

Cabin on the Banks of the White River at Crocketts Bluff
62 Pine Road
Crocketts Bluff, AR 72038

\$325,000
1.100± Acres
Arkansas County



Cabin on the Banks of the White River at Crocketts Bluff

Crocketts Bluff, AR / Arkansas County

SUMMARY

Address

62 Pine Road

City, State Zip

Crocketts Bluff, AR 72038

County

Arkansas County

Type

Residential Property, Lot

Latitude / Longitude

34.487145 / -91.25592

Dwelling Square Feet

2000

Bedrooms / Bathrooms

1 / 1

Acreage

1.100

Price

\$325,000

Property Website

<https://arkansaslandforsale.com/property/cabin-on-the-banks-of-the-white-river-at-crocketts-bluff-arkansas-arkansas/93310/>



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PROPERTY DESCRIPTION

Do you dream of leaving your porch in your side by side or in your boat from your dock without having to make a 3 AM drive? And at a price that is actually obtainable with direct access to over 160,000 acres? If you have ever dreamed about having this setup, you owe it to yourself to take a look at this cabin. It is located at 62 Pine Road in Crocketts Bluff which is only about 25 minutes East of Stuttgart and South of Casscoe in an area known as Wilcox Acres. The 2020 built cabin sits on just over 1 acre (2 lots) and consists of a 50'x40' metal building with 2"x6" walls that are fully insulated as well as the ceiling. The current owners had originally planned to build a large home on the property so only finished 600ft² of living space within the shop. If that isn't enough room for your family or friend group, simply adding some walls and mini split system can easily gain you as much living space as you desire within the 2,000 ft² structure since it is already insulated and plumbed. The metal exterior and metal roof will provide many years of very low maintenance so that you can spend your time enjoying the White River Refuge and the river itself. While the Wilcox Acres area is very remote to provide you the escape from "real life" that we often need, all of the amenities are already on site to make your ownership incredibly simple: public water, electric, and fiber internet. An indoor cleaning station will be appreciated on brutally cold Winter days or during the Summer if you're a fisherman. There is a 2nd water and electric meter West of the cabin making it easy to sell off the 2nd lot if you would prefer to recoup some money over having more room to spread out.

This location is unique due to direct UTV access into the refuge from the property. The Little Round Pond unit is on the West side of the river and accessible just a couple minutes up the road from the camp. If you want to get deeper into the refuge, simply get in your boat and you have access to the entire 160,000+ acres of the Dale Bumpers White River Refuge. This area can provide some of the best waterfowl hunting found in the state and often provides less crowded opportunities than the state WMA's. The deer hunting in these bottoms is excellent and provides the opportunity to harvest a trophy whitetail. In addition to waterfowl and deer are endless opportunities for family and friends to enjoy squirrel and other small game hunting throughout the Fall and early Spring.

A huge benefit of this location is that it provides year-round enjoyment. Hunting in the Winter, fishing in the Spring/Summer, boating anytime of year, and being only 25 minutes from Stuttgart gives you the opportunity to enjoy the many festivities that take place throughout the year from Wings Over the Prairie to special events at RNT Flying Duck Taproom and Chene gear. If you have young kids it's worth noting you're just a few minute drive to the Cook's Lake Nature Center and just over an hour to the Delta River's Nature Center which have youth activities throughout the year. The 15'x40' porch has provided the current owners countless hours of enjoyment from simply enjoying the solitude to entertaining guests. It provides a great space to keep the weather off in the Winter and cool shade in the Summer.

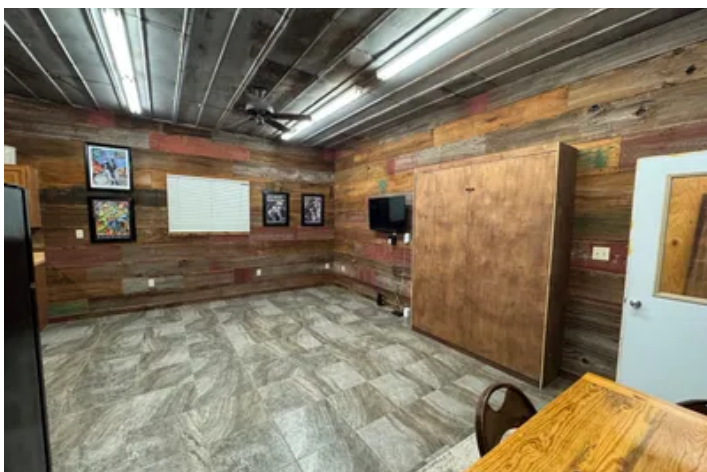
From what I have seen on two visits during hunting seasons, the Wilcox Acres area is low key and quiet making it very young family and pet friendly. The dock that is included sits on an adjoining landowner and conveys as personal property in the sale. Since it sits on a neighboring property, Arkansas Land Company nor the seller can guarantee that the ability to have a dock would never change. It is, however, guaranteed by the covenants of Wilcox Acres that you have direct access to the river.

