

McHenry Branch North
939 White Road
Huttig, AR 71747

\$425,000
49.2± Acres
Union County



**McHenry Branch North
Huttig, AR / Union County**

SUMMARY

Address

939 White Road

City, State Zip

Huttig, AR 71747

County

Union County

Type

Hunting Land, Recreational Land, Residential Property,
Timberland, Single Family, Undeveloped Land

Latitude / Longitude

33.055477 / -92.309935

Taxes (Annually)

\$854

Dwelling Square Feet

2,378

Bedrooms / Bathrooms

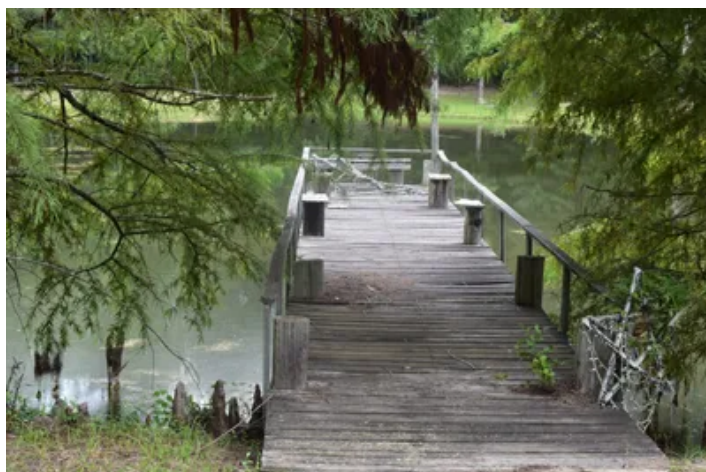
3 / 3

Acreage

49.2

Price

\$425,000



McHenry Branch North Huttig, AR / Union County

PROPERTY DESCRIPTION

Private Timber Retreat on 49.2 Acres - Union County, AR
3 Bed | 3 Bath | 2,378 Sq Ft | Built 2000

Discover the ultimate blend of privacy, comfort, and functionality with this rare 49.2-acre timbered property in south Union County, Arkansas. Located just a short drive south of Strong, and seven miles West of Huttig the property is nestled among mature hardwoods and pine timber ready for thinning. This custom-built 3-bedroom, 3-bath home offers 2,378 sq ft of living space designed for peace, productivity, and recreation.

Step inside to find two cozy fireplaces, a spacious eat-in kitchen, a formal dining room, a dedicated office, and abundant storage throughout—including his and hers walk-in closets. Enjoy year-round comfort with dual central HVAC systems and dual on-demand water heaters.

Relax on the massive covered back porch overlooking your own private, stocked pond—complete with a fishing dock—perfect for morning coffee or sunset views.

Located only 3 miles from the Arkansas/Louisiana state line the property is easily accessible from Monroe/West Monroe and Interstate 20. With Felsenthal National Wildlife Refuge less than 20 minutes away, it's a hunter's dream. The Beryl Anthony Lower Ouachita Wildlife Management Area is nearby as well. With these areas providing hunting and fishing opportunities unrivaled in the South, it's an outdoorsman's dream.

The property includes:

- **1-car attached garage**
- **30x120 shop** with heated/cooled room, half bath, and kitchenette—ideal for a guest apartment, hobby space, or business use
- **30x40 pole shed** for equipment storage
- **Additional storage shed** for yard tools and mowers
- **Private drive access**
- Extensive **ATV/UTV trails** throughout the acreage

This is a turnkey opportunity for anyone seeking a secluded homestead, hunting property, or multi-use estate with all the amenities in place.

McHenry Branch North
Huttig, AR / Union 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 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.

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
MossyOakProperties.com

