

6.21± ACRES
CLEBURNE COUNTY, AR
\$155,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE CLEBURNE 6.21

PROPERTY PROFILE

LOCATION:

- Sunshine Lane
Pangburn, AR 72121
- Cleburne County
- 13± Miles SE of Heber Springs
- 14± Miles SE of Greers Ferry Lake
- 15± Miles SE of the JFK
Campground on the
Little Red River
- 18± Miles NW of Searcy

COORDINATES:

- 35.27038, -91.50084

PROPERTY USE:

- Fishing
- Recreational
- Potential Home/Cabin Site
- Investment

PROPERTY INFORMATION:

- 6.21± Acres
- Mixed Timber
- Big Creek Frontage
- Gentle Topography
- Survey & Plat Mat Available
- Elevation Reference
Data Available
- Protective Covenants In-Place
- Utilities Available at the Road

TAX INFORMATION:

- 2025 Taxes:
- 002-00639-114: \$512
- 002-00639-115: \$512



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CALEB DECKER

LAND SPECIALIST

C: 501-206-8403

O: 479-588-1034

cdecker@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLEBURNE 6.21

DISCOVER THE PERFECT BLEND OF NATURAL BEAUTY AND BUILD-READY CONVENIENCE WITH THIS 6.21± ACRE TRACT LOCATED IN THE DESIRABLE RIVER CREEK ESTATES, RIGHT WHERE BIG CREEK MEETS THE LITTLE RED RIVER IN PANGBURN, ARKANSAS. This Cleburne County property offers a rare opportunity to own a versatile piece of land in one of Central Arkansas' most scenic and sought-after areas.

The land is mostly cleared with a gentle layout, making it ideal for a custom home, weekend retreat, or investment build. A mix of mature hardwoods and evergreens provides just the right balance of openness and privacy, creating a peaceful setting with year-round appeal. With utilities available at the road, much of the groundwork is already in place to bring your vision to life.

A survey and plat map are available, and because the Cleburne 6.21 rests within the 100-year floodplain, the seller has also provided an elevation grade control reference. This gives buyers a strong starting point when planning a build and designing appropriately for the site. Buyers are encouraged to verify elevation and building requirements to suit their intended use.



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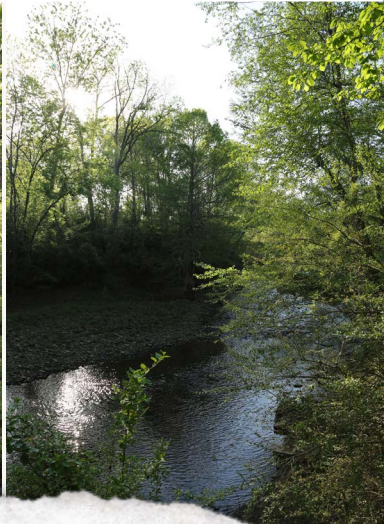
MORE ABOUT THE CLEBURNE 6.21

Protective covenants are in place within River Creek Estates, including single-family residential use, a minimum heated living area requirement, and restrictions that help preserve the quality and value of the community. These guidelines ensure a consistent, well-maintained environment for homeowners and future investment.

Located just minutes from Pangburn and a short drive to Searcy and Heber Springs, you'll enjoy both convenience and seclusion. With direct access to outdoor recreation—fishing, kayaking, and exploring the Little Red River—plus being near Greers Ferry Lake, one of Arkansas's best and most scenic recreational lakes, the Cleburne 6.21 is a property that truly offers lifestyle as much as land.

Whether you're looking to create a private getaway, develop a long-term investment, or build your forever home near the water, the Cleburne 6.21 checks all the boxes.

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



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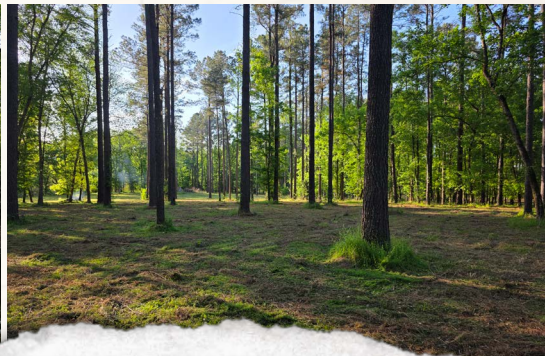
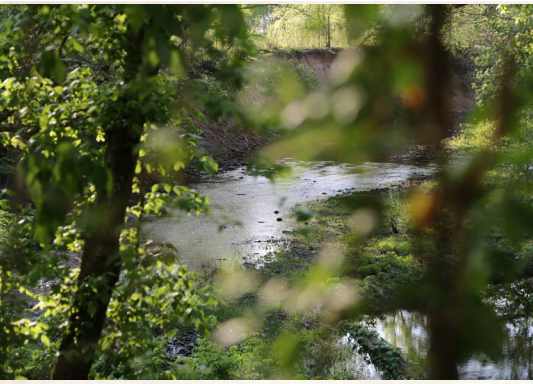
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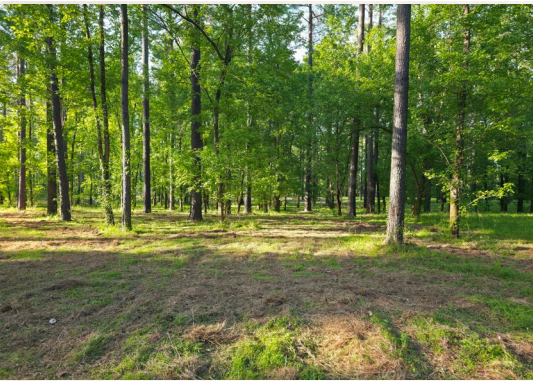
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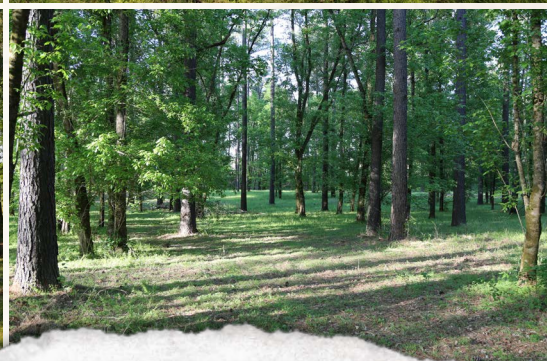
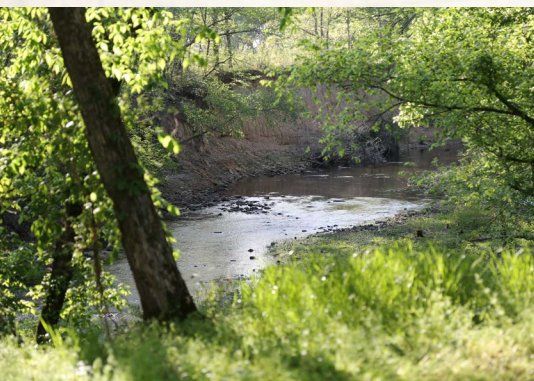
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FLOOD MAP



TOPOGRAPHY MAP



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land **id.** LINK



Directions From Pangburn, AR:
Travel north on Highway 110 for 1.4 miles. Turn right onto McJester Road and continue for 1 mile. Turn right onto Old River Road, proceed for 0.7 miles, and then turn right onto Sunshine Lane to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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