

Carter Rd. 40  
000 Carter Road  
Rose Bud, AR 72137

**\$340,000**  
40± Acres  
White County



**Carter Rd. 40**  
**Rose Bud, AR / White County**

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**SUMMARY**

**Address**

000 Carter Road

**City, State Zip**

Rose Bud, AR 72137

**County**

White County

**Type**

Farms, Ranches, Horse Property

**Latitude / Longitude**

35.350618 / -92.019937

**Acreage**

40

**Price**

\$340,000

**Property Website**

<https://habitatlandcompany.com/property/carter-rd-40-white-arkansas/99392/>



**PROPERTY DESCRIPTION**

Infrastructure is complete and ready to work!

All cattle working facilities are in place, including a new sorting barn equipped with tub, alleyway, and chute. The holding area is constructed of heavy-duty steel pipe, built for durability and long-term efficiency.

The property also features a pond, a drilled wheat crop currently in place, and a dedicated gravel pad for hay storage. Pastures have been limed and fertilized, promoting strong forage production. With approximately 1/4 mile of Carter Rd. frontage, access is easy and convenient.

Several outstanding building sites sit just off Carter Rd., surrounded by new construction in the immediate area - offering an excellent opportunity to build your home while maintaining a fully functional livestock operation.

Additional adjoining acreage is available, with a fenced alley connecting the two properties, creating a seamless expansion opportunity to grow your farming operation and increase your overall footprint.

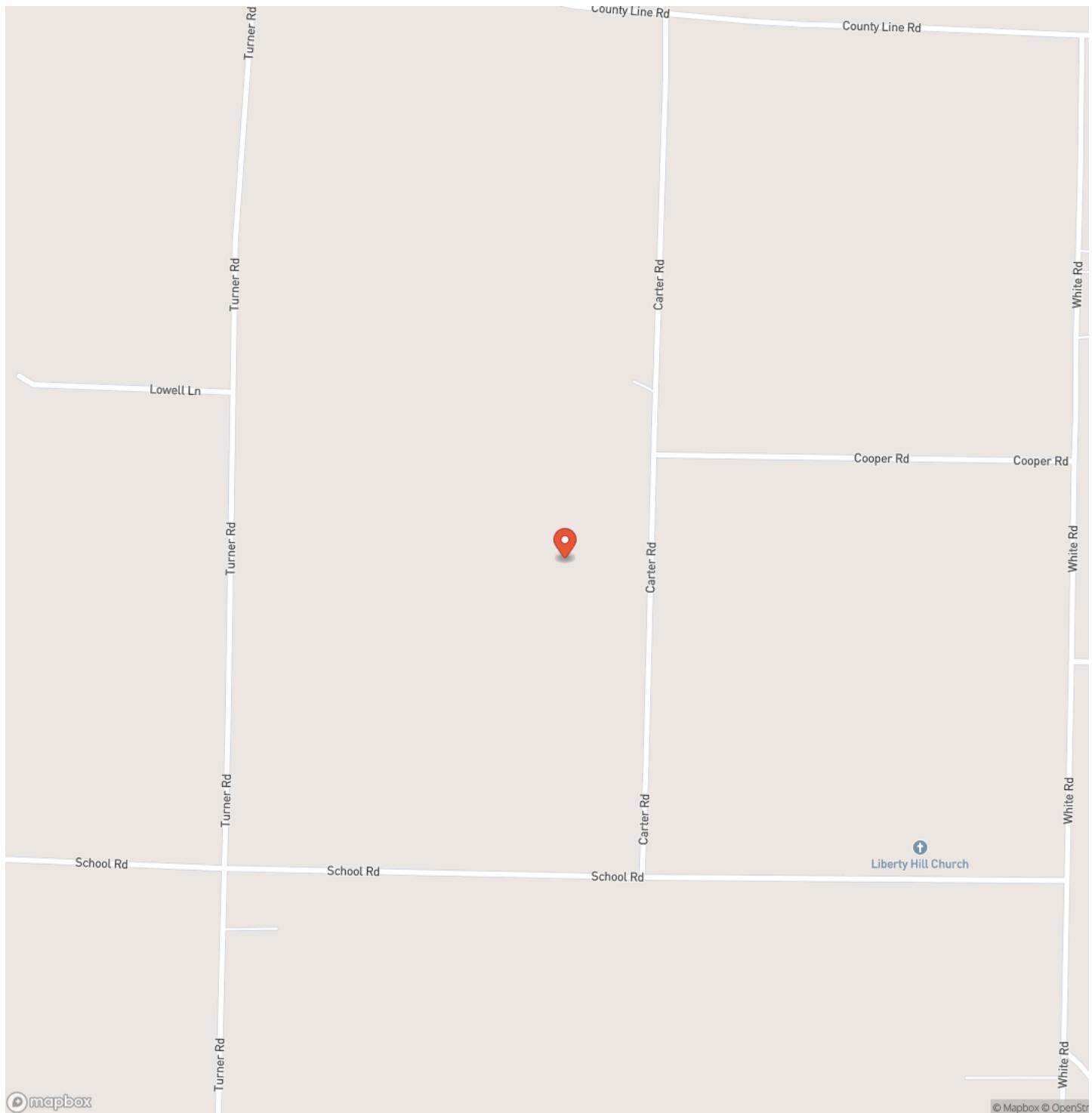
(No minerals.)

