



6.21± TOTAL ACRES \$135,000
CLEBURNE COUNTY, AR

also available as

LOT 14: 3.09± ACRES - \$60,000

LOT 15: 3.13± ACRES - \$75,000



SMALLTOWN
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THE CLEBURNE 6.21

PROPERTY PROFILE

LOCATION:

- Sunshine Lane
Pangburn, AR 72121
- Cleburne County
- 13± Miles SE of Heber Springs
- 14± Miles SE of Greers Ferry Lake
- 15± Miles SE of the JFK
Campground on the
Little Red River
- 18± Miles NW of Searcy

COORDINATES:

- 35.451211, -91.835959

TAX INFORMATION:

- 2025 Taxes: \$512/Parcel
- Parcel 002-00639-114
- Parcel 002-00639-115

PROPERTY USE:

- Fishing
- Investment
- Recreational
- Potential Home/Cabin Site
- Weekend Retreat/River Getaway

PROPERTY INFORMATION:

- 6.21± Total Acres
 - Lot 14: 3.09± Acres, \$60,000
 - Lot 15: 3.13± Acres, \$75,000
- Mostly Cleared Land
- Big Creek Frontage
- Hardwoods & Evergreens
- Utilities at the Road



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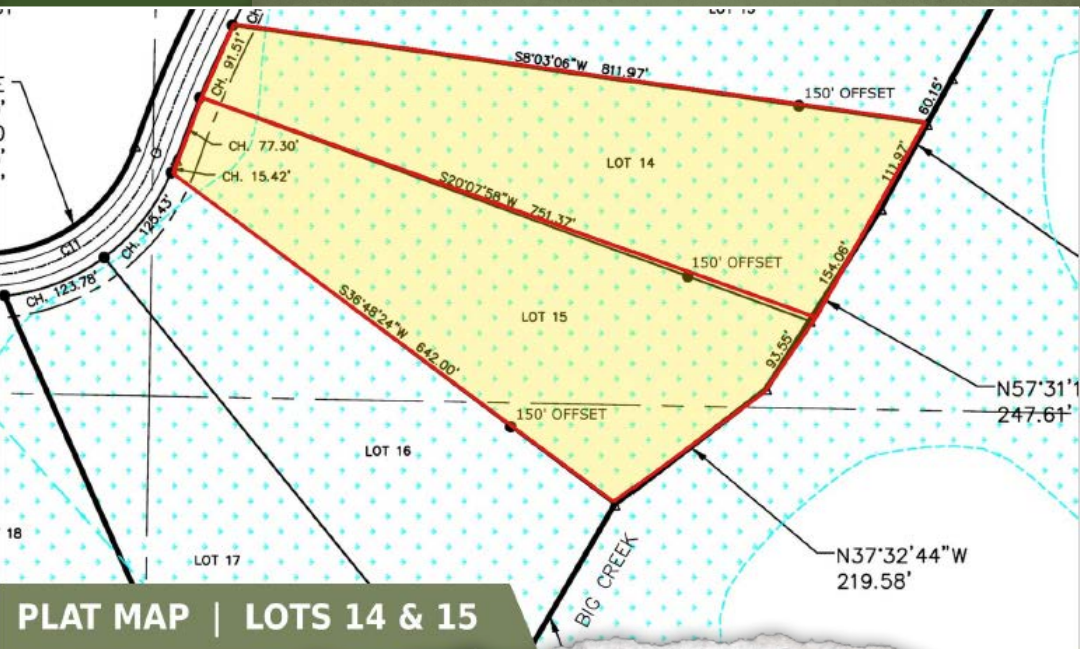
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CLEBURNE 6.21

INTRODUCING THE CLEBURNE 6.21. Big Creek runs along this tract just before it meets the Little Red River, and that is the first thing to know about it. The Cleburne 6.21 sits in River Creek Estates on Sunshine Lane in Pangburn in Cleburne County, Arkansas: 6.21± acres of mixed timber with Big Creek frontage, gentle ground, and utilities at the road. The land is mostly cleared and lays easy, with mature hardwoods and evergreens mixed in. You get open ground to build on and enough timber left standing to keep it private. For a weekend cabin, a custom home, or a lot you plan to hold, the groundwork is already done.

The 6.21± acres is made up of two platted lots in River Creek Estates: Lot 14 at 3.09± acres and Lot 15 at 3.13± acres. Both are on the recorded plat, which is available with the survey. Buy the whole 6.21± acres for one larger site, or take one lot on its own. The covenants do not allow a lot to be split further, so the two lots are as platted.



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MORE ABOUT THE CLEBURNE 6.21

The Cleburne 6.21 lies in the 100-year floodplain. The seller has provided an elevation letter from Davidson Engineering for Lot 15 that sets the 100-year flood elevation at 252 feet, with a control point at 245.30 feet, and requires finished floor and mechanical utilities to sit at least 6.71 feet above that control point. A buyer building elevated will have a clear target to design to. Elevation reference data is available, and buyers should verify elevation and building requirements for their own plans.

