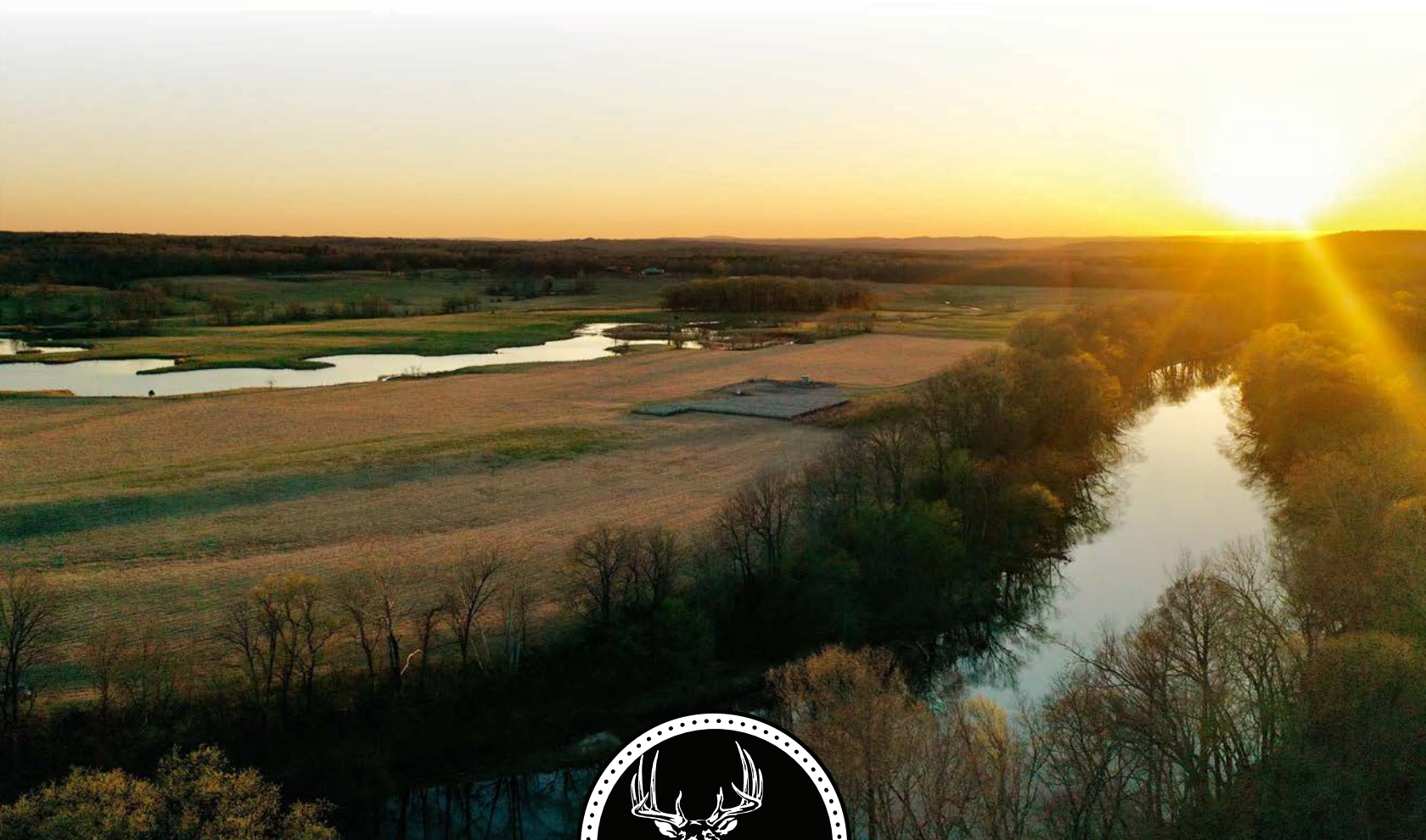


MIDWEST LAND GROUP PRESENTS

513 ACRES IN

WHITE COUNTY ARKANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

513 +/- ACRE LEGACY ESTATE WITH LITTLE RED RIVER FRONTAGE

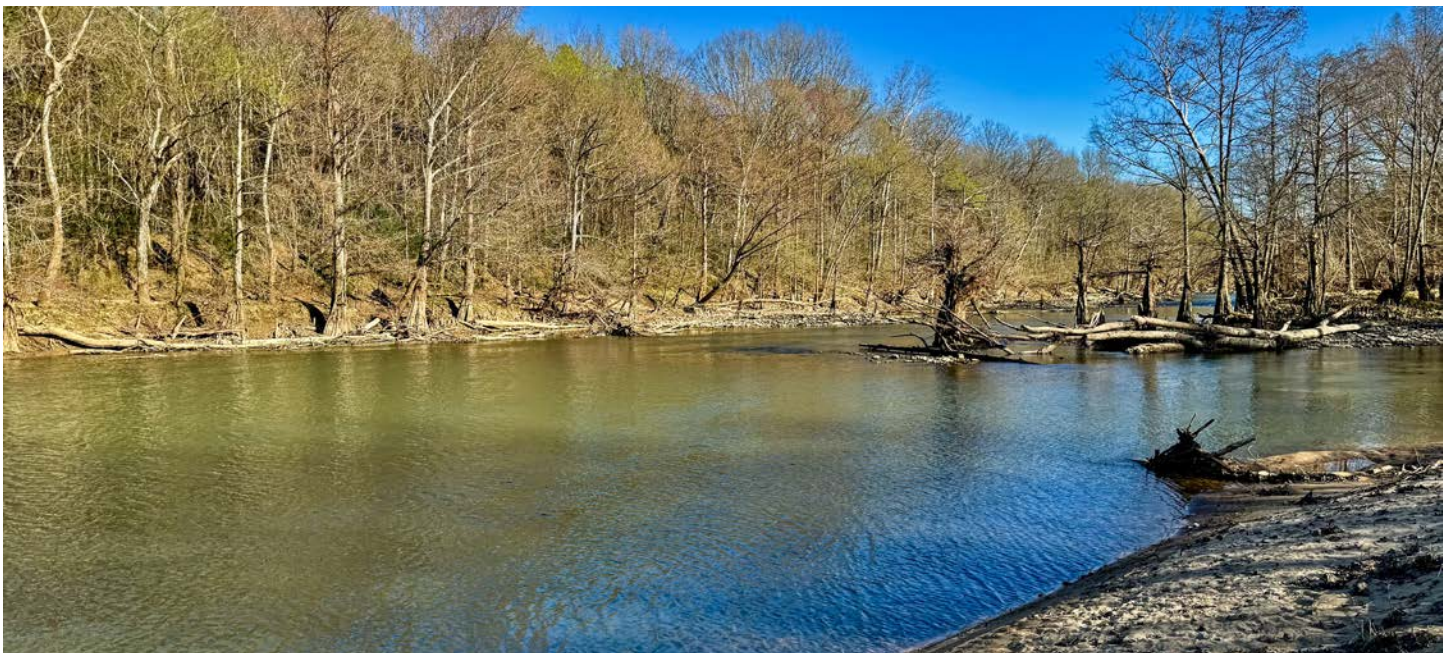
Discover a rare opportunity to own a stunning 513 +/- acre legacy property in Pangburn, Arkansas, just 20 minutes from Searcy. Boasting 1.6 miles of pristine Little Red River frontage, this exceptional property offers unmatched beauty and functionality.

Perched atop a scenic hillside, a custom-built 2,675-square-foot home overlooks lush pastures, tranquil ponds, and the meandering river below. The estate features 6 ponds totaling approximately 20 acres of water, providing both aesthetic charm and functional sources. For aviation convenience, a 900-yard private airstrip can be refreshed for use, this feature just adds to the unique infrastructure that could be used for additional accessibility.

Encompassing vast, pristine pasture grounds, the

property showcases lush, well-maintained fields ideal for grazing, recreation, or potential development. Approximately 120 acres of fertile riverfront pasture produces rich Bermuda grass that has irrigation infrastructure including a center pivot system, ideal for hay production or grazing. The rest of the property is fenced and cross-fenced, ensuring efficient livestock management.

With blacktop frontage for easy access and a harmonious blend of river frontage, open pastures, and serene water features, this remarkable estate offers endless possibilities — from ranching and recreation to developing or just creating your dream retreat. Don't miss this extraordinary opportunity to own a one-of-a-kind Arkansas treasure along the Little Red River.



