

**The Pines on the Little Red: Riverfront #3**  
000 Old River Road  
Pangburn, AR 72121

**\$109,000**  
1.310± Acres  
Cleburne County



**The Pines on the Little Red: Riverfront #3**  
**Pangburn, AR / Cleburne County**

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**SUMMARY**

**Address**

000 Old River Road

**City, State Zip**

Pangburn, AR 72121

**County**

Cleburne County

**Type**

Riverfront, Lot

**Latitude / Longitude**

35.451573 / -91.822607

**Dwelling Square Feet**

0

**Acreage**

1.310

**Price**

\$109,000

**Property Website**

<https://habitatlandcompany.com/property/the-pines-on-the-little-red-riverfront-3-cleburne-arkansas/61816/>





## **The Pines on the Little Red: Riverfront #3**

### **Pangburn, AR / Cleburne County**

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#### **PROPERTY DESCRIPTION**

The Little Red River's newest, premier riverfront property just 3 miles from Pangburn. World class trout fishing right outside your back door! This stretch of the Little Red River is known for both quality and quantity of trout. There are numerous rainbow trout and brown trout that call this stretch of the river home. This property boasts access to your own private, gated boat launch. Located 3.2 miles upstream from the Ramsey's Access, and 2.6 miles downstream from the Dripping Springs Access. If you know, the Little Red River is home to many aquatic species, and also many other species unique to a tailwater ecosystem. If you don't know, it's not uncommon to see bald eagles, river otters, whitetail deer, turkey, and a multitude of migrating waterfowl. There are many resident Canada geese and wood ducks too! It's truly a sportsman's paradise. This riverfront property is tucked away and protected by large, mature pine trees on the north side, and the Little Red River on the south side. You even have a beautiful view of Round Mountain across the river to the east. For you lake lovers, you're just 15 miles from the Dam Site boat launch on Greers Ferry Lake!



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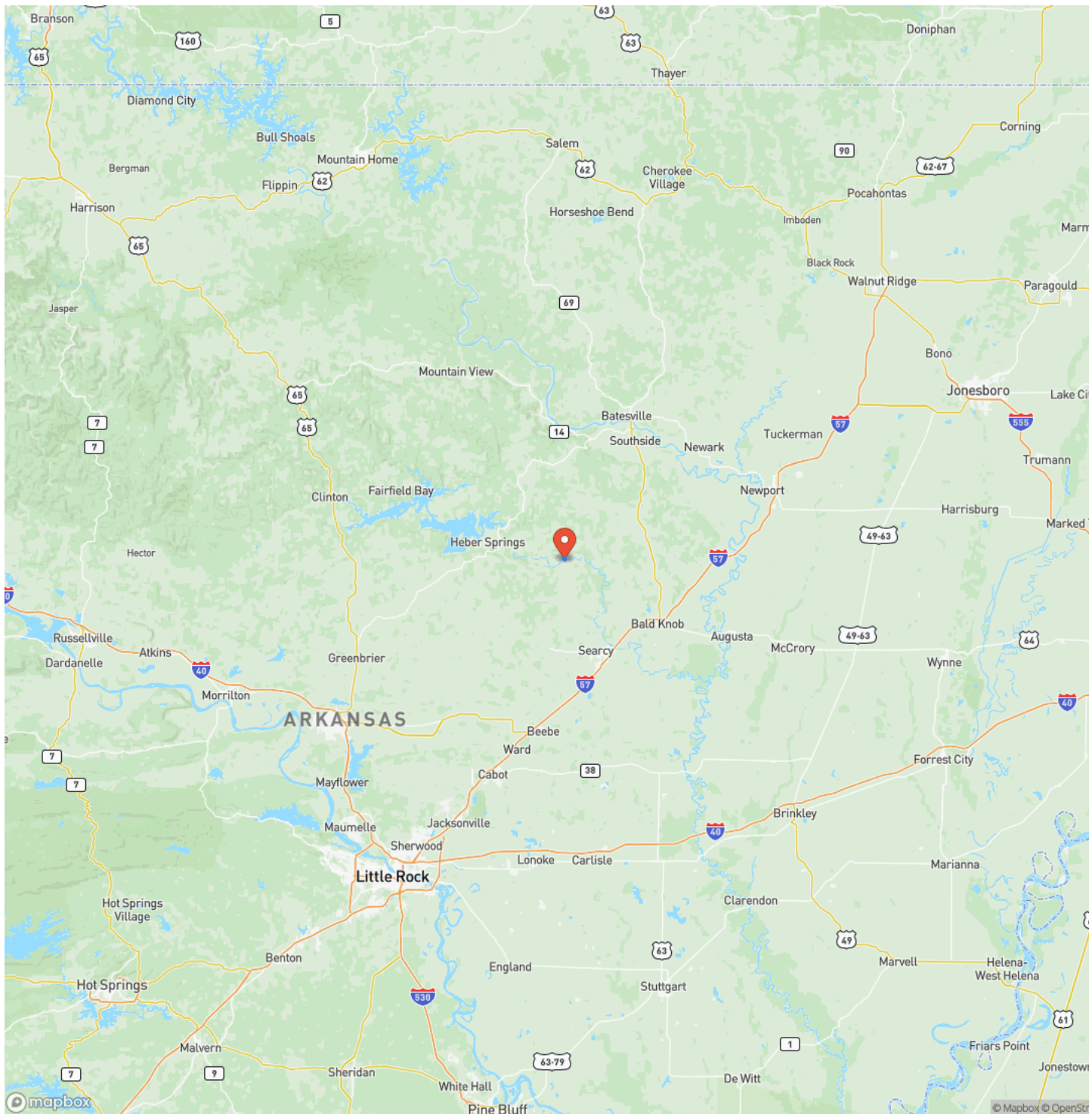