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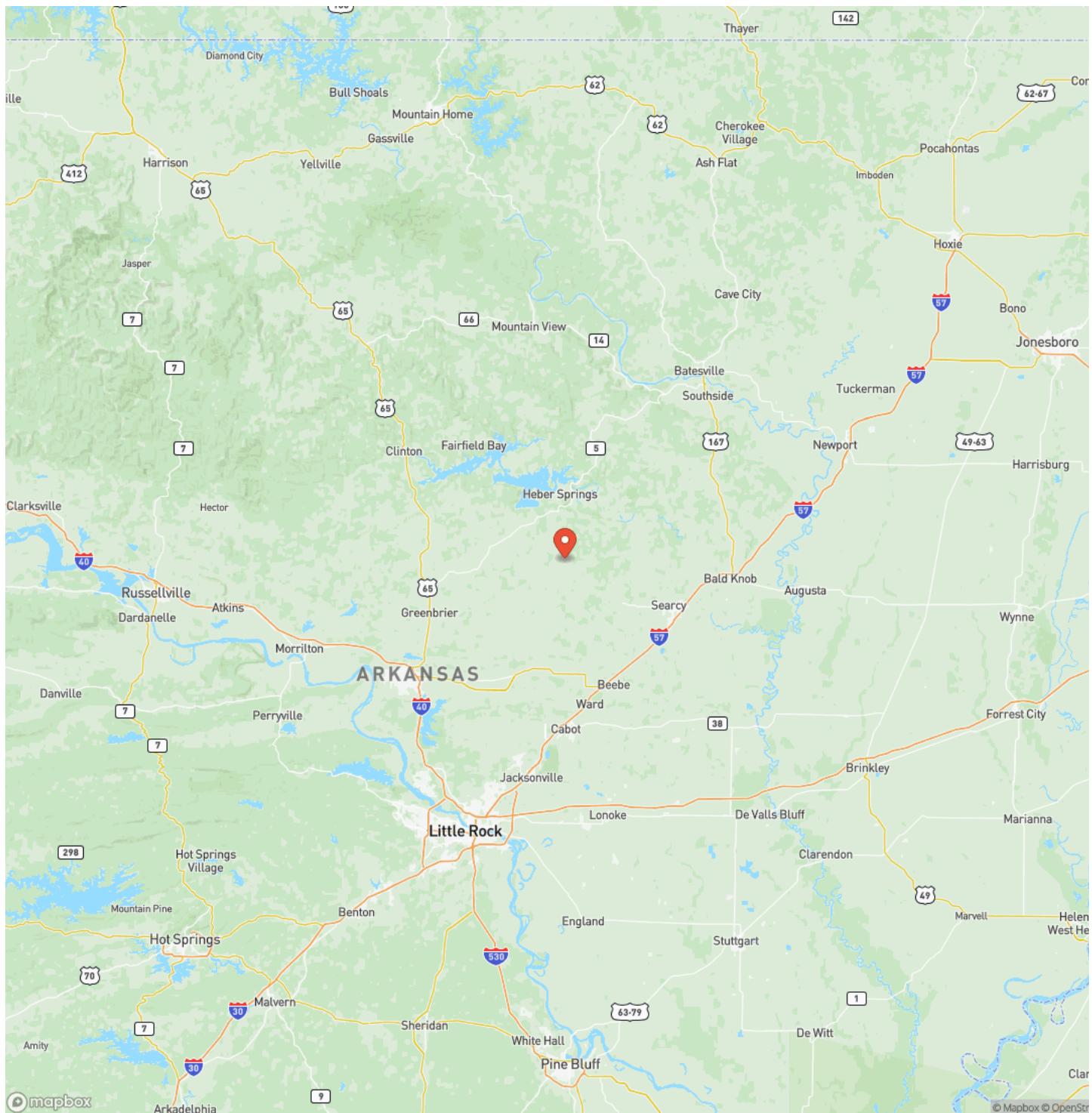
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## Locator Map



## Locator Map



## Satellite Map



**Carter Rd. 40**  
**Rose Bud, 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**



## NOTES



## **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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