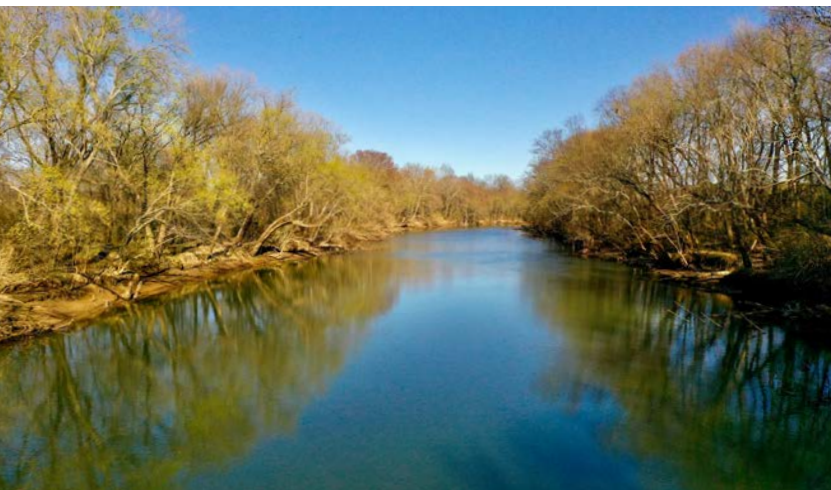
PROPERTY FEATURES

PRICE: **\$4,873,500** | COUNTY: **WHITE** | STATE: **ARKANSAS** | ACRES: **513**

- 513 +/- acres
- 1.6 +/- miles of Little Red River frontage
- 6 ponds totaling 20 +/- acres of water
- Center pivot for Bermuda pasture irrigation
- Custom 2,675 sq. ft. home 4,279 sq. ft. under roof
- 80/20 pasture timber mix
- .5+/- miles of blacktop frontage
- Direct access to world-class trout fishing
- 20 minutes to Searcy, Arkansas
- 25 minutes to Heber Springs
- 25 minutes to Greers Ferry Lake



