Honey Hole Hideout
0 David Conway Rd
Romance, AR 72136

$220,000
40± Acres
White County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
0 David Conway Rd

City, State Zip
Romance, AR 72136

County
White County

Type
Hunting Land, Recreational Land, Timberland, Undeveloped Land, Farms

Latitude / Longitude
35.193479 / -92.002584

Taxes (Annually)
$110

Acreage
40

Price
$220,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Escape to your own private sanctuary with the Honey Hole Hideout, a remarkable 40-acre property in Romance, Arkansas. This versatile tract offers an exceptional blend of recreational and agricultural opportunities, perfect for those seeking a tranquil retreat or a productive investment. Imagine days spent exploring diverse landscapes, cultivating the land, or simply enjoying the peaceful embrace of nature.

Location

Nestled in White County, Arkansas, this property enjoys the charm of a rural setting while remaining accessible to local amenities. The community of Romance offers a serene backdrop, providing a perfect balance of seclusion and convenience.

Land and terrain

Spanning 40 acres, the land presents a captivating mix of cleared, grassed, and natural state vegetation. Buyers will appreciate the variety, which provides excellent pastureland for hay crops while also offering untouched areas for wildlife habitat. The topography invites exploration and offers numerous possibilities for shaping the landscape to suit personal preferences.

Improvements and infrastructure

The property is already equipped with essential improvements, including robust fencing, which secures the perimeter with both standard and wire options. A charming pond adds to the aesthetic appeal and functionality, providing a water source for livestock or wildlife. The infrastructure is ready for immediate use and offers a solid foundation for further enhancements.

Water and utilities

Access to a public water source ensures a reliable supply for any future development or agricultural needs. Additionally, electricity is readily available, providing essential power for potential residential structures, barns, or other facilities. The presence of these key utilities simplifies the process of developing the property to its fullest potential.

Wildlife and vegetation

The Honey Hole Hideout is a haven for a diverse array of wildlife, including bear, dove, quail, small game, turkey, and whitetail deer, making it an ideal location for hunting enthusiasts. The varied vegetation, encompassing cleared, grassed, and natural state areas, supports this rich ecosystem, offering ample food and cover for animals.

Current and potential use

Currently utilized for hunting, investment, pasture, and general recreation, this property offers incredible versatility. Its potential uses are even broader, accommodating cattle, development, farming, grazing, horses, additional hunting opportunities, investment, livestock, and residential aspirations. The land is particularly well-suited for hay crops.

Access and easements

Access to the property is facilitated by an easement along a gravel road, ensuring privacy while maintaining ease of entry. This arrangement provides a secure and straightforward path to your secluded retreat.

Showing instructions and contact

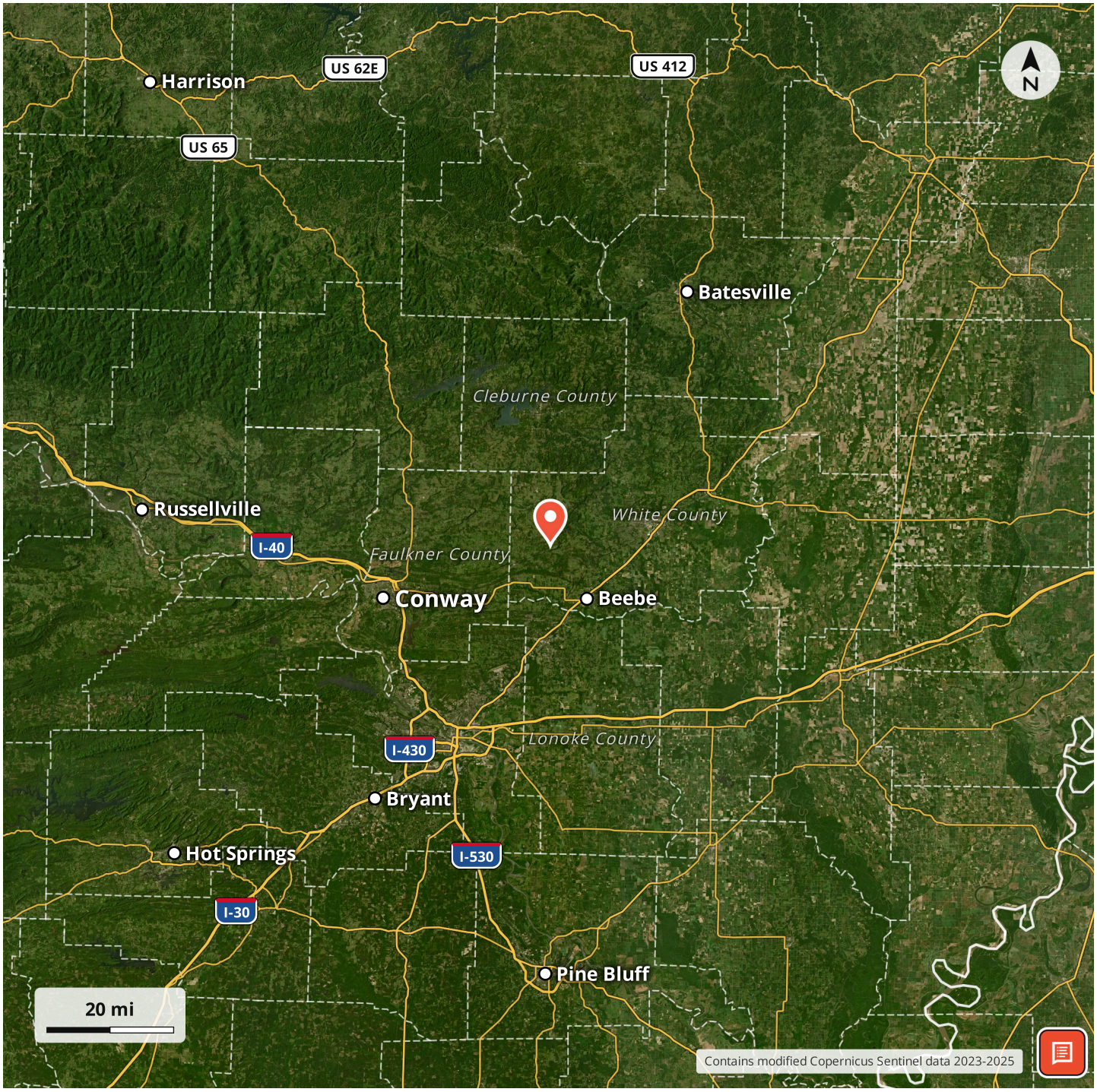
To schedule an appointment to view this exceptional property, please contact agent Matt Heft at 870-688-8614 .



