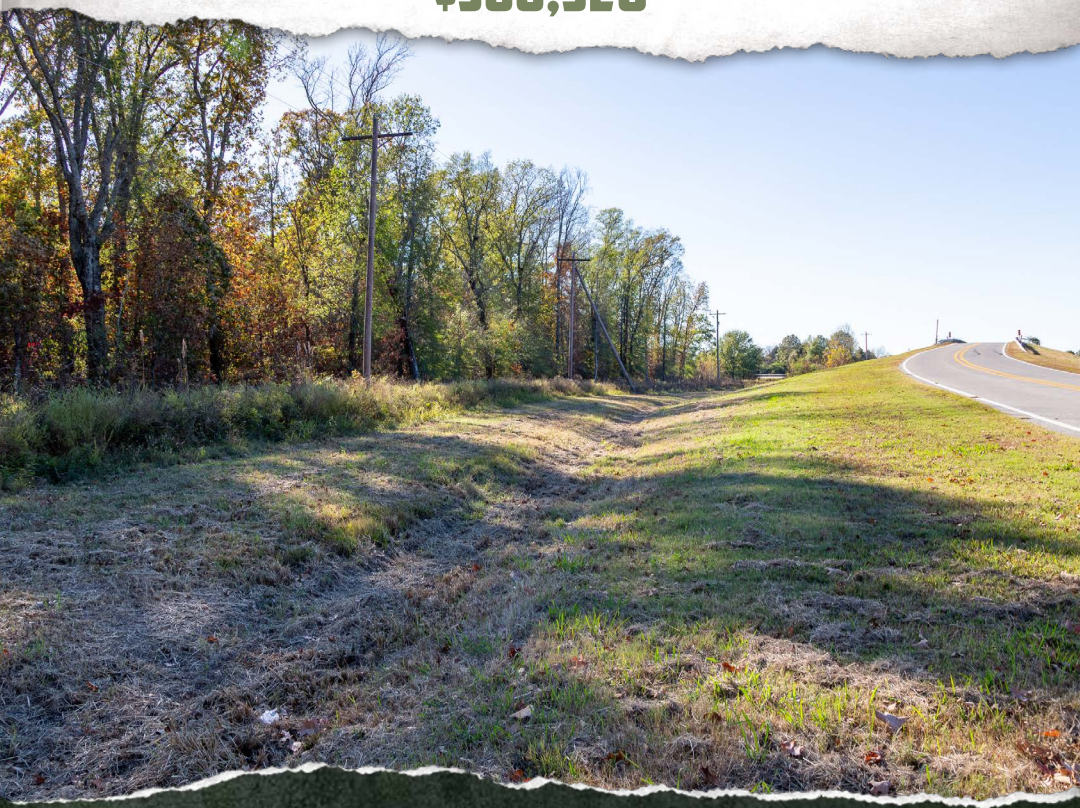
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

74.8± ACRES
WHITE COUNTY, AR

$366,520



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

THE WHITE 74.8

PROPERTY PROFILE

LOCATION:

- Pumping Station Road
  Bald Knob, AR 72010
- White County
- 4± Miles NE of the Bald Knob National Wildlife Refuge
- 6± Miles NE of the Henry Gray/Hurricane Lake WMA
- 7± Miles NE of the Little Red River
- 8± Miles SW of the Departee Creek WMA
- 9± Miles SW of Bradford
- 10± Miles W of the White River
- 15± Miles NE of Searcy
- 35± Miles SE of Batesville
- 63± Miles NE of Little Rock

TAX INFORMATION:

- Tax Year 2025
- R00101770000: $118.79
- R00101771000: $207.95

COORDINATES:

- 35.324677, -91.539985

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 74.8± Total Acres of Vacant Land
- 8± Acres Outside of the Floodplain
- Mature Hardwoods
- Creek Bottom
- Utilities Available at the Road
- Big Mingo Creek Frontage
- Dual Road Frontage



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WELCOME TO THE WHITE 74.8

WELCOME TO THE WHITE 74.8 IN BALD KNOB, ARKANSAS. Located on Pumping Station Road in White County, Big Mingo Creek runs through the middle of this property, and 74.8± acres of mature hardwoods grow on either side of it. This is real timber: white oak, pin oak, hickory and walnut, just to name a few. The oaks and hickory are the mast trees a hunter looks for, so plan on spending a few minutes with your head tilted back, looking up at the canopy.

