**

One of the finest properties currently available with Little Red River frontage, this exceptional offering lies in the heart of trophy trout waters. Positioned on a gently sloping hillside, it features scenic views of the river and surrounding countryside, blending natural beauty with a premium riverfront setting. Property Notes: 37± private, gated acres on the Little Red River World-class rainbow & brown trout fishing steps from your door Private, gated boat launch on the river Riverfront building sites Private lake, food plot & flagstone fire pit

-Location 3 miles from Pangburn 3.2 miles upstream from Ramsey's Access 2.6 miles downstream from Dripping Springs Access 15 miles from the Dam Site boat launch on Greers Ferry Lake

-Wildlife & Lifestyle Bald eagles, river otters, whitetail deer, turkey & migrating waterfowl Resident Canada geese & wood ducks Sportsman's paradise: fishing, wildlife viewing & hunting potential

-Property Highlights This rare riverfront property combines privacy and world-class recreation potential. Build your dream retreat, enjoy unmatched trout fishing, kayaking, or simply relax by the river with friends and family.

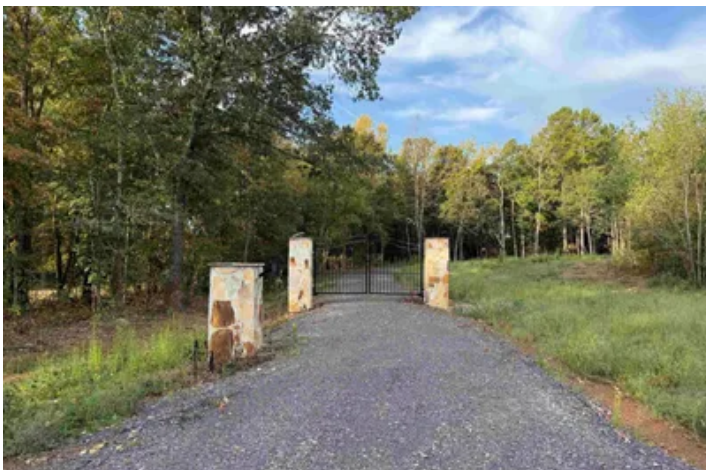
\*Agent Owned\*





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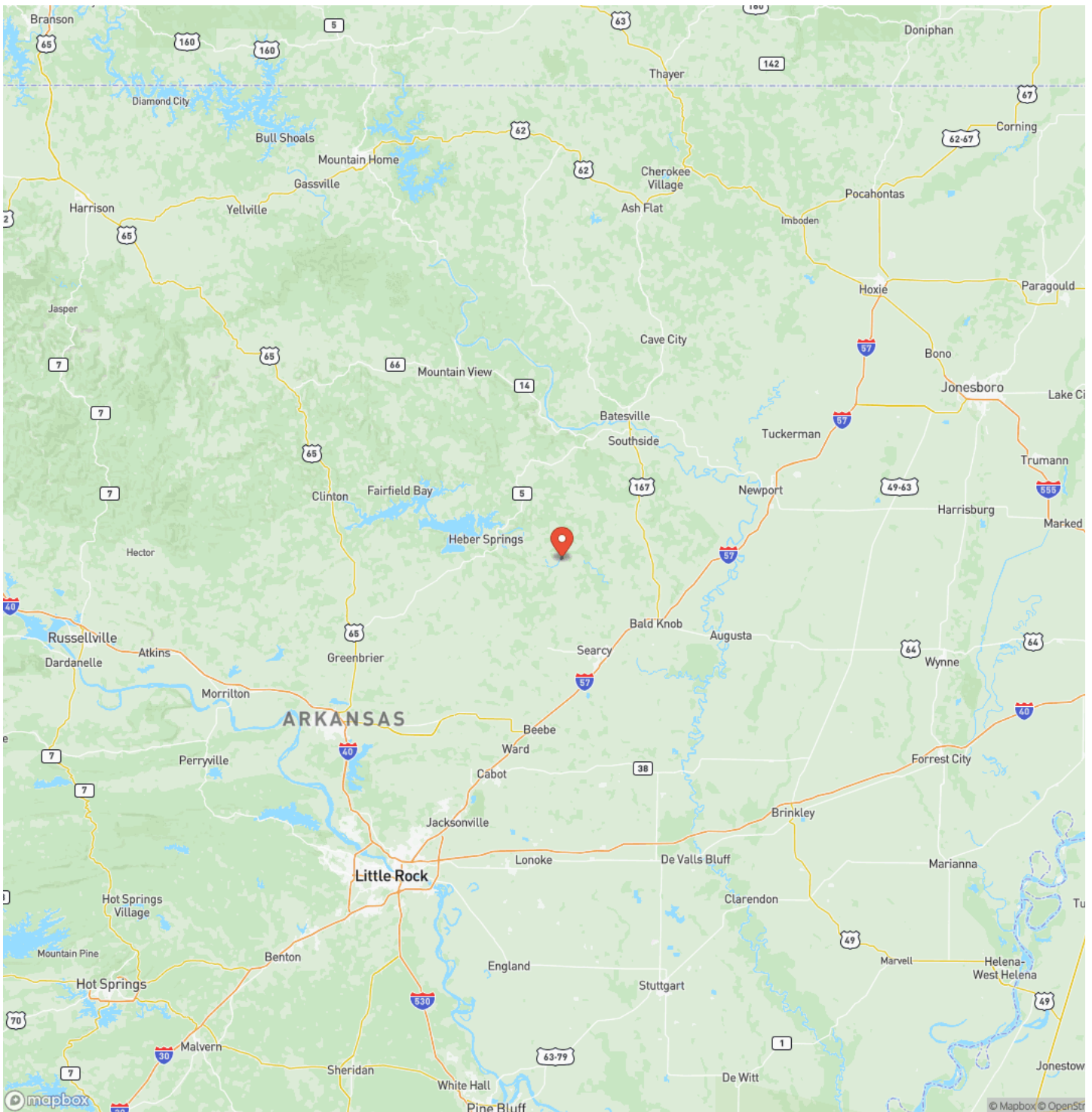


## Locator Map





## Locator Map



## Satellite Map





## The Pines on the Little Red River - 37 Acres Pangburn, AR / White County

## 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

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## 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.



**<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.





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**Habitat Land Company**  
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Searcy, AR 72143  
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