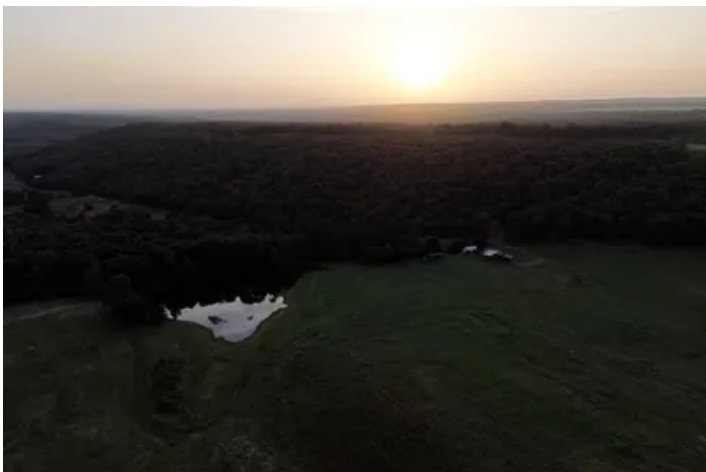


Honey Hole Hidout
0 David Conway Rd
Romance, AR 72136

\$599,000
110± Acres
White County



Honey Hole Hidout Romance, AR / White County

SUMMARY

Address

0 David Conway Rd null

City, State Zip

Romance, AR 72136

County

White County

Type

Hunting Land, Residential Property, Recreational Land, Farms

Latitude / Longitude

35.189278 / -92.005471

Taxes (Annually)

\$675

Dwelling Square Feet

700

Bedrooms / Bathrooms

1 / 1

Acreage

110

Price

\$599,000

Property Website

<https://moplandandhome.com/property/honey-hole-hidout/white/arkansas/110170/>



Honey Hole Hidout

Romance, AR / White County

PROPERTY DESCRIPTION

Escape to the serene wilderness of Arkansas with the Honey Hole Hidout, a remarkable 110-acre property in Romance, White County, designed for both tranquil living and thrilling outdoor adventures. This unique offering combines the rustic charm of a 2019-built, 1-bedroom cabin with expansive acreage, perfect for hunting enthusiasts, recreational pursuits, or those simply seeking a peaceful residential retreat. Imagine owning a slice of nature where every day brings new opportunities for exploration and relaxation, all within your own private domain.

Location

Nestled in the heart of Romance, Arkansas, this property offers a quintessential rural experience within White County. Its strategic location provides a secluded haven while maintaining accessibility to local amenities and the charm of small-town living.

Land and terrain

Spanning 110 acres, the land presents a diverse landscape, featuring areas that are cleared, grassed, and in a natural state. This variety provides an ideal environment for numerous activities and potential uses, from cultivating hay to enjoying the untouched beauty of the wilderness. The property's topography is well-suited for a range of outdoor pursuits, inviting exploration and enjoyment of its natural contours.

Improvements and infrastructure

A charming 1-story cabin, built in 2019 with wood siding and a metal roof, serves as the centerpiece of this property. The 1-bedroom, 1-bath residence features laminate flooring, a block foundation, and is equipped with modern comforts including an electric cooktop, free-standing electric oven, microwave, refrigerator, and a water heater. Heating is provided by a propane stove and wall furnace, while cooling comes from a ductless system. Exterior amenities enhance the living experience with awning(s), a balcony, barbecue area, fire pit, lighting, and storage. The property also boasts extensive fencing, including both standard and wire types, and a pond, adding to its appeal and functionality.

Water and utilities

The property benefits from public water access, ensuring a reliable supply. Essential utilities such as electricity and sewer are connected, providing convenience and comfort for the cabin. These established services contribute to a seamless living experience, allowing for immediate enjoyment of the property.

Wildlife and vegetation

The Honey Hole Hidout is a haven for wildlife, attracting bear, dove, quail, small game, turkey, and whitetail deer, making it an exceptional spot for hunting and wildlife observation. The diverse vegetation, including cleared, grassed, and natural areas, creates a rich habitat for these species and offers a beautiful backdrop for all recreational activities.

