

121.98 Surveyed Acres Near the Raft Creek and  
Hurricane Bottoms  
00 Highway 36  
Georgetown, AR 72143

**\$699,000**  
121.980± Acres  
White County



## 121.98 Surveyed Acres Near the Raft Creek and Hurricane Bottoms Georgetown, AR / White County

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### **SUMMARY**

#### **Address**

00 Highway 36

#### **City, State Zip**

Georgetown, AR 72143

#### **County**

White County

#### **Type**

Hunting Land, Recreational Land

#### **Latitude / Longitude**

35.189595 / -91.546836

#### **Taxes (Annually)**

124

#### **Acreage**

121.980

#### **Price**

\$699,000

#### **Property Website**

<https://arkansaslandforsale.com/property/121-98-surveyed-acres-near-the-raft-creek-and-hurricane-bottoms-white-arkansas/64814/>



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### **PROPERTY DESCRIPTION**

PRICE IMPROVEMENT! Have you hunted or toured tracts enrolled in WRE, but decided you didn't want the encumbrance on your property? If so, this tract is for you. The 121.98 surveyed acres joins the Bald Knob National Wildlife Refuge via the 2,024' of frontage on the Little Red River. It sits just West of Georgetown placing it in very close proximity to Hurricane WMA and the Raft Creek bottoms which are both renowned waterfowl locations in the state of Arkansas. This property has been designed nearly identical to a WRE project, but was all performed at the seller's expense and DOES NOT have an easement on it meaning you can further manage and improve however you prefer. In addition to the planted waterfowl food plots, the moist-soil units are full of smartweed, sprangletop, bidens, invertebrates, etc to provide a full buffet to visiting waterfowl this winter. The improvements made to the property have provided approximately 53 +/- floodable acres with water supplied by a 6" electric well. Currently, the electric is being provided by a mobile generator as there is not electric service on site. There are two existing blinds one of which is an 18' floating pontoon blind that is perfectly situated in a clump of vegetation in the middle of one of the primary, larger moist-soil units. If a blind is not your style, simply tuck up into one of the many willow trees on the property and you'll be set. In addition to the waterfowl hunting, both giant whitetails (see video) and turkeys frequent this property. The 200 ML acres to the North is all planted oaks providing an endless food source for the deer and turkeys. This tract for sale appears to be a major transition area for wildlife traveling from the surrounding properties to the ag fields to the South. Outside of hunting season, enjoy fishing in the 4 +/- acre lake which makes this a year-round retreat. The container pictures does convey in the sale. A final note is that access is via a deeded easement making the seclusion of this piece hard to beat. For more information contact Kevin Keen at [\(870\)215-1185](tel:8702151185).





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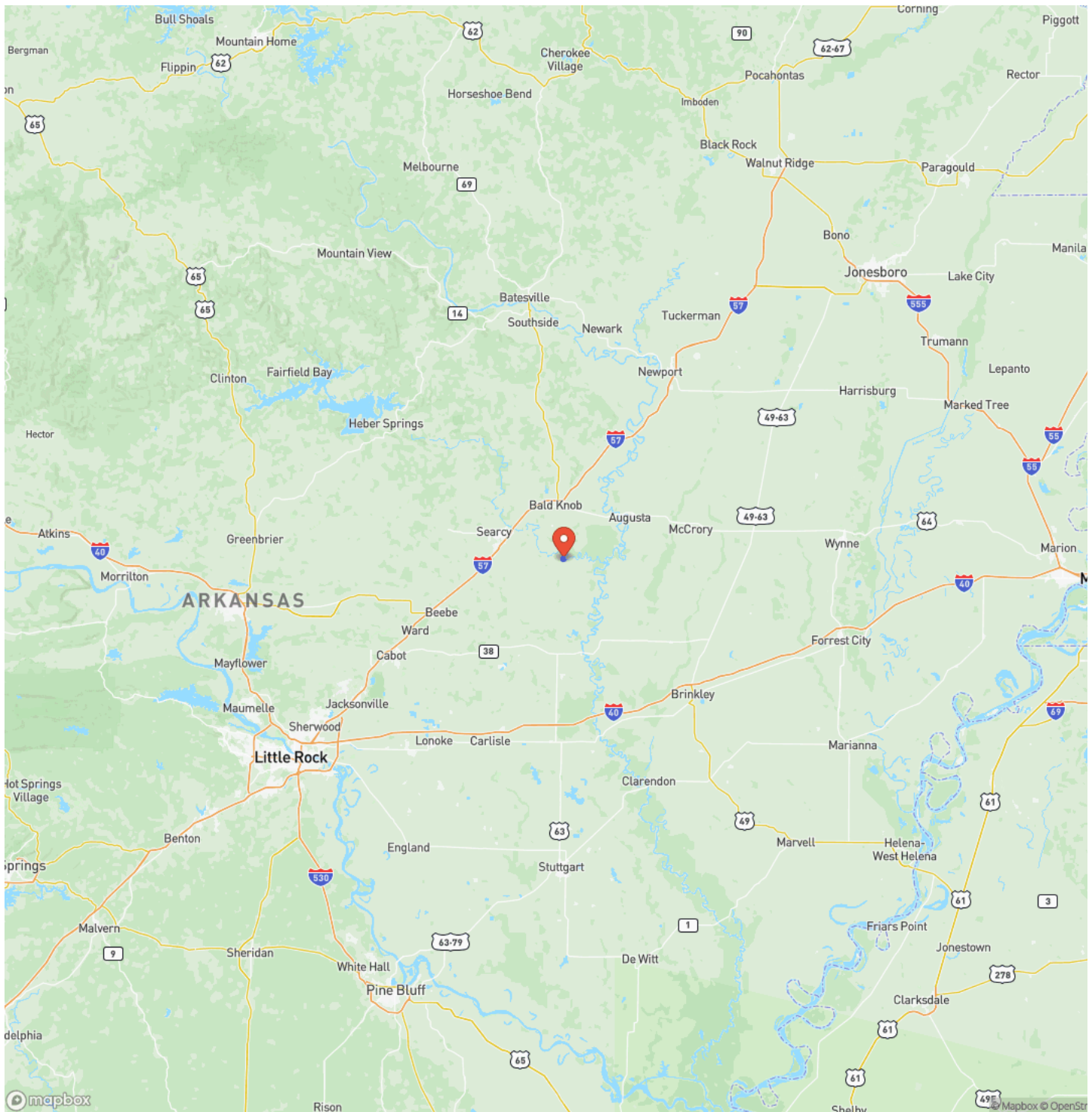


