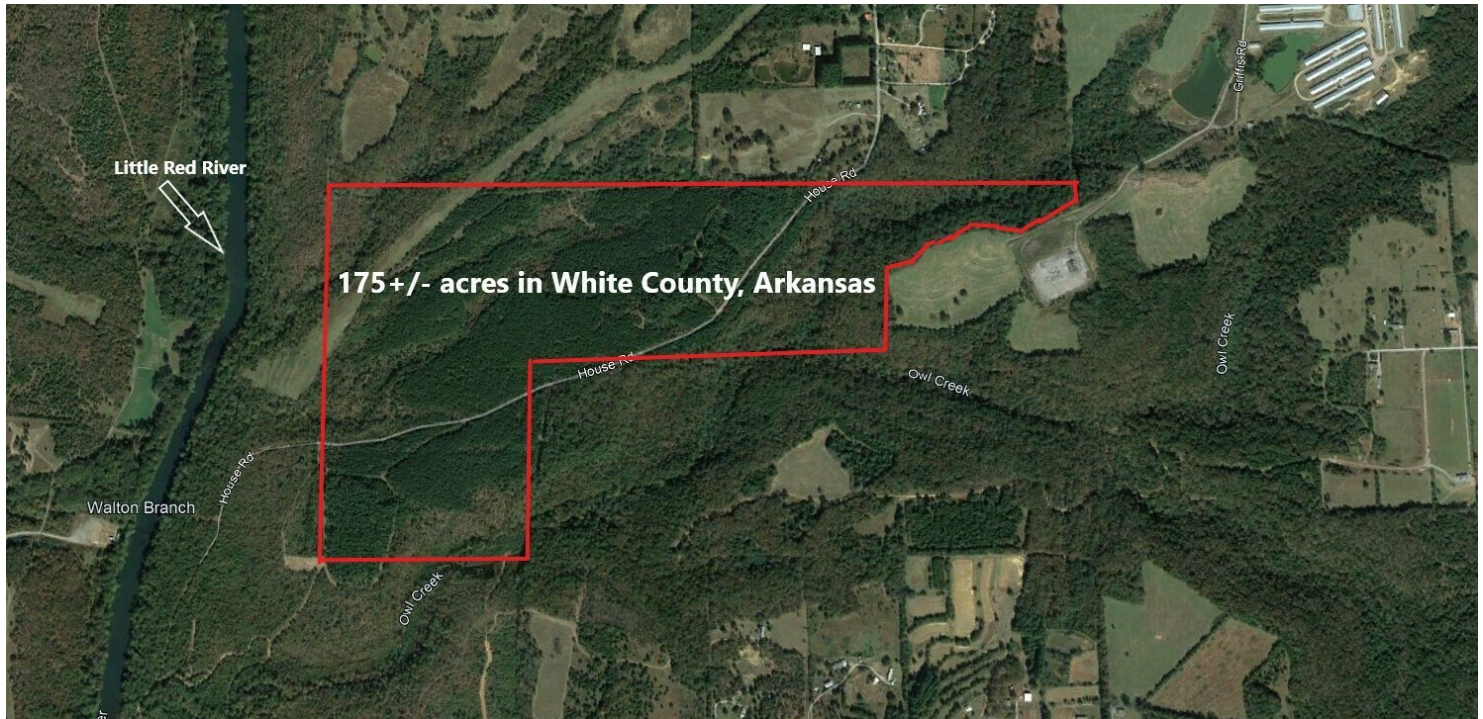


# LAND FOR SALE

WHITE COUNTY, AR RURAL ACREAGE NEAR LITTLE RED RIVER

000 House Road, Judsonia, AR 72081



## PROPERTY DESCRIPTION

This beautiful rural property in White County, Arkansas consists of 175 +/- acres of timber and is located near the Little Red River. Secluded and tranquil, yet convenient to the cities of Judsonia, Bald Knob, and Providence, this property has several nice house places and is bisected by House Road. This land offering is perfect for a private estate, hunting and recreation, or for timber harvest. Survey and timber appraisal available. List price includes mineral rights.