What do the covenants allow? River Creek Estates has a recorded Bill of Assurance; in short, one detached single-family residence per lot, no more than two stories, and at least 1,200 square feet of finished heated living area. Manufactured, mobile, and modular homes are not allowed, and existing structures cannot be moved onto a lot. No commercial use, no RVs or trailers parked or lived in, no leaching cesspools, and no additional access other than what is platted. Fences are limited to six feet on the sides and rear, and chain link is prohibited. Sunshine Lane is a public road that owners maintain until the county takes it over. Get the full document before you write an offer.

Pangburn is just a few minutes away, with Heber Springs only 13± miles northwest of the property and Searcy 18± miles southeast. Greers Ferry Lake is 14± miles from the Cleburne 6.21, and the JFK Campground on the Little Red River is only 15± miles away. Fishing, kayaking, and time on the Little Red are close at hand.

Contact Caleb Decker today to schedule a private showing and experience #TheSmallTownWay.



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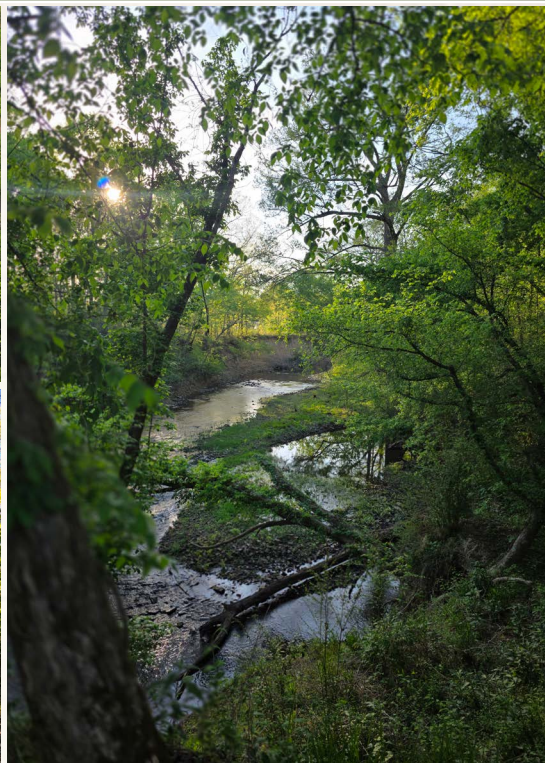
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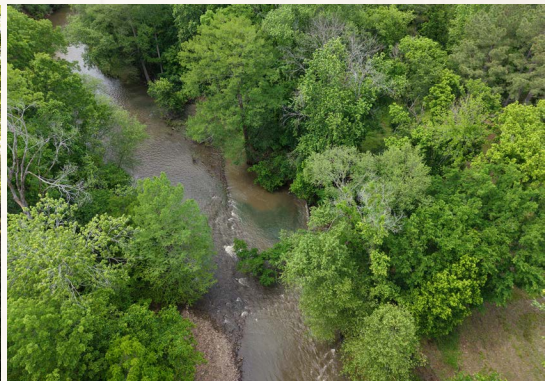
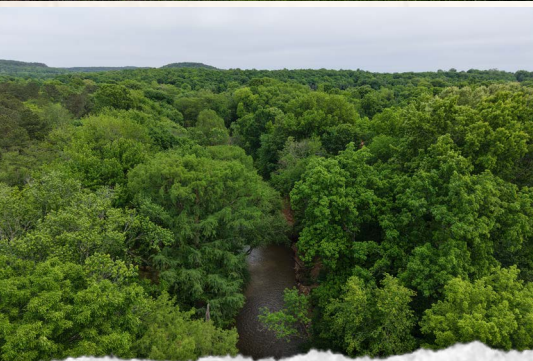
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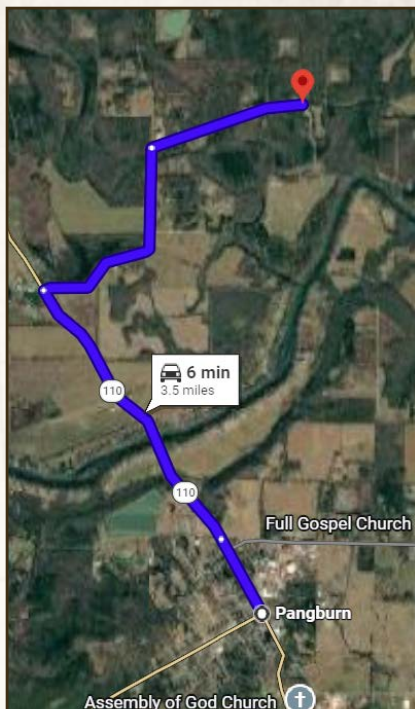
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land id. LINK



Directions From Pangburn, AR:
Travel north on AR-110 W for 1.4 miles. Turn right onto McJester Road and continue 1 mile. Turn right again onto Old River Road and proceed 0.7 miles. Turn right onto Sunshine Lane and travel about 0.79 miles to arrive at the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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