513 +/- ACRES



1.6 +/- MILES OF LITTLE RED RIVER FRONTAGE

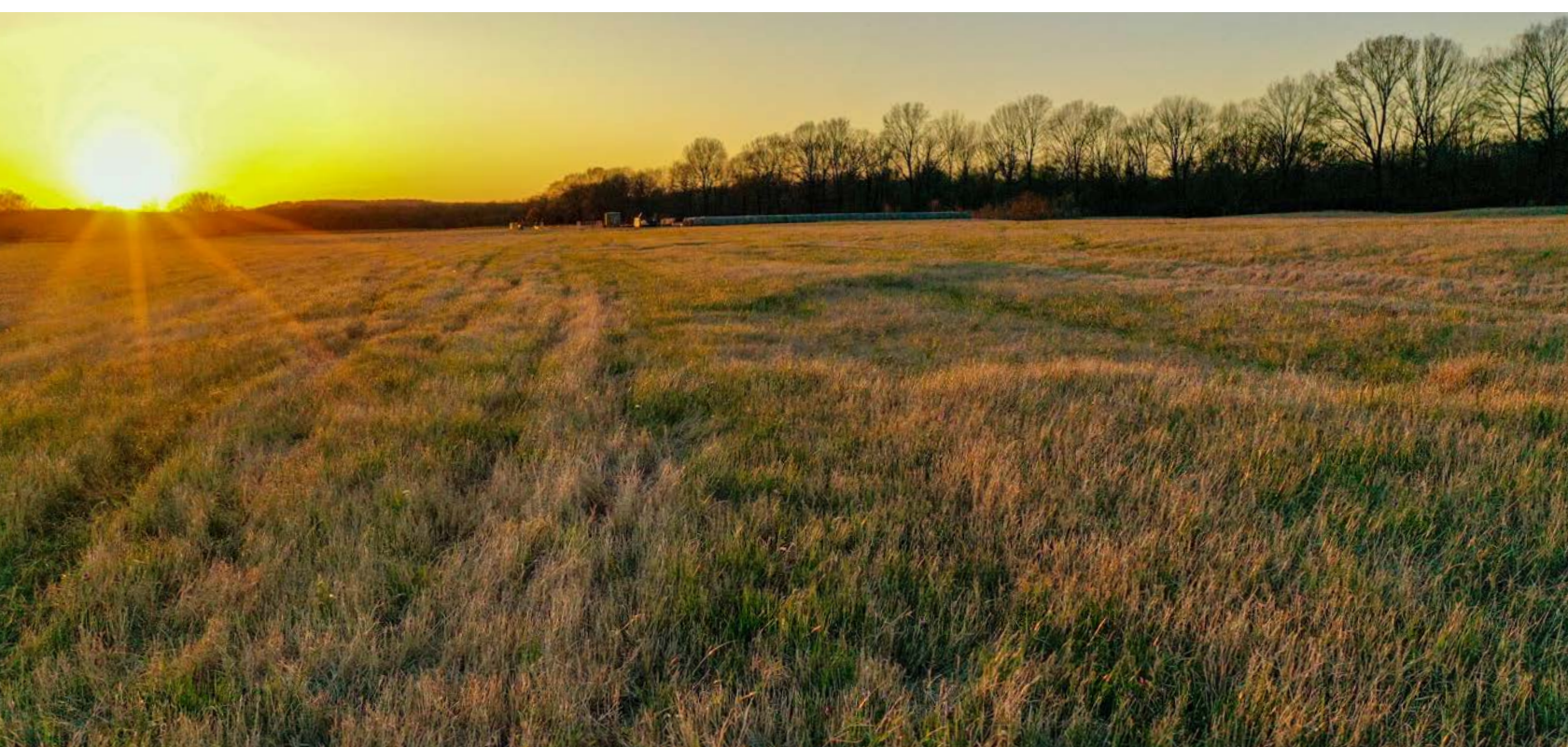


6 PONDS



CENTER PIVOT FOR PASTURE IRRIGATION

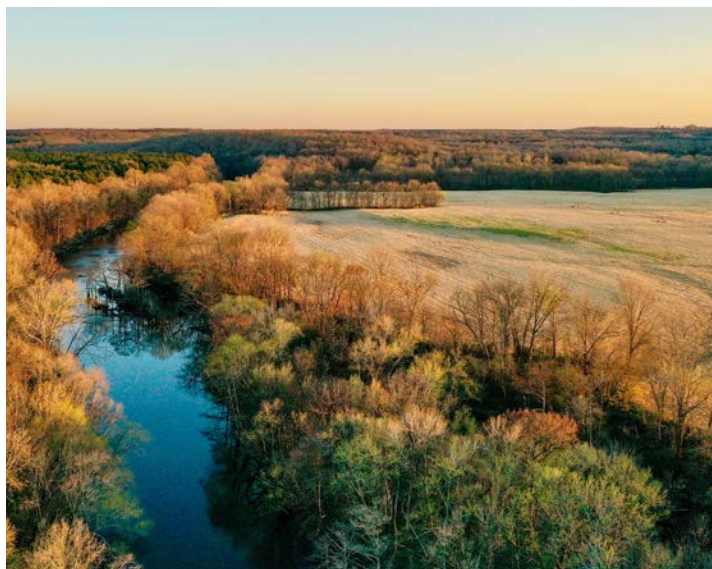
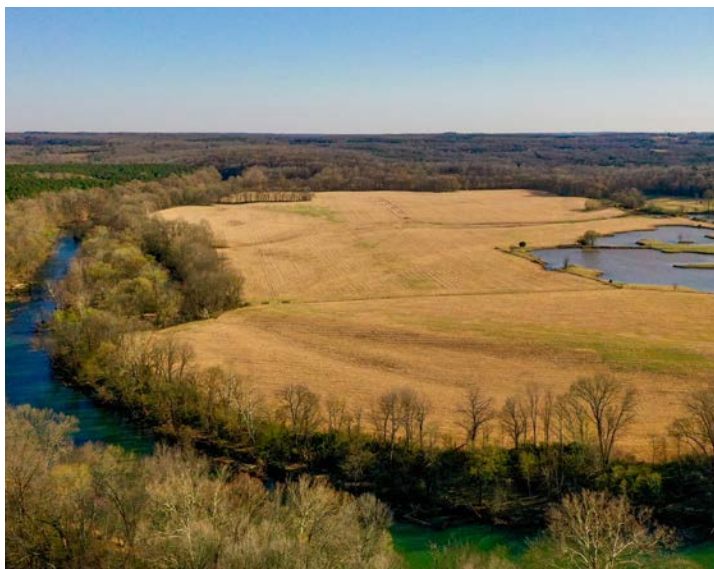
Approximately 120 acres of fertile riverfront pasture produces rich Bermuda grass that has irrigation infrastructure including a center pivot system, ideal for hay production or grazing.



CUSTOM 2,675 SQ. FT. HOME



80/20 PASTURE TIMBER MIX



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 213.4
Max: 305.9
Range: 92.5
Average: 243.8
Standard Deviation: 17.75 ft

