

Pigeon Creek  
Blue Wing Road  
Mountain Home, AR 72653

**\$21,000**  
3.250± Acres  
Baxter County





**Pigeon Creek**  
**Mountain Home, AR / Baxter County**

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**SUMMARY**

**Address**

Blue Wing Road

**City, State Zip**

Mountain Home, AR 72653

**County**

Baxter County

**Type**

Undeveloped Land, Recreational Land, Hunting Land

**Latitude / Longitude**

36.437016 / -92.350558

**Acreage**

3.250

**Price**

\$21,000

**Property Website**

<https://www.mossyoakproperties.com/property/pigeon-creek-baxter-arkansas/38254/>



**PROPERTY DESCRIPTION**

The Pigeon Creek tract is the perfect size and price! A gentle slope away from the new chip seal county road provides easy access and the timbered tract will provide privacy for a cabin or two. Electricity is available for connection along Blue Wing Road and a well and septic are required to complete the site. This tract has already been perc tested for two different absorption fields. A gravel boat launch is available just a half mile away on the west bank of Pigeon Creek Cove or a modern concrete launch site is available just a few minutes away just east of Highway 201. Beautiful Norfolk Lake provides outstanding fishing and an excellent location for most all water sports. Nearby Mountain Home is home to most needed amenities such as shopping, churches, and eating venues. The Corps of Engineers allows boat house facilities in certain locations of the lake, Pigeon Creek Cove is one of those areas with several boat storage units already in place. A new storage unit would require a successful permit application or the possibility of purchasing an existing unit could be available. The Pigeon Creek tract is waiting on YOU, call or text Michael Clayton today at [870-818-5418](tel:870-818-5418) or email him at [mclayton@mossyoakproperties.com](mailto:mclayton@mossyoakproperties.com) and schedule a tour, but hurry this one won't last long!

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 to receive full fee participation. 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.