## Locator Map

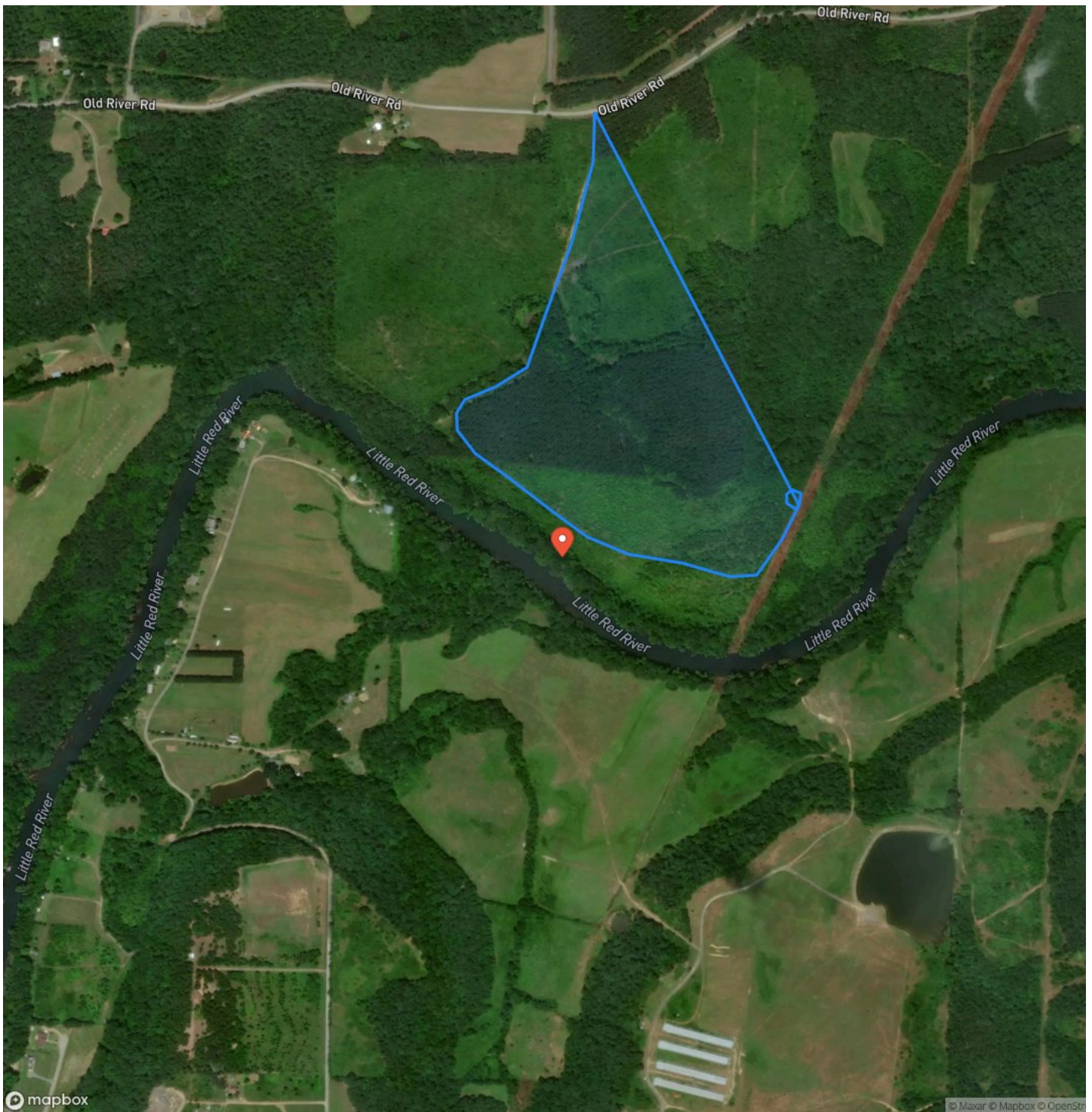




## Locator Map



## Satellite Map





## The Pines on the Little Red: Riverfront #3 Pangburn, AR / Cleburne 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

Searcy, AR 72143

## NOTES

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## 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.



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

## **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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