## PROPERTY HIGHLIGHTS

- Beautiful 175+/- acre tract near the Little Red River in White County, AR
- Land has mature timber and is bisected by House Road
- Rural and secluded, yet convenient to the cities of Judsonia, Providence, and Bald Knob.
- Timber appraisal and easement survey available
- \$2500/acre with no minerals conveying, and \$3000/acre conveying all owned minerals. Listed price includes mineral rights.

## OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	175.8 Acres

## DEMOGRAPHICS

	10 MILES	25 MILES	75 MILES
Total Households	18,510	48,945	560,043
Total Population	43,934	106,641	1,219,884
Average HH Income	\$49,372	\$50,709	\$60,109

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JOHNNY MITCHUM, MBA, MICP, CPA(INACTIVE)**  
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Little Rock, AR 72223

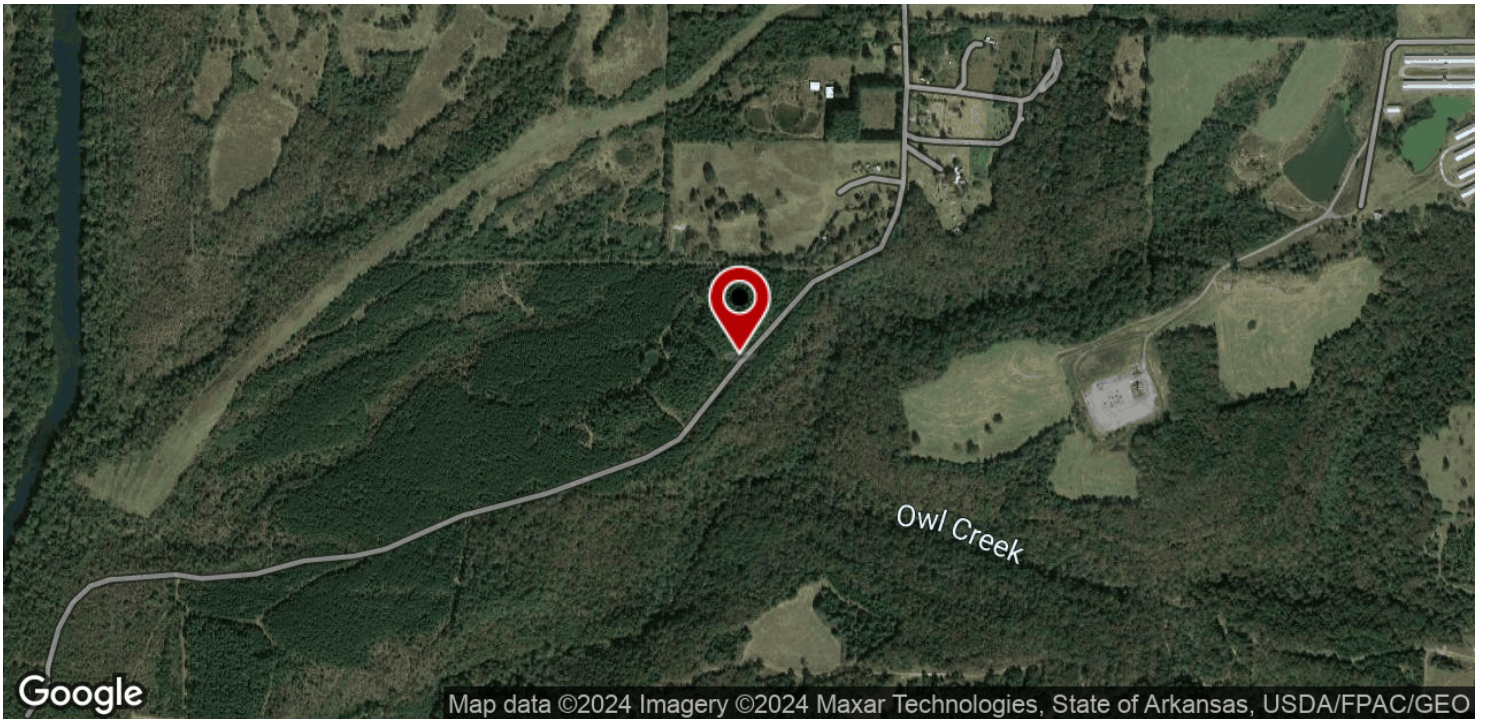
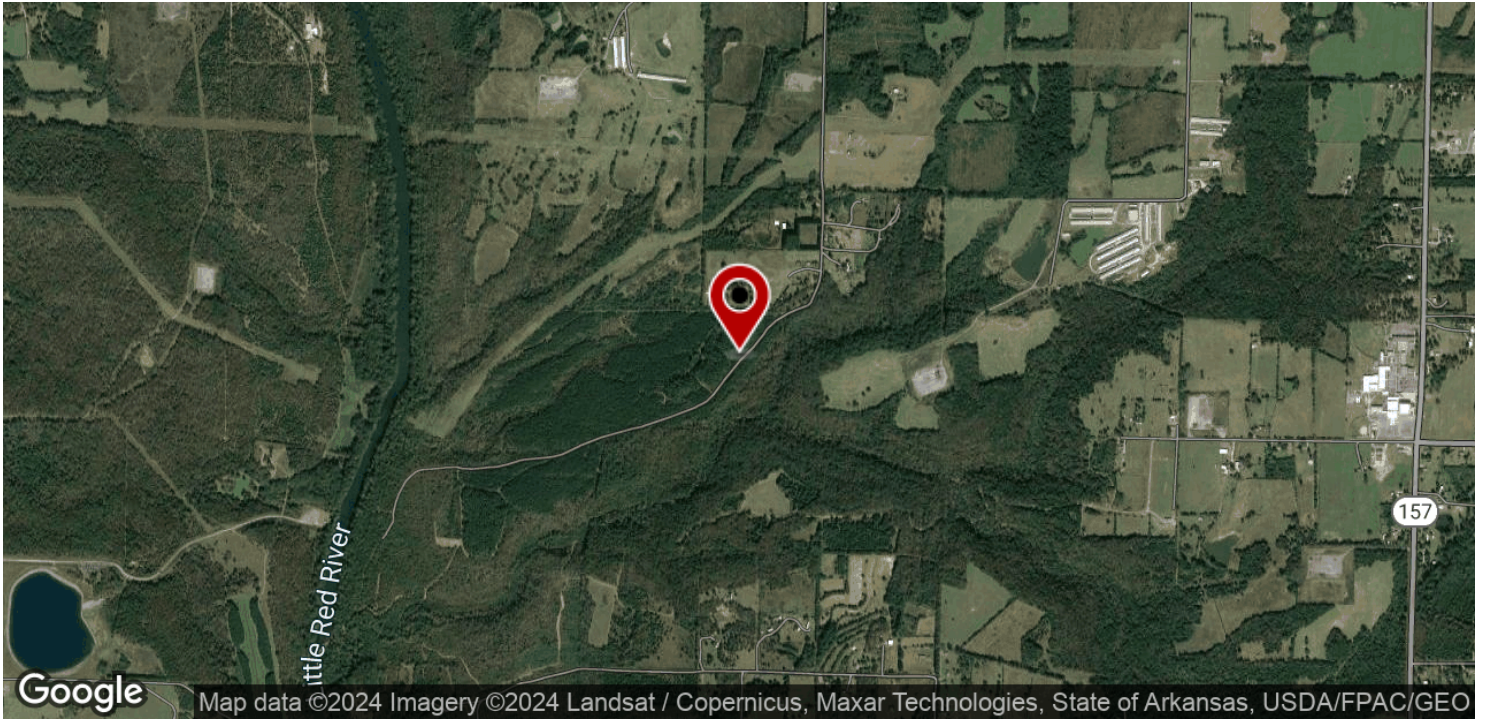
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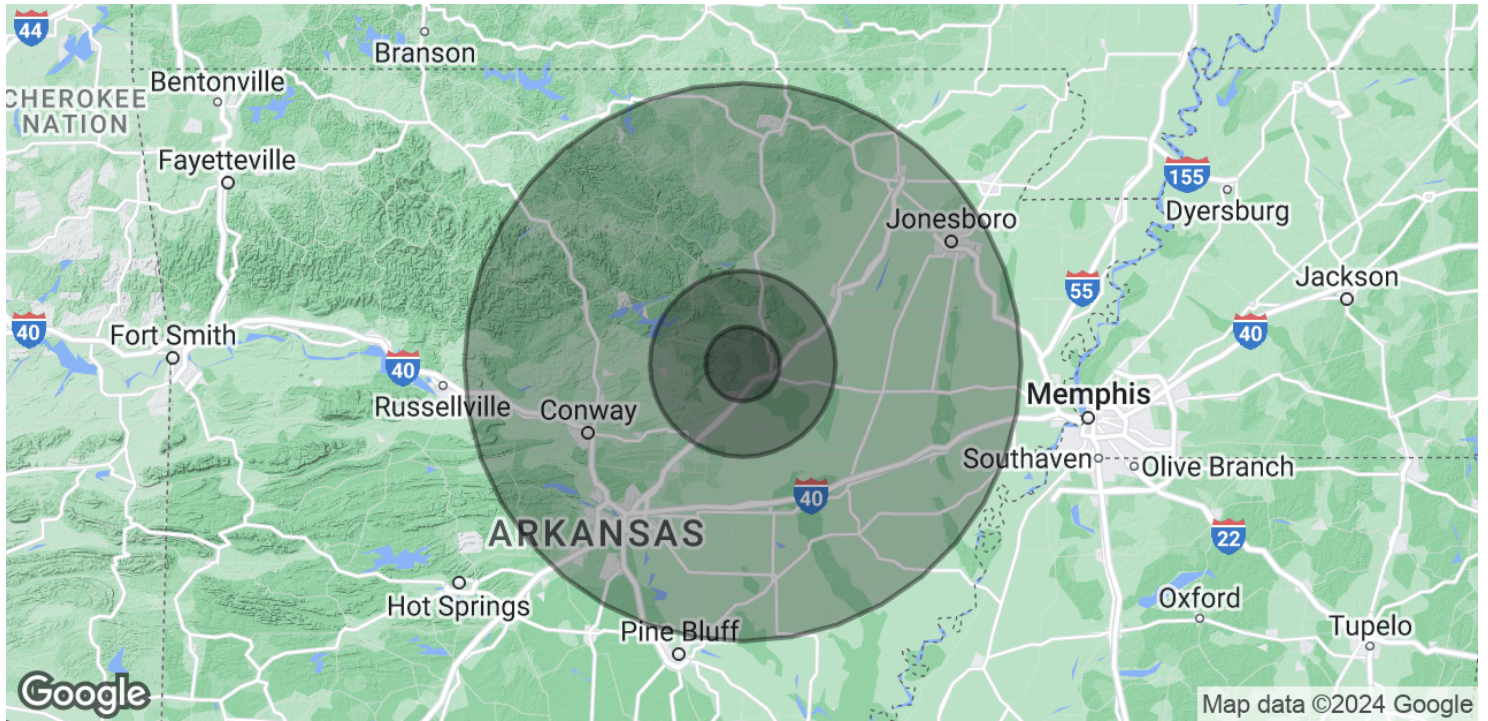
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WHITE COUNTY, AR RURAL ACREAGE NEAR LITTLE RED RIVER

000 House Road, Judsonia, AR 72081



POPULATION	10 MILES	25 MILES	75 MILES
Total Population	43,934	106,641	1,219,884
Average Age	37.3	40.6	39.1
Average Age (Male)	35.1	39.0	37.6
Average Age (Female)	38.9	41.8	40.3

HOUSEHOLDS & INCOME	10 MILES	25 MILES	75 MILES
Total Households	18,510	48,945	560,043
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$49,372	\$50,709	\$60,109
Average House Value	\$128,798	\$130,439	\$148,598

\* Demographic data derived from 2020 ACS - US Census

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