

**Herbine North**  
1230 Crook Lane  
Rison, AR 71665

**\$647,900**  
107.970± Acres  
Cleveland County



**Herbine North  
Rison, AR / Cleveland County**

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**SUMMARY**

**Address**

1230 Crook Lane

**City, State Zip**

Rison, AR 71665

**County**

Cleveland County

**Type**

Farms, Ranches, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

33.836837 / -92.049933

**Taxes (Annually)**

2675.35

**Dwelling Square Feet**

3101

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

107.970

**Price**

\$647,900

**Property Website**

<https://www.mossoakproperties.com/property/herbine-north-cleveland-arkansas/103505/>



## **Herbine North**

### **Rison, AR / Cleveland County**

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#### **PROPERTY DESCRIPTION**

Imagine a lifestyle where rural tranquility meets modern comfort, spread across a sprawling 107.97 acres in the heart of South Arkansas. This exceptional property, known as Herbine North, offers an unparalleled blend of farming potential, recreational opportunities, and a fully remodeled, custom residence. Whether you envision a thriving ranch, a hunter's paradise, or a serene family estate, this South Arkansas gem is poised to fulfill your every aspiration, blending productive land with luxurious living.

#### **Location**

Nestled in Cleveland County, Arkansas, between Rison and Pansy, Herbine North offers a desirable blend of peaceful rural living with convenient access to local amenities. The property benefits from its location within the reputable Rison/Woodlawn School Districts, making it an ideal setting for families. This prime position ensures a quiet retreat without sacrificing community connection.

#### **Land and terrain**

Encompassing 107.97 acres, the land at Herbine North presents a diverse and inviting landscape. Characterized by well-maintained grassed areas, the terrain is perfectly suited for various agricultural and recreational pursuits. The current presence of hay crops underscores its fertility and potential for continued productivity, offering a solid foundation for any farming endeavor. The gentle contours, open spaces and wooded draws invite a myriad of possibilities for development and enjoyment.

#### **Improvements and infrastructure**

This property boasts an impressive array of improvements, highlighted by a stunning fully remodeled residence, in 2023. This single-story Ranch-style home features 4 bedrooms and 3 full baths, constructed with a durable brick veneer and vinyl siding exterior, set on a slab foundation with a metal roof. Inside, you'll find modern comforts like carpet and ceramic tile flooring, a built-in electric range, dishwasher, and microwave, all complemented by central electric heating and multi-unit cooling. Exterior features include smart camera(s)/recording, smart lock(s), and storage. Beyond the residence, the property includes a barn, a workshop, and a cabana, alongside extensive perimeter, barbed wire, cross, and pipe fencing with gates, providing security and functionality. An in-ground private pool with a liner further enhances the outdoor living experience.

#### **Water and utilities**

Herbine North is well-equipped with essential utilities, ensuring comfortable and convenient living. Water is supplied by a public source, with water connections already established. Electricity is connected, and cable is available, offering comprehensive connectivity. The property also features two ponds, providing a natural water source for livestock, irrigation, or recreational activities like fishing.

#### **Wildlife and vegetation**

The diverse landscape of Herbine North supports a rich array of wildlife, making it a true haven for nature enthusiasts and hunters. The property is frequented by whitetail deer, turkey, and hogs, offering exceptional hunting opportunities. The vegetation primarily consists of well-maintained grassed areas, and wooded drains which not only contribute to the aesthetic appeal but also provide excellent grazing for livestock and habitat for local wildlife.

#### **Current and potential use**

Currently utilized as a farm, Herbine North offers immense versatility for its next owner. Its potential uses are extensive, including cattle ranching, general farming, grazing, hunting, pastureland, poultry operations, and various recreational activities. The presence of ATV trails, fishing, and hunting opportunities further solidifies its appeal as a recreational paradise, alongside its clear suitability for residential development.

#### **Access and easements**

Access to Herbine North is straightforward and convenient, provided by a county road with ample road frontage. The road type is gravel, offering a classic rural feel while ensuring reliable access to the property. This direct access facilitates easy movement of equipment, livestock, and residents, connecting the private retreat to the wider community.