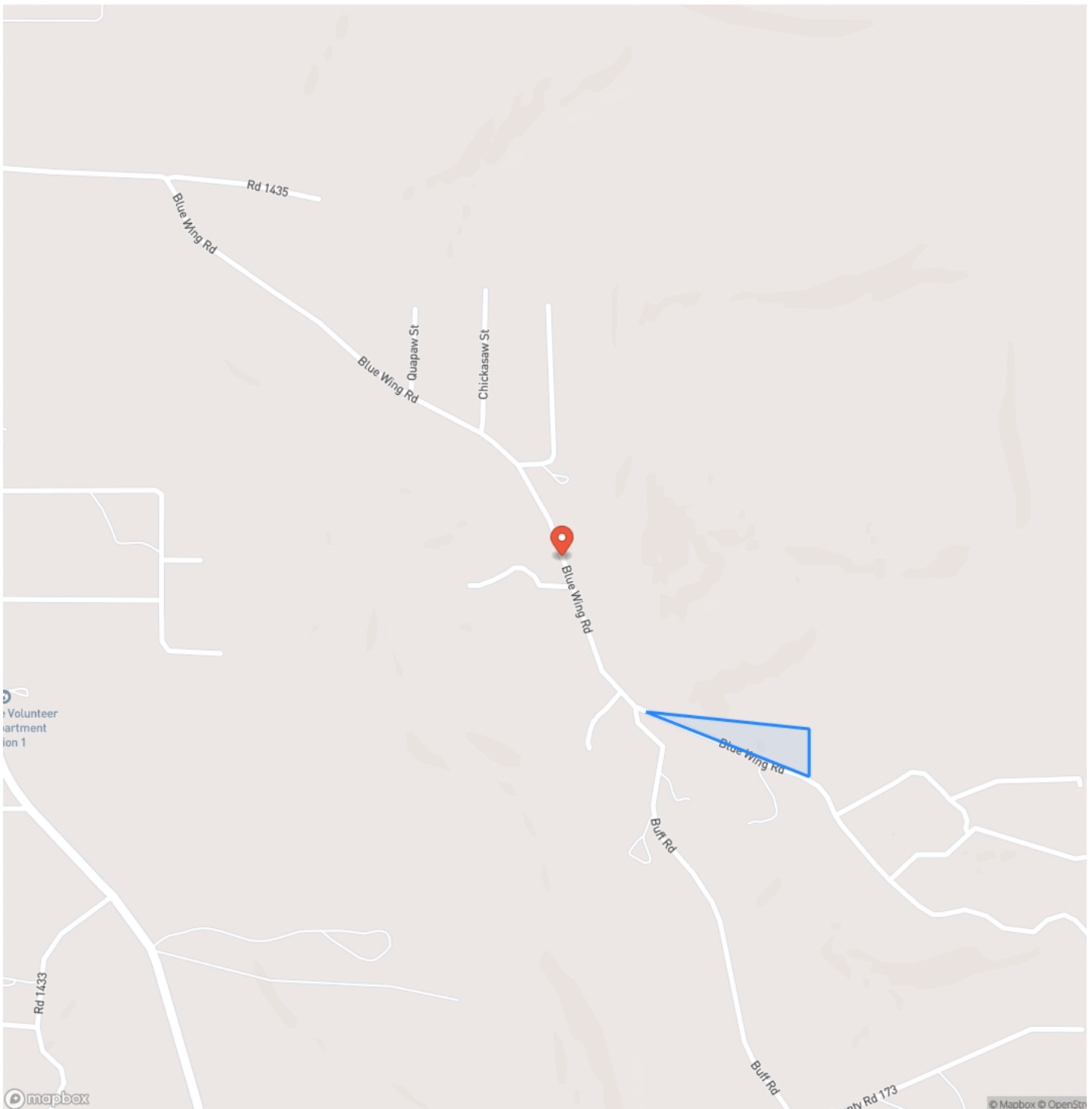


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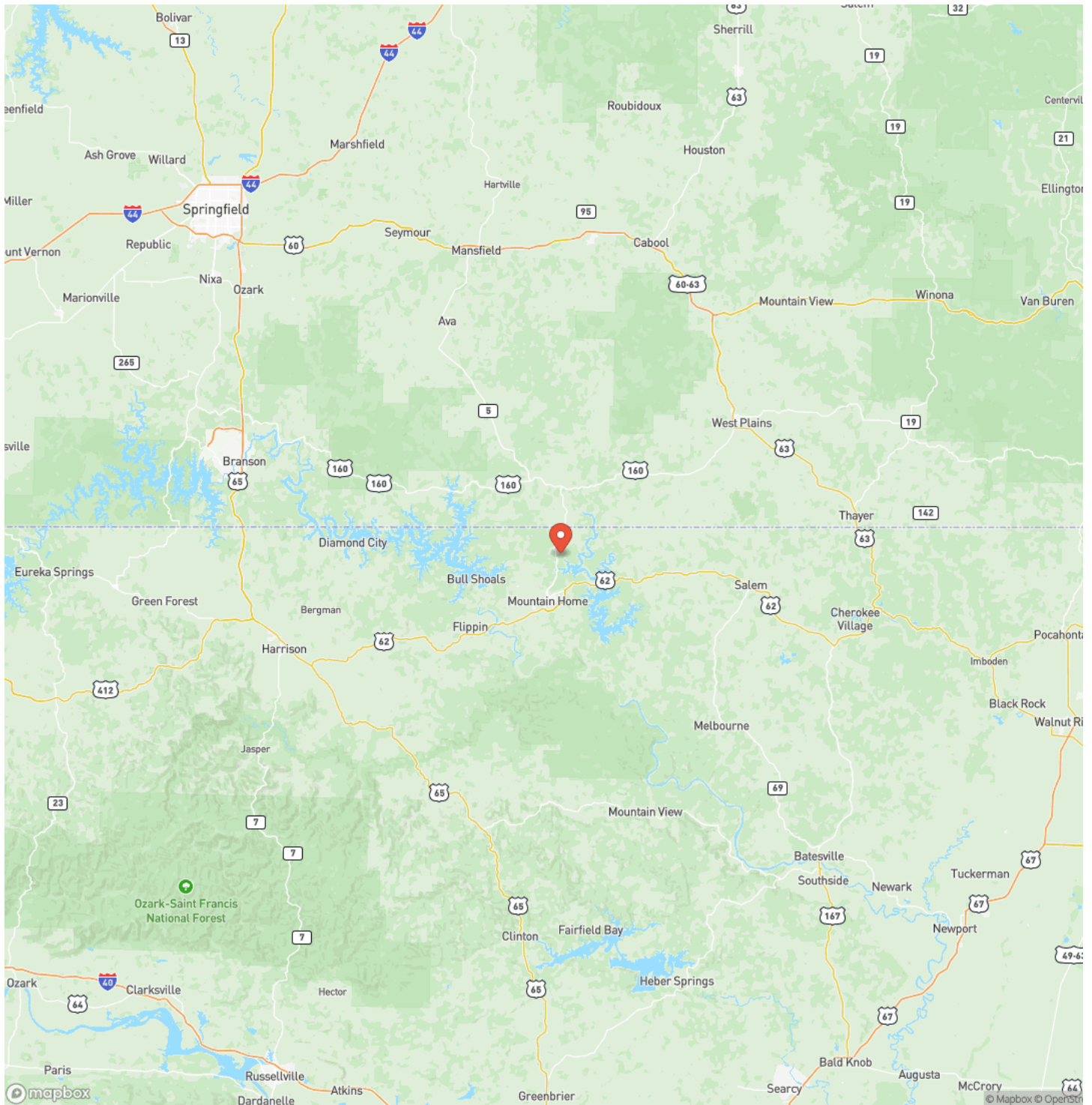