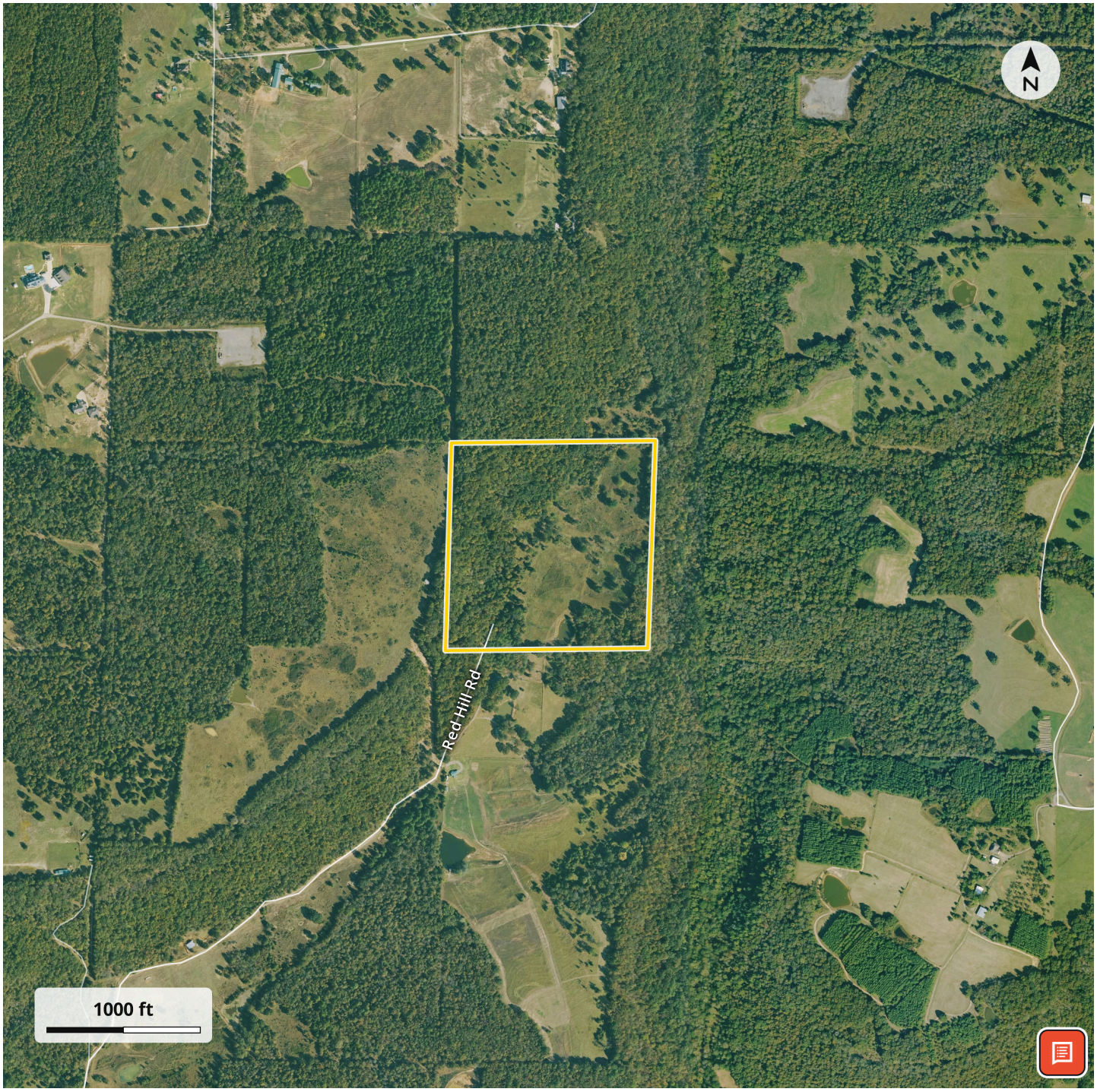





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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