0ft 1060ft 2120ft

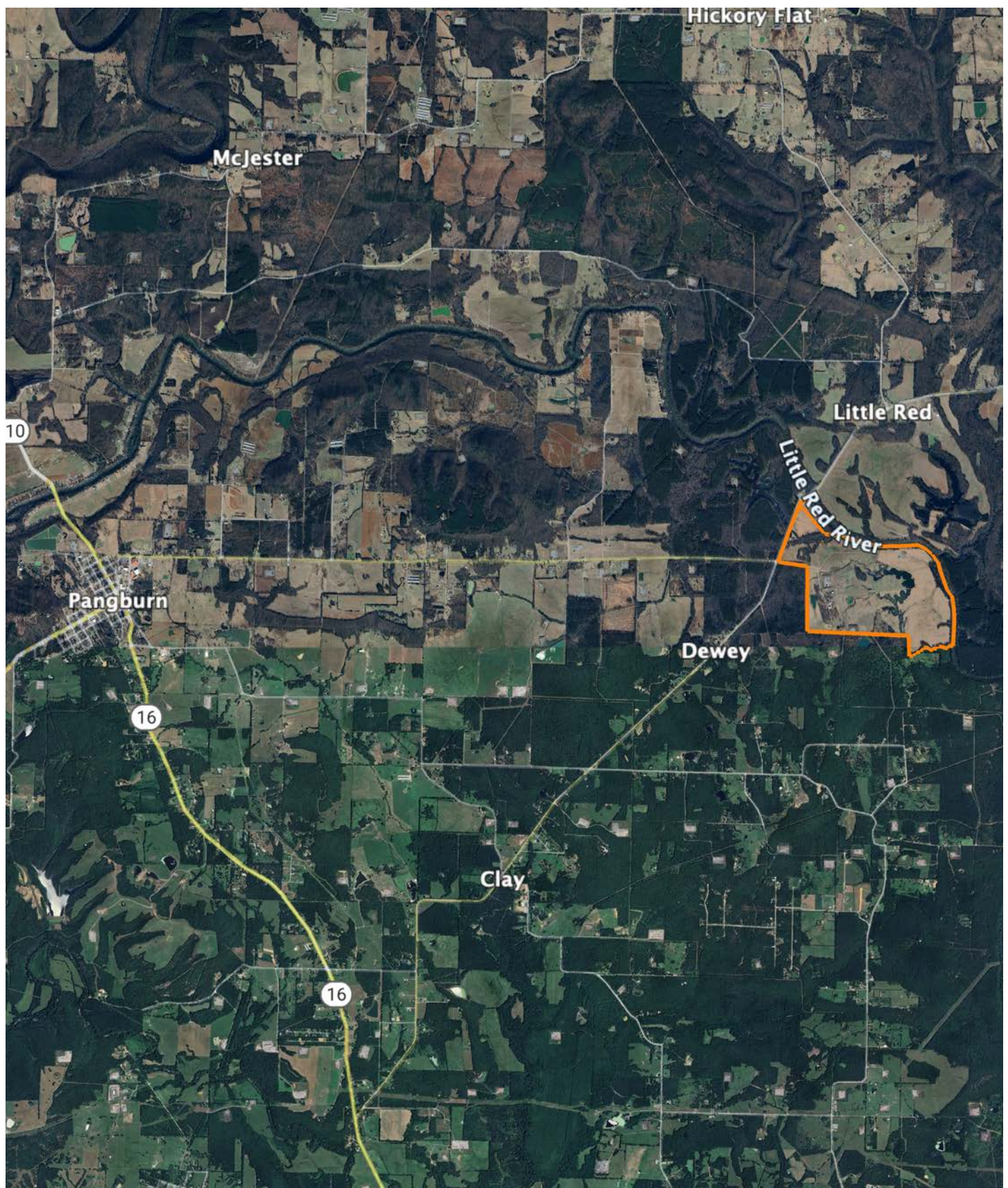


3/17/2025

10-9N-7W
White County
Arkansas

Boundary Center: 35° 25' 44.64, -91° 44' 19.12

OVERVIEW MAP



AGENT CONTACT

There's no doubt Ray Scheide has a passion for the outdoors. At Midwest Land Group, he's able to wake up every morning excited about his job, working for a company he's proud to represent. Ray brings great knowledge of the outdoors to every interaction, offering the best service he knows how to each and every client. From listing to closing, it's his mission to bring people together as they make a big life decision. Ray was born in Washington, D.C., and graduated from the University of Arkansas—Fort Smith. A two-time FLW Tour Champion, Ray spent 11 years as a professional fisherman, and served as only one of 12 representatives from the U.S. in the Eurocup in Spain. During his tenure as a professional angler, he marketed himself to large corporate brands and served as an ambassador in the fishing industry. With great desire to share his passion with kids, Ray developed the first high school fishing team in Arkansas that was the largest in the state for five years, and averaged 125 youths for whom he'd help host a tournament circuit for and take them all over the United States to compete in national events. When he's not out fishing, you can probably find him hunting or traveling. Ray lives in Dover, Arkansas, with his wife, Michelle, son, Corey, and daughter, Mikayla. Call Ray today to experience the Midwest Land Group difference!



RAY SCHEIDE, LAND AGENT
479.886.5312
RScheide@MidwestLandGroup.com



MidwestLandGroup.com

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