Property is listed at appraised value. All buyer's must provide pre-qualification letter prior to showings per seller's request.

For more information and to schedule a showing, contact Kevin Keen at (870)215-1185.



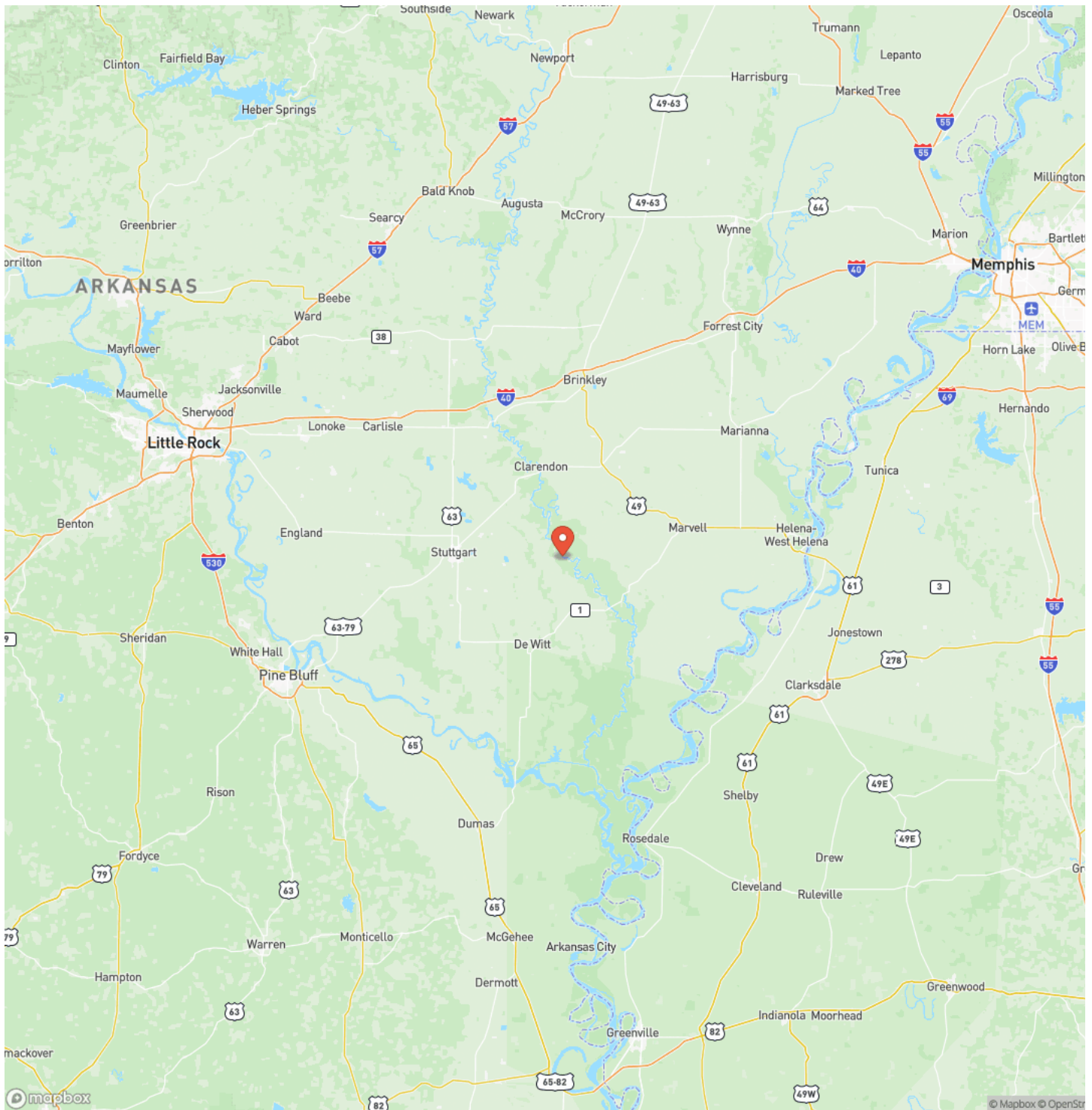
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Crocketts Bluff, AR / Arkansas County