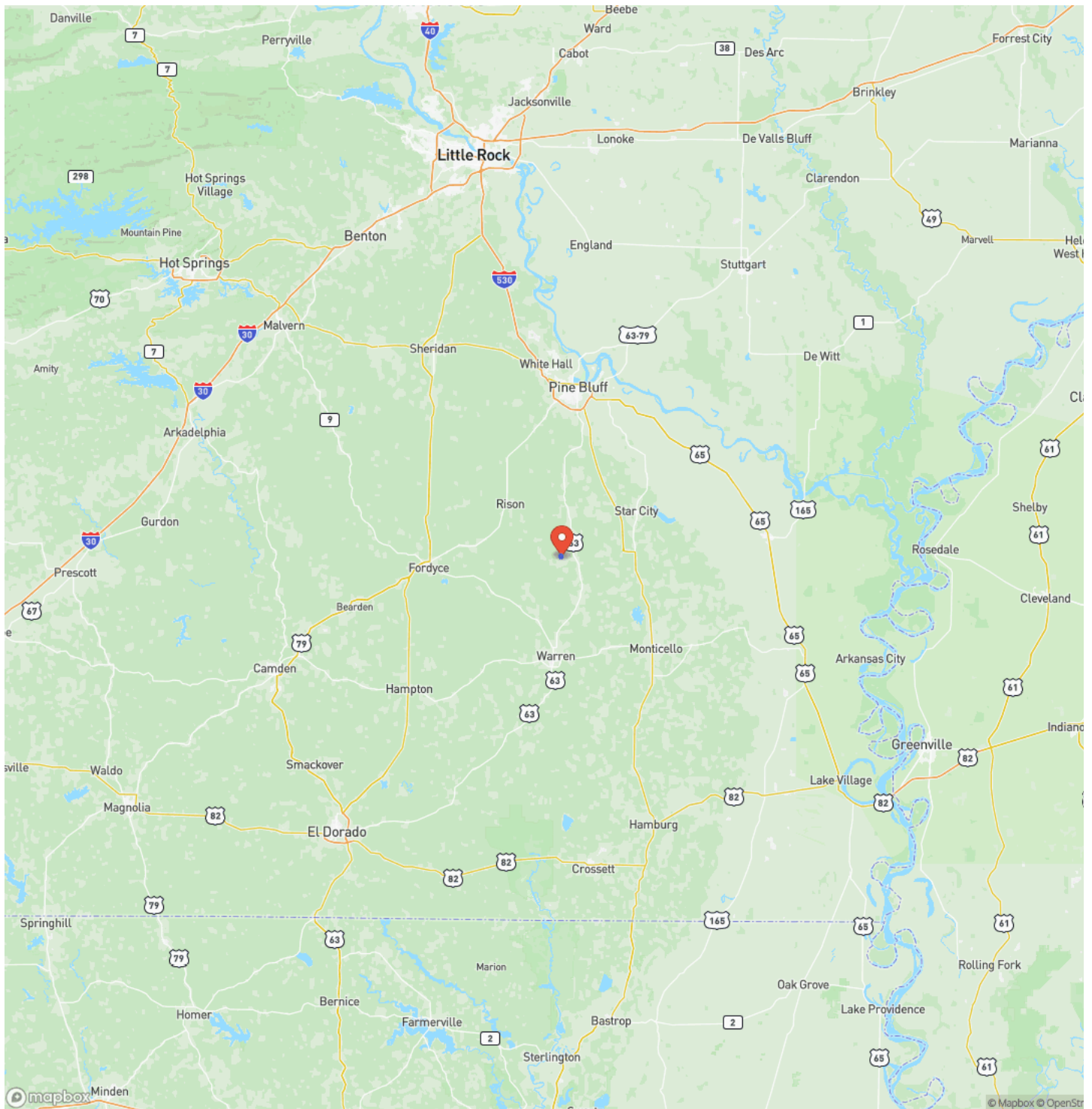
Herbine North  
Rison, AR / Cleveland County



# Locator Map



# Locator Map



## Satellite Map







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