That mix of hardwoods and creek bottom is what makes the tract work. The creek gives you a natural travel corridor, and it gives you multiple stand locations along it, all underneath the hardwood canopy. You can hunt it a different way every time. If you've ever wished a property came with a creek to plan around, this one does.

Being straight about the water, most of the White 74.8 sits in the floodplain of Big Mingo Creek. That is part of why the hardwoods grew the way they did, and it is also why you will not be pouring a slab on most of it. The good news is about eight acres in the northeast corner sit outside the floodplain. That is your high ground, and it's enough room for a cabin, a camp or a homesite, with room left over for a food plot and a place to park the trucks.





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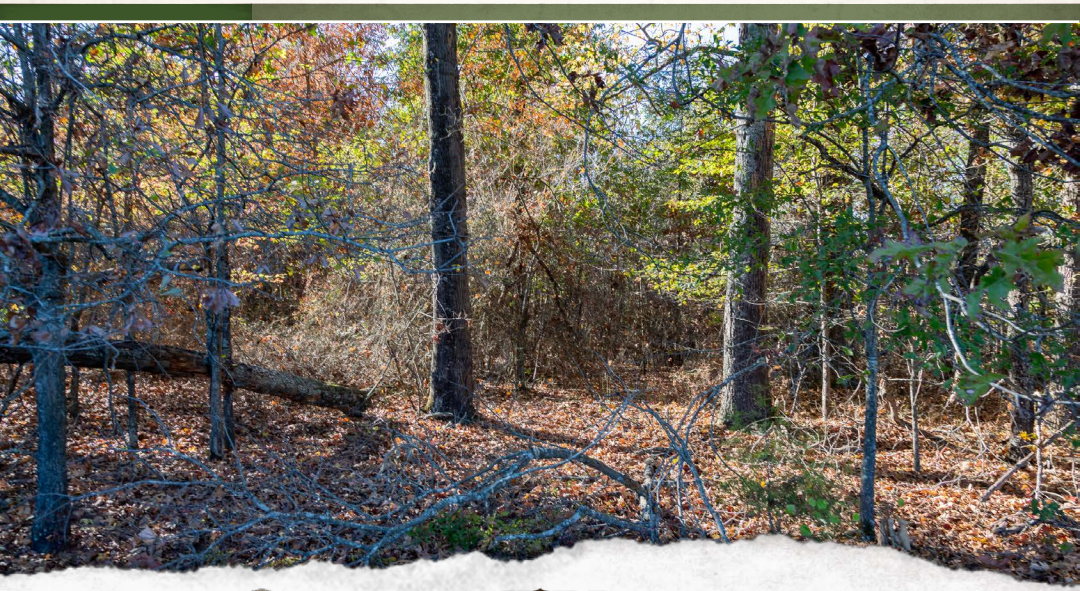
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MORE ABOUT THE WHITE 74.8

Utilities are available at the road, so you aren't starting from scratch on the building ground. The White 74.8 has frontage on Pumping Station Road and on I-57, which makes it easy to find and easy to get to. The location is also hard to beat for a hunter. This is farm country, and you're in the neighborhood of public ground that draws hunters from all over the state: Henry Gray/ Hurricane Lake WMA at 17,000 acres, Bald Knob National Wildlife Refuge, and Departee Creek WMA near Bradford are all within 10± miles of the White 74.8. Bald Knob and Searcy are close by, and the Little Red and White Rivers are both in the area, with Little Rock just down the interstate.

The White 74.8 fits a hunter who wants a standing timber tract in farm country with a dry corner for a cabin. It fits a buyer holding hardwood timber and a creek bottom for the long haul. It fits anyone who wants a homesite with a lot of ground and a lot of woods around it.

Call Caleb Decker today to schedule a private showing and experience #TheSmallTownWay!





