

Horseshoe Drain  
000 Dexter Road  
Russell, AR 72143

**\$189,000**  
42± Acres  
White County



**MORE INFO ONLINE:**

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

**Horseshoe Drain**  
**Russell, AR / White County**

---

**SUMMARY**

**Address**

000 Dexter Road

**City, State Zip**

Russell, AR 72143

**County**

White County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

35.3547 / -91.4448

**Acreage**

42

**Price**

\$189,000

**Property Website**

<https://habitatlandcompany.com/property/horseshoe-drain-white-arkansas/34133>



## **PROPERTY DESCRIPTION**

Tillable & timber in the White River bottoms just outside of Augusta! Less than a 1/4 mile off of the White River, and right at 1 mile from White Oaks Duck Woods, this property has true waterfowl potential. Right at 34 acres of cropland that was planted in soybeans this year provides food for both the ducks and the deer on the property. The best feature of this property is it's one of the first properties to flood when the White River gets out of its banks. There's even opportunity to drive in to hunt when the river first floods, and the ducks love the shallow water. There's a new large permanent duck blind on the property, and multiple places to set up for deer hunting.

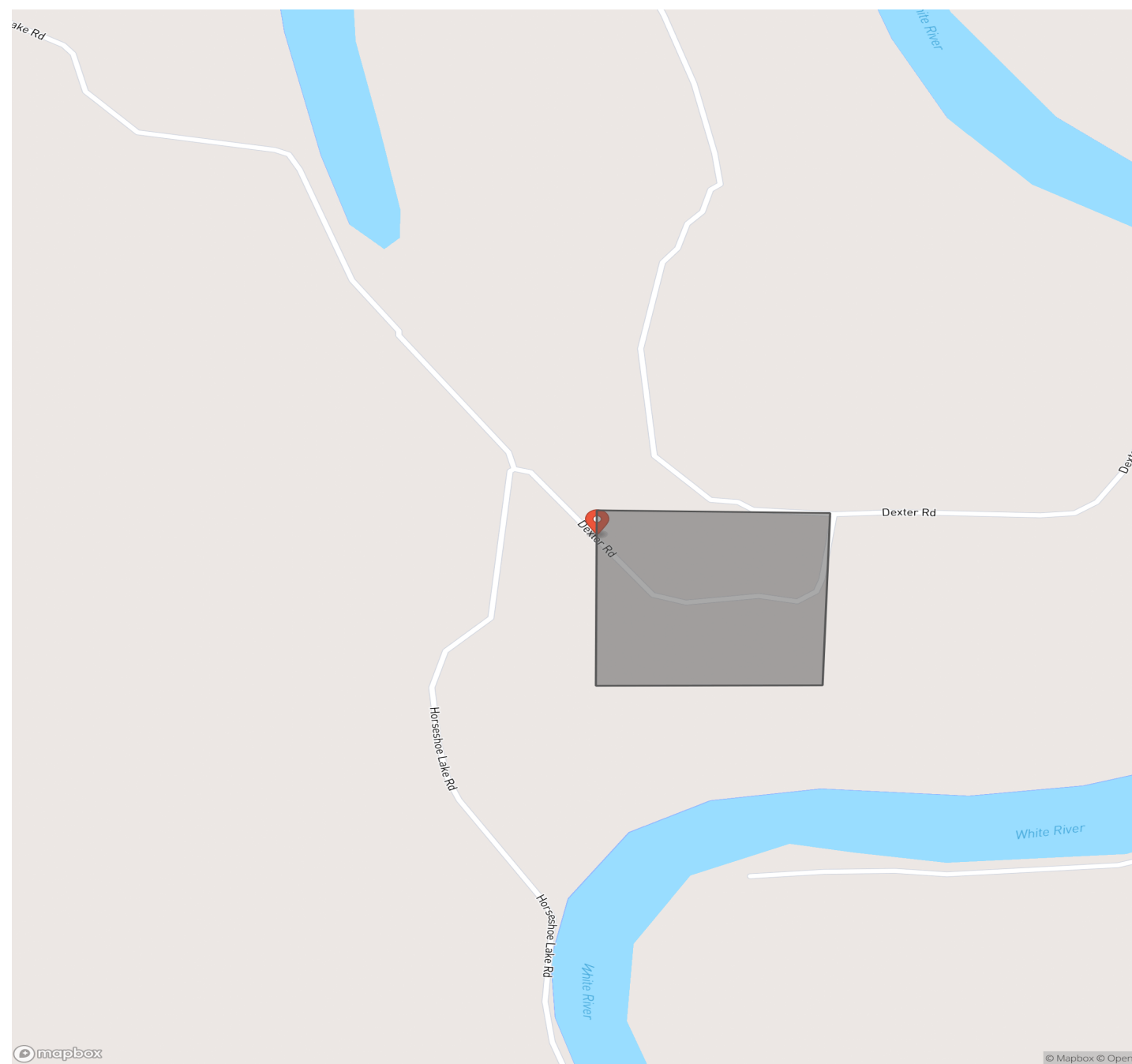




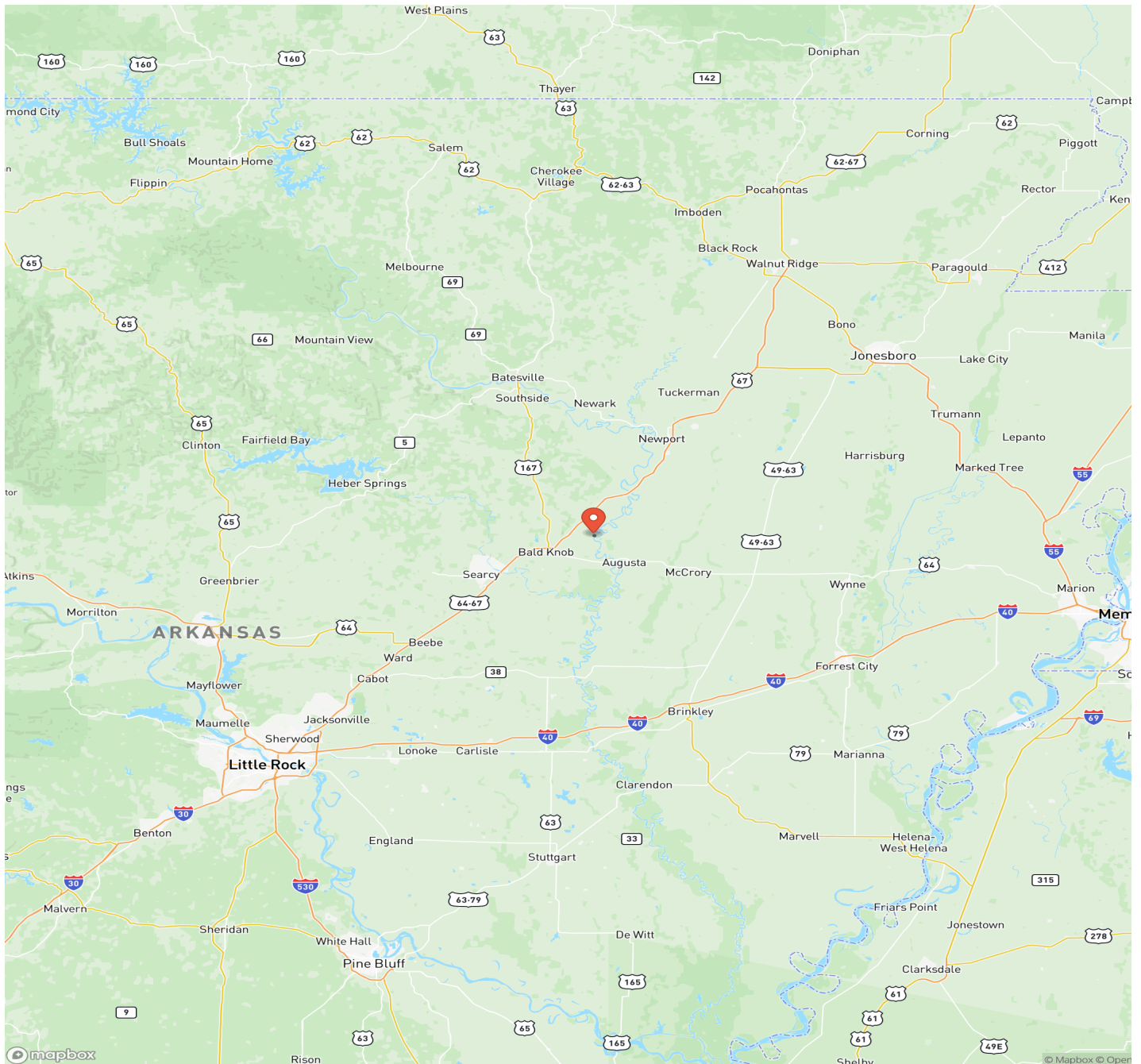




Locator Map



## 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]

## **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**  
418 E. Booth Rd  
Searcy, AR 72143  
(870) 830-5263  
<https://www.habitatlandcompany.com/>

---