Current and potential use

Currently utilized for hunting, investment, pasture, recreation, and residential living, this property offers immense versatility. Its potential uses are equally broad, including opportunities for cattle, development, farming, grazing, horses, additional hunting, further investment, livestock, and residential expansion. The presence of existing hay crops further underscores its agricultural viability.

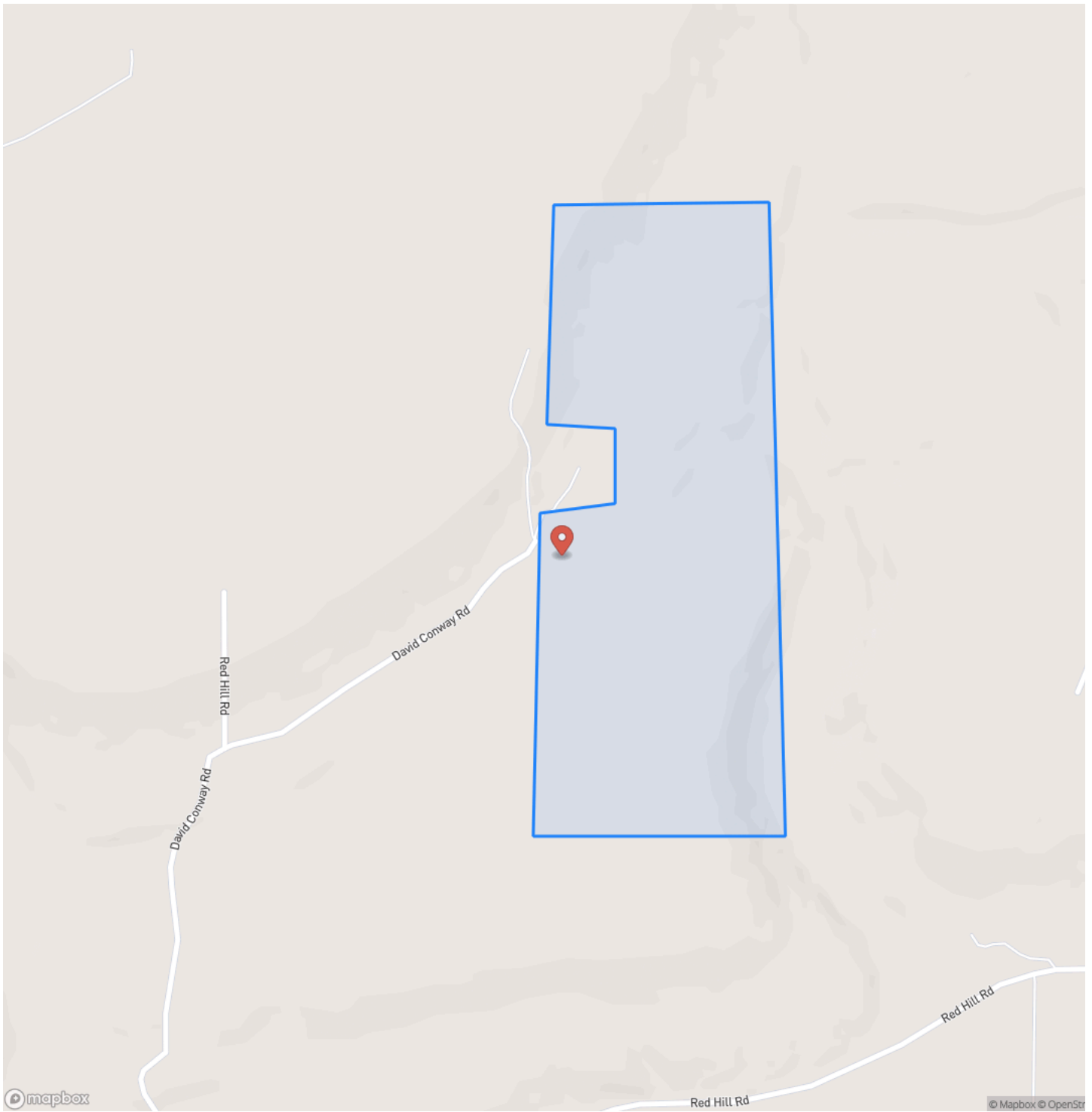
Access and easements

Access to the property is via a gravel road, with road frontage provided by an easement, ensuring privacy while maintaining necessary access. This setup offers a balance of seclusion and convenience, making the property easily reachable while preserving its tranquil atmosphere.

