77± ACRES
WHITE COUNTY, AR

$538,900

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE WHITE 77

PROPERTY PROFILE

LOCATION:

- Highway 5
  Romance, AR 72136
- White County
- 5.6± Miles S of Rose Bud
- 6.6± Miles W of Lake Barnett
- 6.7± Miles W of the
  Bayou Des Arc WMA
- 19.4± Miles SW of Heber Springs
- 22± Miles S of Heber Springs
  Marina on Greers Ferry Lake
- 23.6± Miles N of Cabot
- 24± Miles SW of the JFK
  Campground on the
  Little Red River
- 42± Miles NE of North Little Rock

TAX INFORMATION:

- 2025 Taxes
- Parcel: 001-15249-001: $12.50
- Parcel: 001-15292-003: $450.75
- Parcel: 001-15309-001: $84.49

COORDINATES:

- 35.255208, -92.068314

PROPERTY USE:

- Hunting
- Investment
- Agricultural
- Recreational
- Development
- Potential Livestock Operation
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 77± Total Acres
- 57.13± Acres of
  Open Hay Pasture
- 19.69± Acres of Timber
- 1,600'± Highway Frontage
- Clifty Creek Frontage
- Gently Sloping Terrain
- Utilities Available at the Road

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CALEB DECKER
LAND SPECIALIST
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5607 Highway 71 South - Cove, AR 71937
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE WHITE 77

POSITIONED IN THE GROWING CORRIDOR BETWEEN ROSE BUD AND CABOT, ARKANSAS, THIS 77± ACRE TRACT OFFERS A RARE COMBINATION OF DEVELOPMENT POTENTIAL, AGRICULTURAL USABILITY, RECREATIONAL APPEAL, AND RURAL LIFESTYLE OPPORTUNITY. With approximately 1,600 feet of Highway 5 frontage, this White County property provides strong accessibility and long-term investment value in one of Central Arkansas' expanding rural markets.

The land features a balanced mix of approximately 57.13± acres of open hay pasture and 19.69± acres of timber, creating versatility for a wide range of uses. Clifty Creek runs north to south through the center of the property, adding natural beauty, wildlife habitat, and an attractive landscape feature that enhances both recreational and residential appeal.

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MORE ABOUT THE WHITE 77

Gently sloping terrain makes the property well suited for future development, whether for a rural subdivision, hobby farm community, barndominium sites, cattle or horse operation, or a private estate. Investors and developers will appreciate the location within White County's growth path, while outdoor enthusiasts will recognize the hunting and recreational opportunities offered by the blend of timber, pasture, and live water.

Located just 22± miles south of Greers Ferry Lake and only 6.7± miles from Lake Barnett and Bayou Des Arc, the White 77 provides convenient access to fishing, boating, and outdoor recreation while maintaining a peaceful rural setting. Searcy and Cabot are both within an easy drive for shopping, dining, medical services, and everyday conveniences.

Utilities are available at the road, offering a strong foundation for future building plans. Whether you are searching for a long-term land investment, productive farmland, recreational acreage, or the ideal setting to build your dream home, the White 77 offers the flexibility and location to support a wide variety of visions.

Contact Caleb Decker today to schedule a private showing and experience #TheSmallTownWay.

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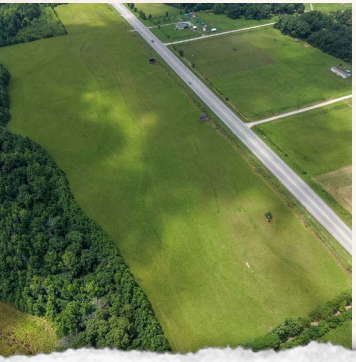

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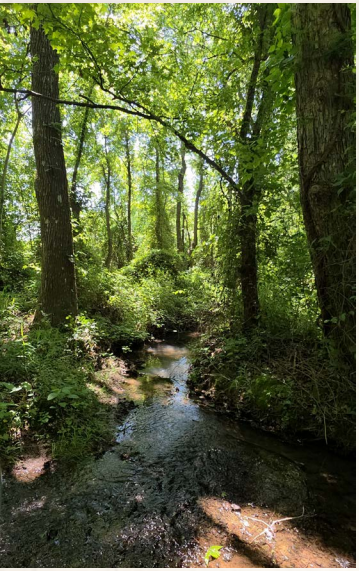

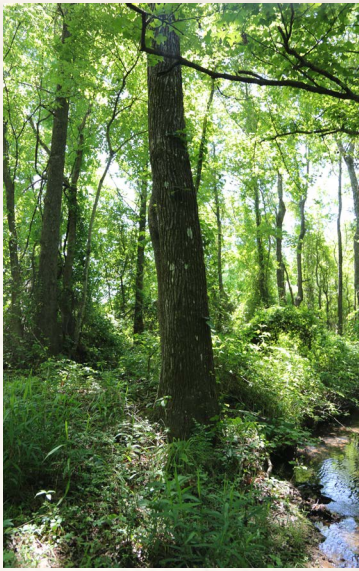

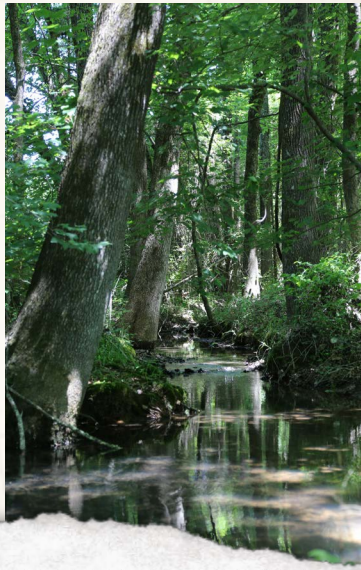

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land id. LINK

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Directions From Rose Bud, AR: Travel south on Highway 5 for 5.6 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS

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