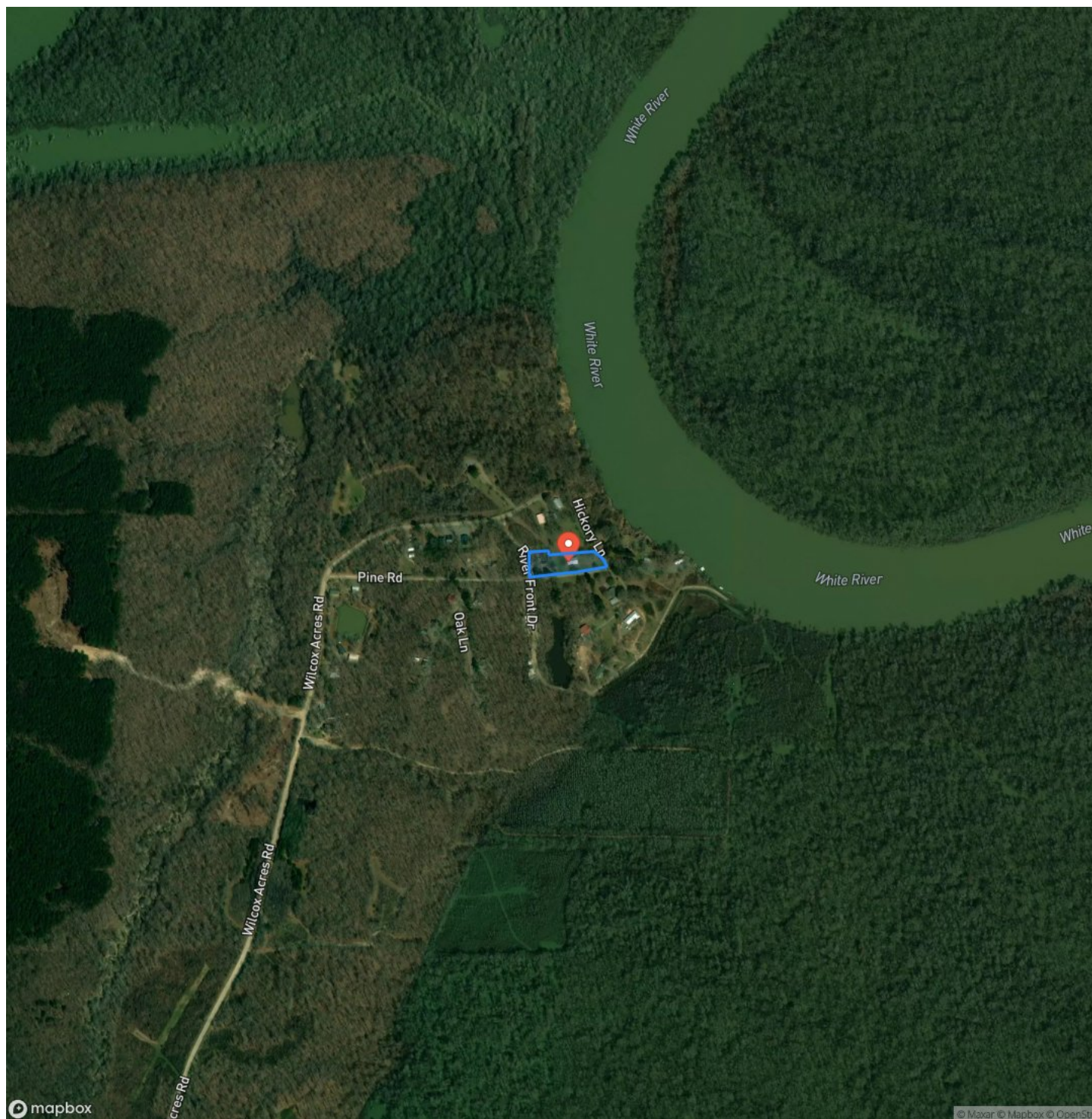
Locator Map



Locator Map



Satellite Map



Cabin on the Banks of the White River at Crocketts Bluff

Crocketts Bluff, AR / Arkansas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kevin Keen

Mobile

(870) 215-1185

Email

kevin@arkansas.land

Address

2024 North Main Street

City / State / Zip

NOTES

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NOTES

This image shows a full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings on the paper.

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.



Arkansas Land Company
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

