

**Mitchells Arkansas River Tract**  
14924 Case Road  
Little Rock, AR 72206

**\$781,000**  
355 +/- acres  
Pulaski County



## Mitchells Arkansas River Tract Little Rock, AR / Pulaski County

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### **SUMMARY**

**Address**

14924 Case Road

**City, State Zip**

Little Rock, AR 72206

**County**

Pulaski County

**Type**

Hunting Land, Recreational Land, Riverfront

**Latitude / Longitude**

34.5139 / -92.1618

**Acreage**

355

**Price**

\$781,000

**Property Website**

<https://habitatlandcompany.com/property/mitchells-arkansas-river-tract-pulaski-arkansas/12322>



## **PROPERTY DESCRIPTION**

This 355 acre property is located just over 20 miles from downtown Little Rock, and has right at 1/3 of a mile of Arkansas River frontage with its own boat launch. This property could be your dream place to build a home, or have an outstanding hunting camp.

The outdoor activities include fishing on the Arkansas River and Pennington Bayou. They also include hunting of the following species; trophy deer, wild turkey, duck, small game, and even the occasional bear has passed through the property. The proximity to Little Rock, and the trifecta of Arkansas hunting, deer, duck, and turkey hunting, make this a unique opportunity to have access to phenomenal hunting close to the city.

The Arkansas River access is located between Warings Bend and Harris bend close to the southern Pulaski County line. There's a large bend in the Arkansas River just north of the property that features multiple large and small islands adding to the fishing potential of the area.

There's paved road frontage off of Case Rd. that extends to and through the gated entrance to the property, and is at a deadend adding to the seclusion of the property. There's also an established location to build with utilities right inside the property line.

The improvements include a trail system and recent mulch work to open lanes for wildlife, and acres of potential food plots.

This property is in a WRP / E contract.

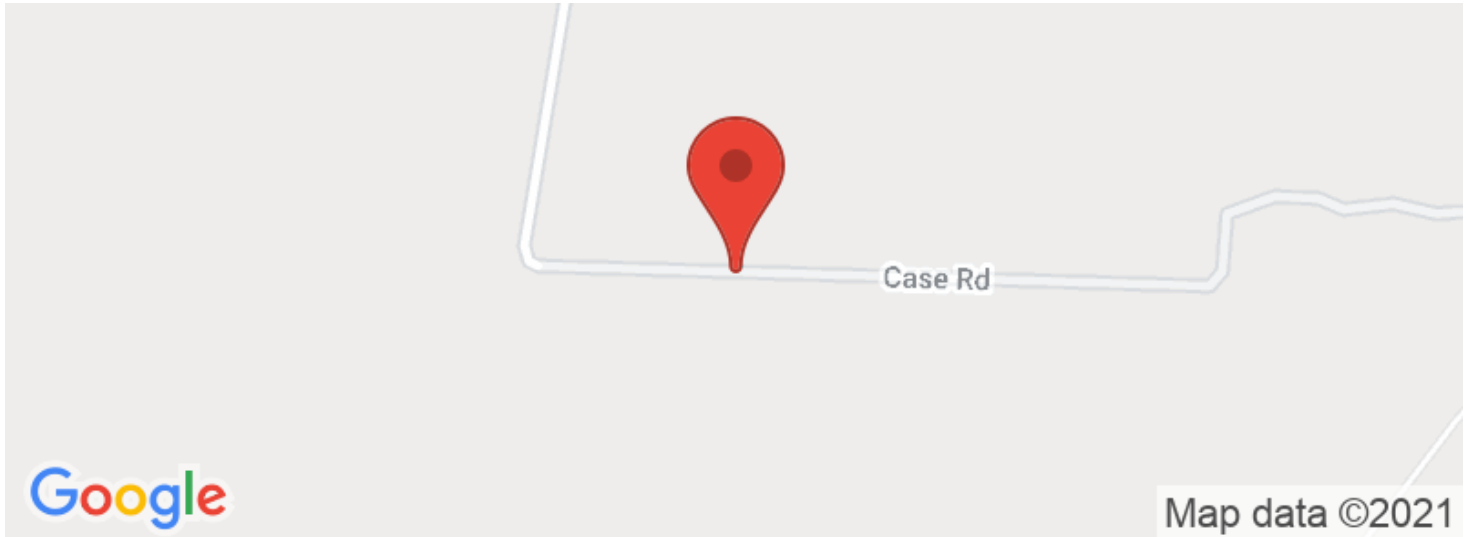


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## Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Luke Cullins

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**Email**

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**Address**

270 Riverview Road

**City / State / Zip**

Searcy, AR 72143

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.



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