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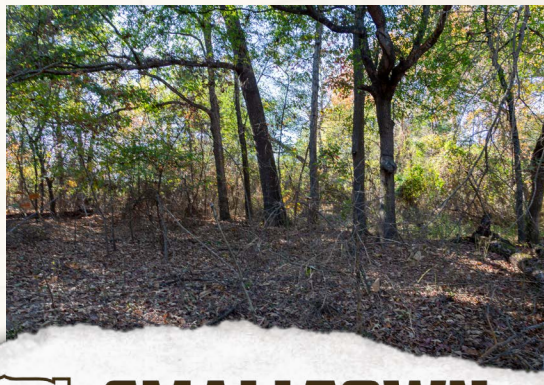
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74.8± ACRES WHITE COUNTY, ARKANSAS







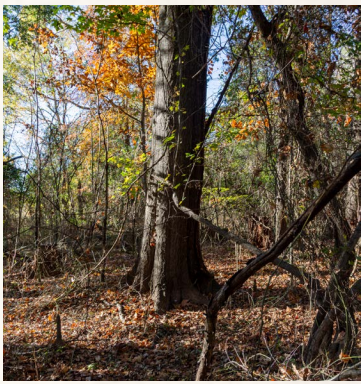
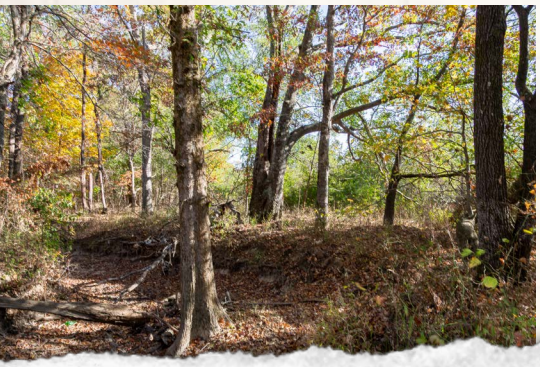
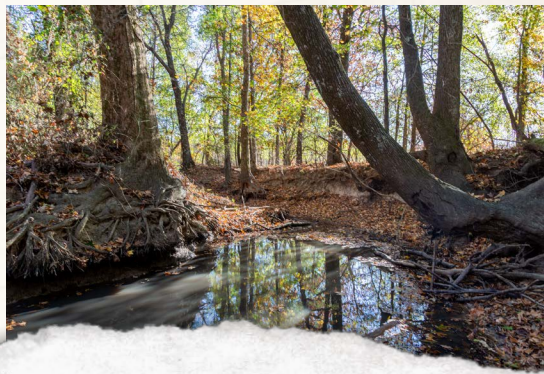
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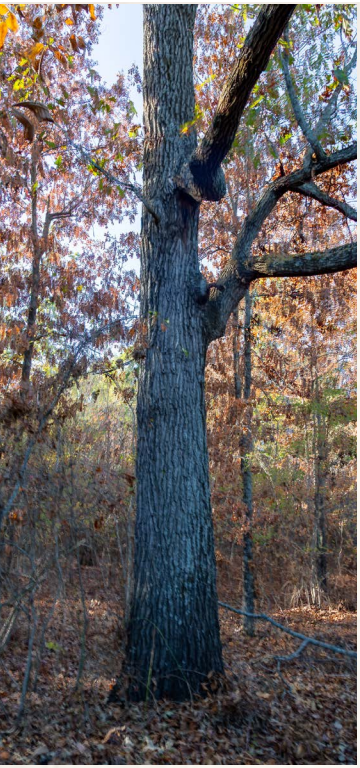


