

20 +/- Acres of Prime Deer & Turkey w/ Nice Cabin and Pond
00 Thomas Road
Hickory Flat, AR 72121

\$209,900
20± Acres
White County



20 +/- Acres of Prime Deer & Turkey w/ Nice Cabin and Pond
Hickory Flat, AR / White County

SUMMARY

Address

00 Thomas Road

City, State Zip

Hickory Flat, AR 72121

County

White County

Type

Hunting Land, Farms, Ranches

Latitude / Longitude

35.506902 / -91.793163

Taxes (Annually)

34

Acreage

20

Price

\$209,900

Property Website

<https://arkansaslandforsale.com/property/20-acres-of-prime-deer-turkey-w-nice-cabin-and-pond-white-arkansas/57680/>



MORE INFO ONLINE:

ArkansasLandForSale.com



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Hickory Flat, AR / White County

PROPERTY DESCRIPTION

PRICE REDUCED! This offering is a perfect, affordable escape for your family and provides year-round entertainment. This 20.5 +/- acre property is located near the community of Hickory Flat which is just outside of Pangburn, Arkansas in White County. It includes a 28'x32' log cabin that was built primarily with logs that were cut off the property. It has mini-split to keep it cool in the Summer and warm in the Winter until you decide to light the wood stove. For the serious deer hunter, there is a built in cooler that only lacks the door and cooling unit. It is a foam block room that was poured full of concrete so that it also doubles as a pantry and safe room in its' current state. A huge benefit of this tract which many secluded camps lack, is public water offered by North White County Water. Additionally, there is a 12'x56' mobile home that is older, but in good shape for guests, extended family, etc. This tract joins the Jim Kress Wildlife Management Area which provides thousands of acres of additional land to hunt. For whitetail deer, you will likely never desire to venture very far off the property if you plant food plots similar to the current owner who states deer come off the WMA timber and into the fields most mornings and evenings to feed. Turkeys have been seen on countless occasions walking across the fields. A huge bonus were the multiple male Bobwhite Quail that were whistling while on the first site visit. Outside hunting season, enjoy crappie and bream fishing in the 3 +/- acre pond that is right out the front door and seller says is well stocked. This property will prove hard to beat for what it offers at the price offered. Note: none of the personal items seen in the pictures will convey. For more information contact Kevin Keen at (870)215-1185.

MORE INFO ONLINE:

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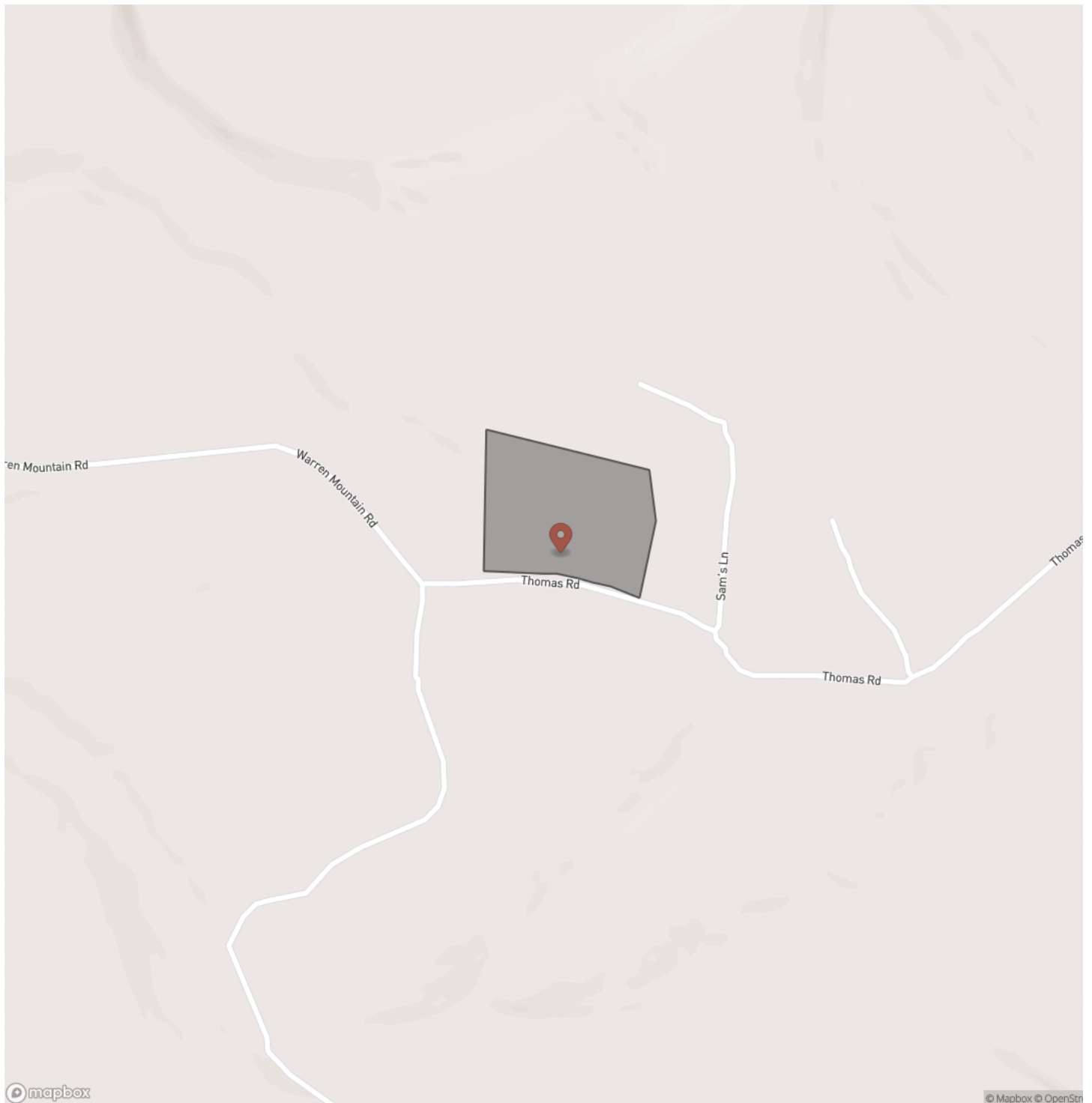
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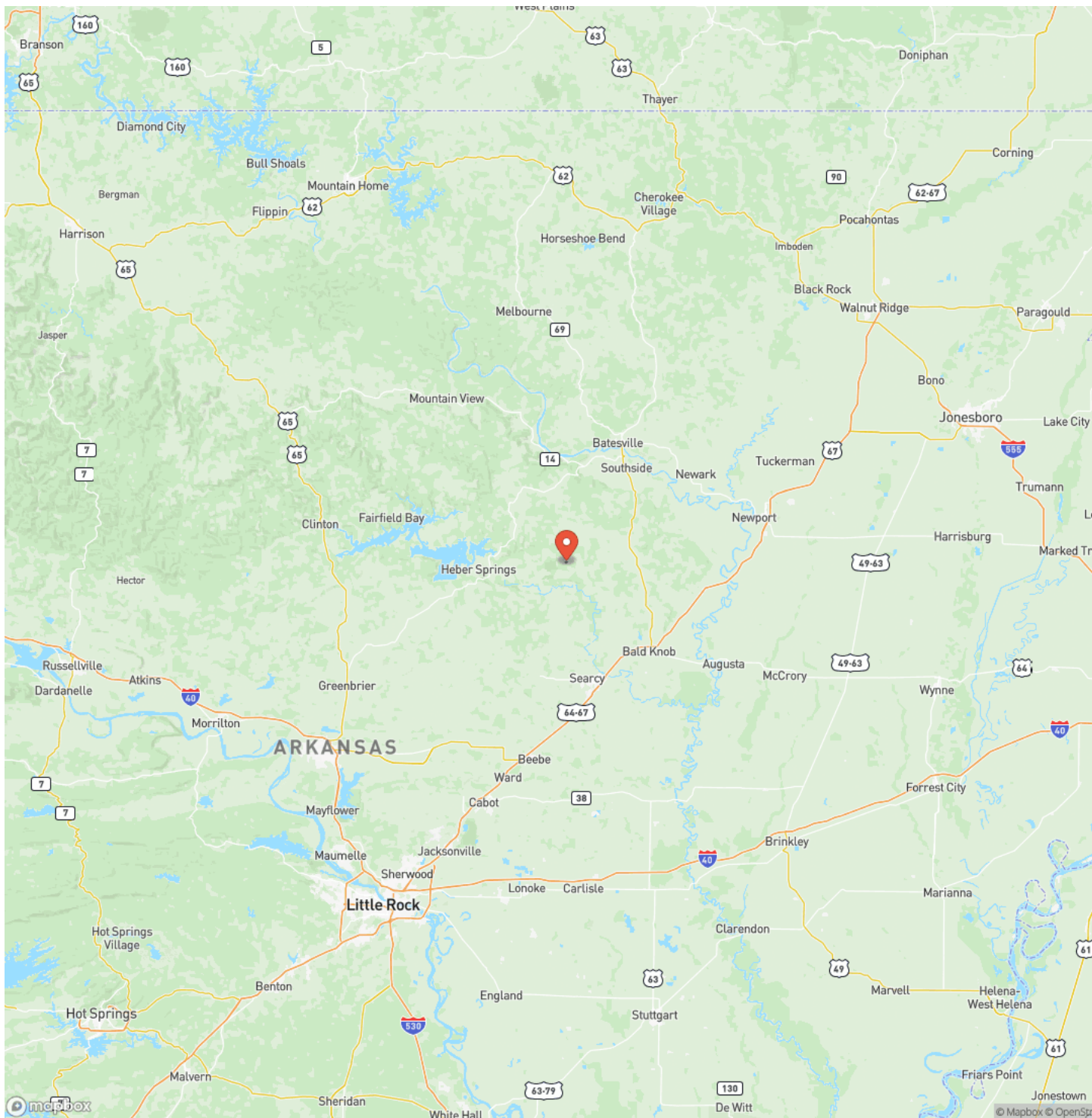
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Locator Map



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Locator Map



20 +/- Acres of Prime Deer & Turkey w/ Nice Cabin and Pond
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Satellite Map



20 +/- Acres of Prime Deer & Turkey w/ Nice Cabin and Pond Hickory Flat, AR / White 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

North Little Rock, AR 72114

NOTES

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MORE INFO ONLINE:

ArkansasLandForSale.com

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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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