## Locator Map

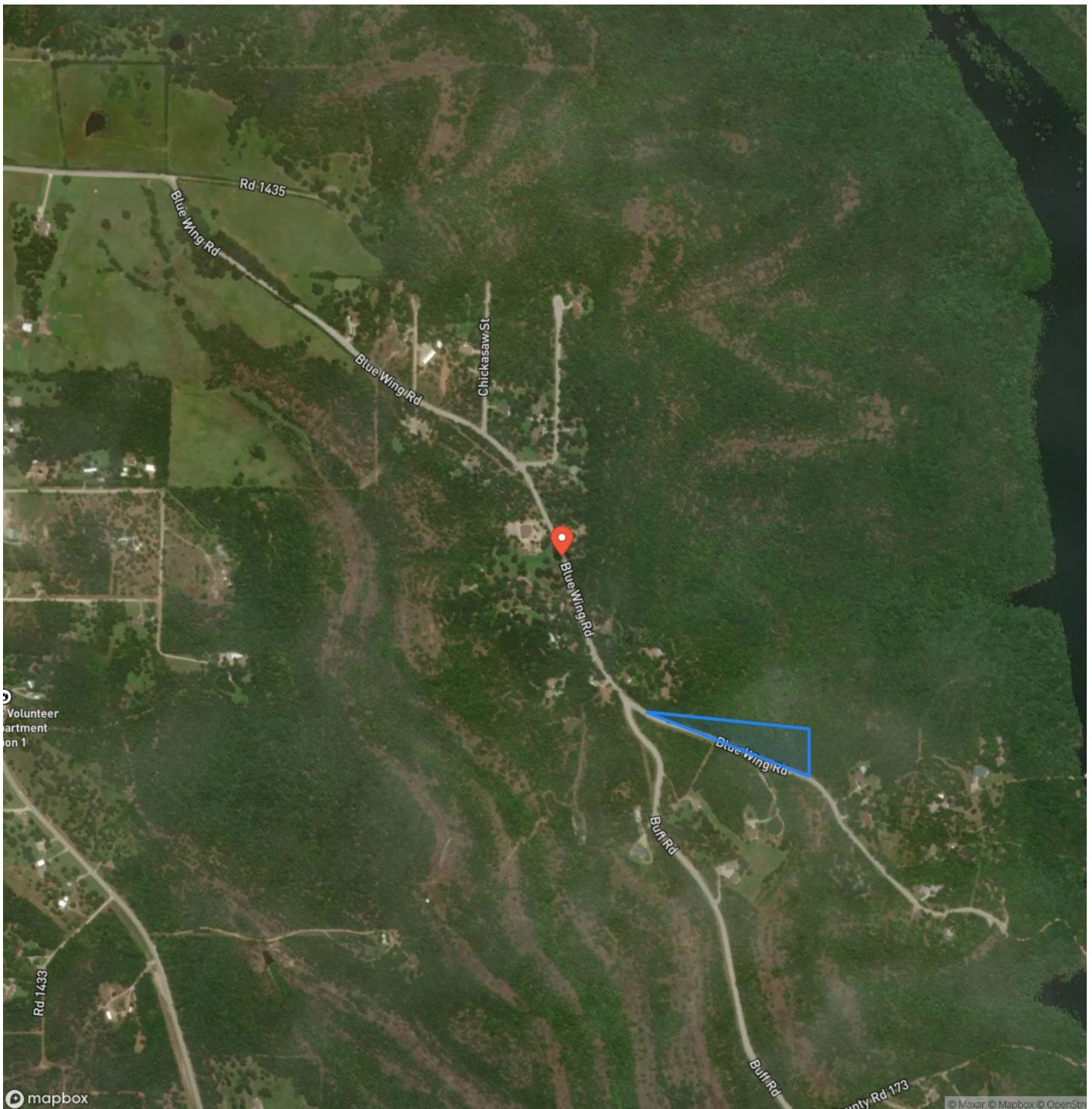




## Locator Map



## Satellite Map





## Pigeon Creek

### Mountain Home, AR / Baxter County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Michael Clayton

## Mobile

(870) 818-5418

## Office

(870) 807-6731

## Email

mclayton@mossyoakproperties.com

## Address

819 Lakewood Road

## City / State / Zip

Camden, AR 71701

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MossyOakProperties.com**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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