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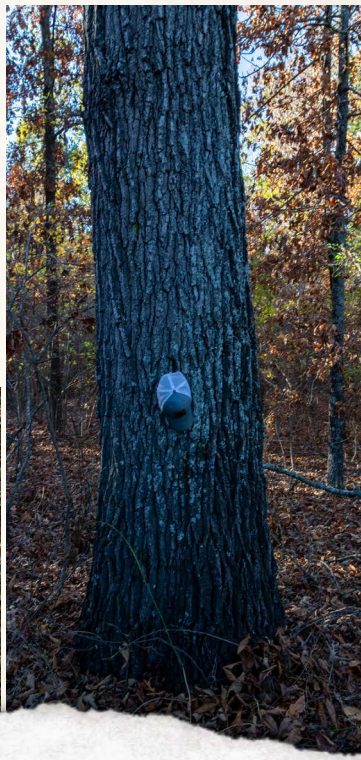
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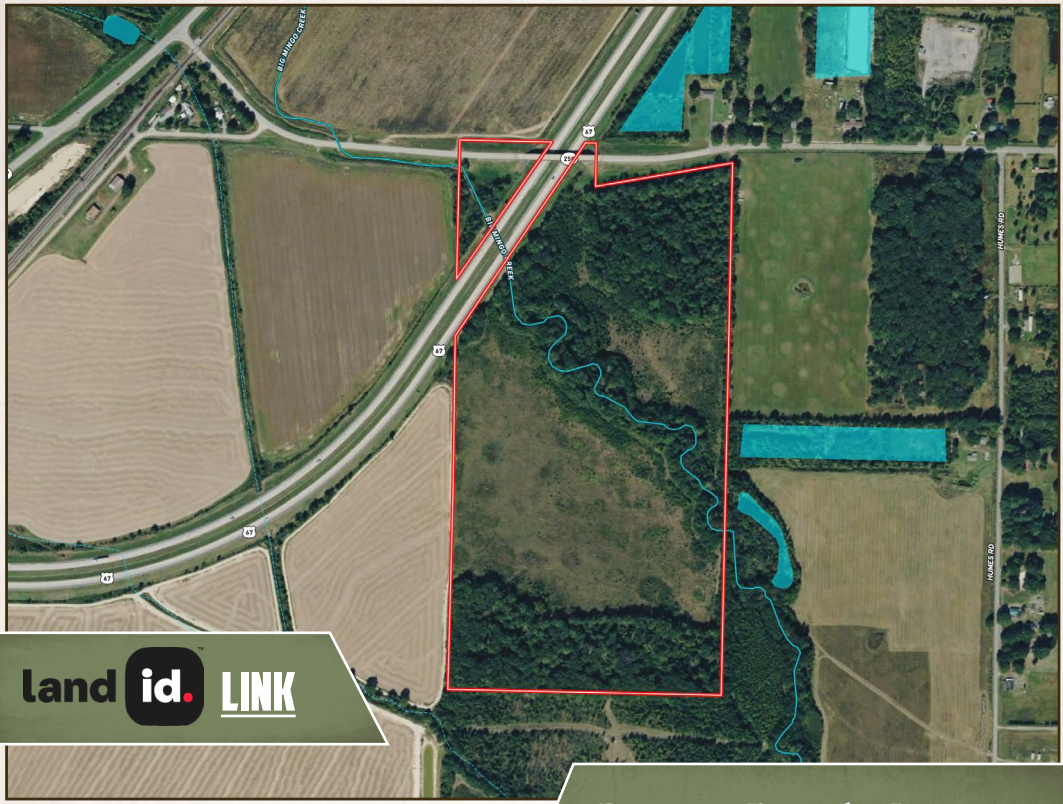


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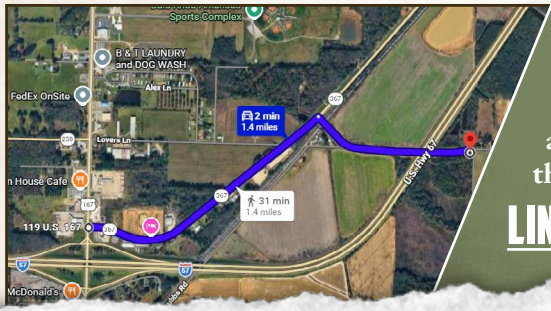
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74.8± ACRES | WHITE COUNTY, ARKANSAS



land id. LINK



Directions From the Intersection of US-167 and AR-367 N in Bald Knob, AR: Travel east on AR-367 N for 0.9 miles. Turn right onto AR-258 and proceed 0.5 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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