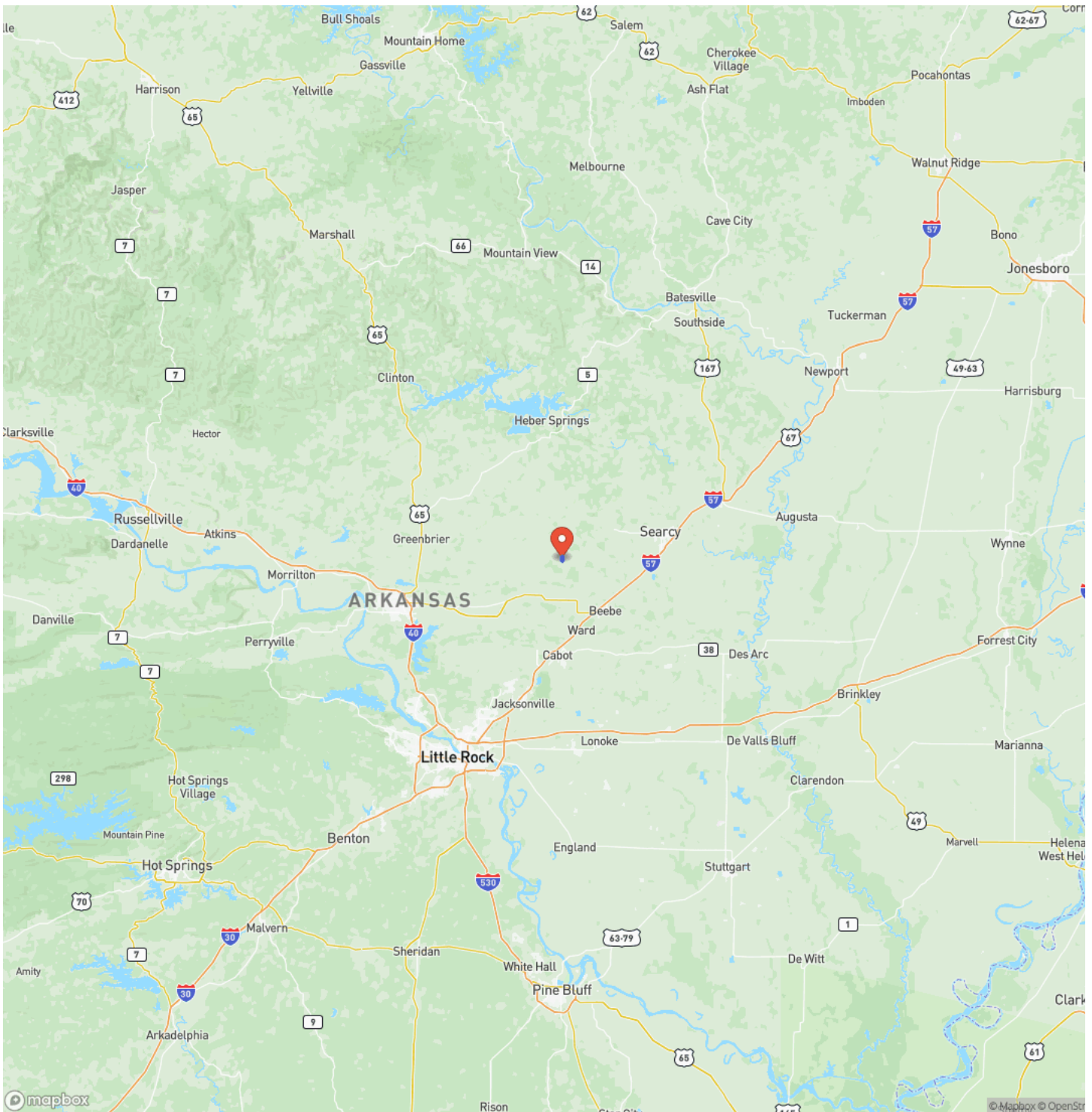
Honey Hole Hidout
Romance, AR / White County