## Locator Map



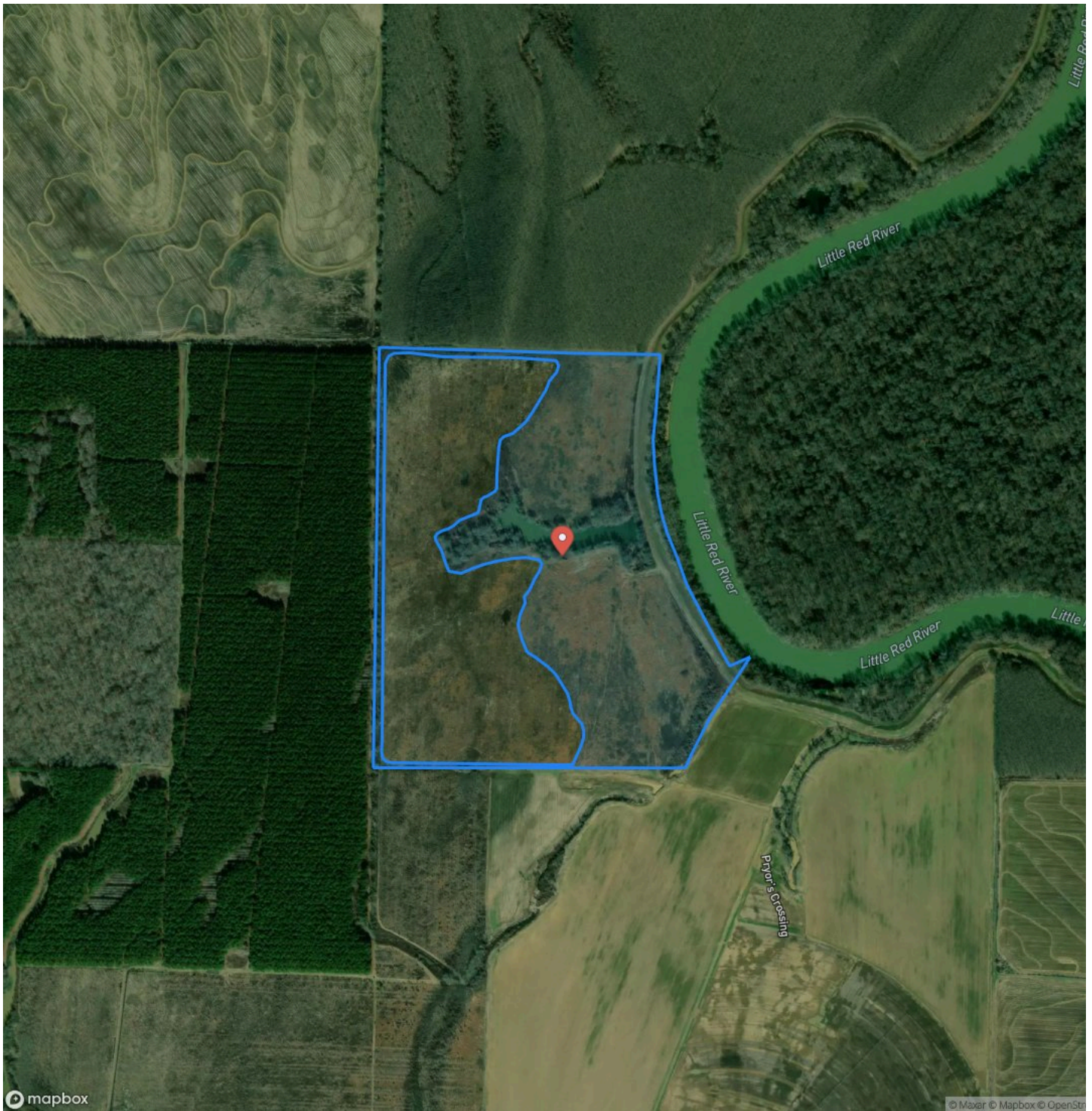
**121.98 Surveyed Acres Near the Raft Creek and Hurricane Bottoms  
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## Locator Map





## Satellite Map



## 121.98 Surveyed Acres Near the Raft Creek and Hurricane Bottoms Georgetown, 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

[illegible]



## NOTES

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

## **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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**Arkansas Land Company**  
2024 North Main Street  
North Little Rock, AR 72114  
(501) 604-4565  
[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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