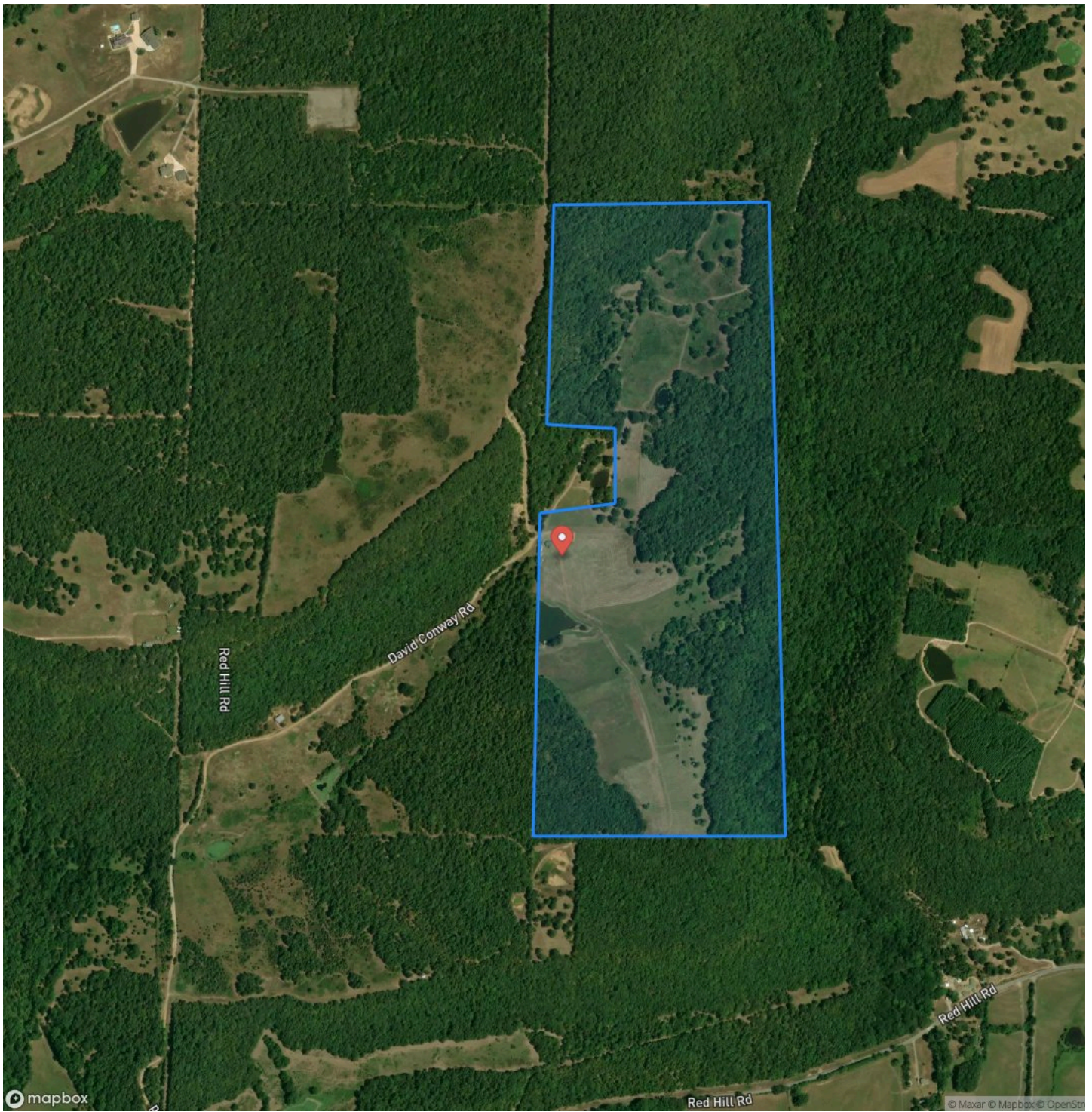
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which spells out specifically selling brokerage commission source. Co-brokerage agreements between listing and selling brokerage are required to verify any commission split. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
<https://moplandandhome.com/>

