

**Wildcat on the White**  
294 Wheatstone Rd.  
Cotter, AR 72626

**\$2,499,900**  
23.230± Acres  
Baxter County



**Wildcat on the White  
Cotter, AR / Baxter County**

**SUMMARY**

**Address**

294 Wheatstone Rd.

**City, State Zip**

Cotter, AR 72626

**County**

Baxter County

**Type**

Recreational Land, Riverfront, Single Family, Business Opportunity

**Latitude / Longitude**

36.310103 / -92.563132

**Taxes (Annually)**

5496

**Dwelling Square Feet**

1025

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

23.230

**Price**

\$2,499,900

**Property Website**

<https://livingthedreamland.com/property/wildcat-on-the-white-baxter-arkansas/59174/>



## **Wildcat on the White Cotter, AR / Baxter County**

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### **PROPERTY DESCRIPTION**

This property is the last chunk of large virgin land combined with 400 feet of river frontage property available this far upriver, and it's location puts it above the common flooding areas of the past. The convenience of it being on the Baxter County side means a short drive to the grocery stores, restaurants and the hospital.

Discover a picturesque slice of paradise nestled along the White River, renowned for its exceptional trout fishing. Situated at the second largest shoal on the river and only accessible by boat, this property spans 23 acres of natural beauty, offering unparalleled opportunities for outdoor enthusiasts and investors alike.

There is also a very nicely maintained home, currently a sought-after Airbnb destination with plenty of bookings through next March. Boasting 2 bedrooms and 2 bathrooms, this cozy retreat provides comfort and charm, with stunning river views just steps away. Additionally, there's a second home on the property awaiting your personal touch and some renovations. With two wells and two septic systems already in place, the potential for expanding and customizing your living arrangements is vast. This beautiful parcel of land faces a beautiful sheer bluff directly across the river where they can enjoy watching the eagle and osprey nests and minks running along the riverbank.

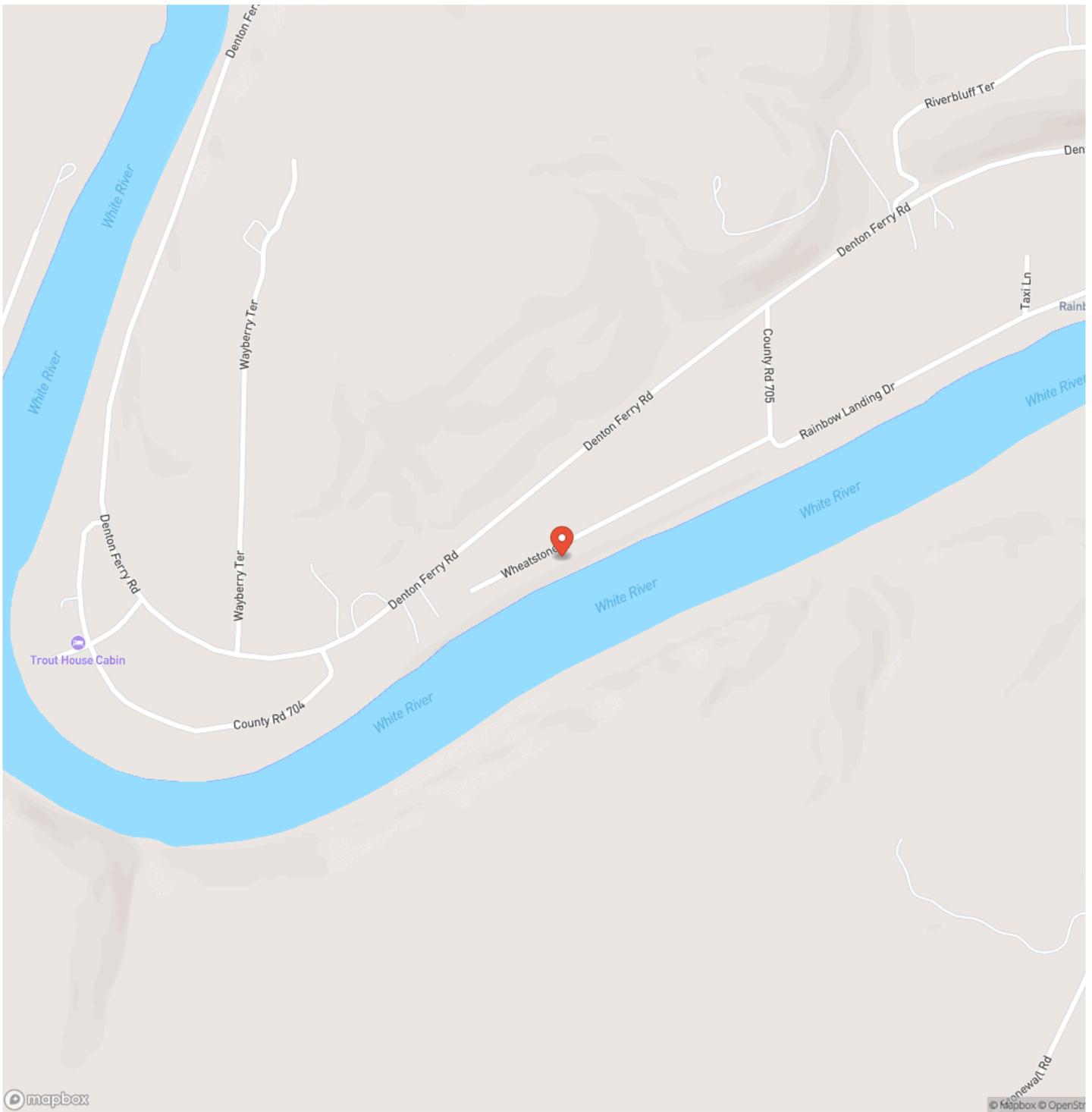
Income-generating hay fields add to the property's allure, providing a practical benefit while preserving its rural appeal. Perfectly positioned a mere 10 miles below the dam, the location ensures prime fishing conditions year-round. Imagine waking up to the soothing sounds of the river, casting your line into waters teeming with trout, or launching your boat from the nearby ramp for a day of exploration. Whether you're a fishing enthusiast, nature lover, or seeking a profitable investment, this riverfront oasis promises an idyllic lifestyle with endless recreational possibilities.



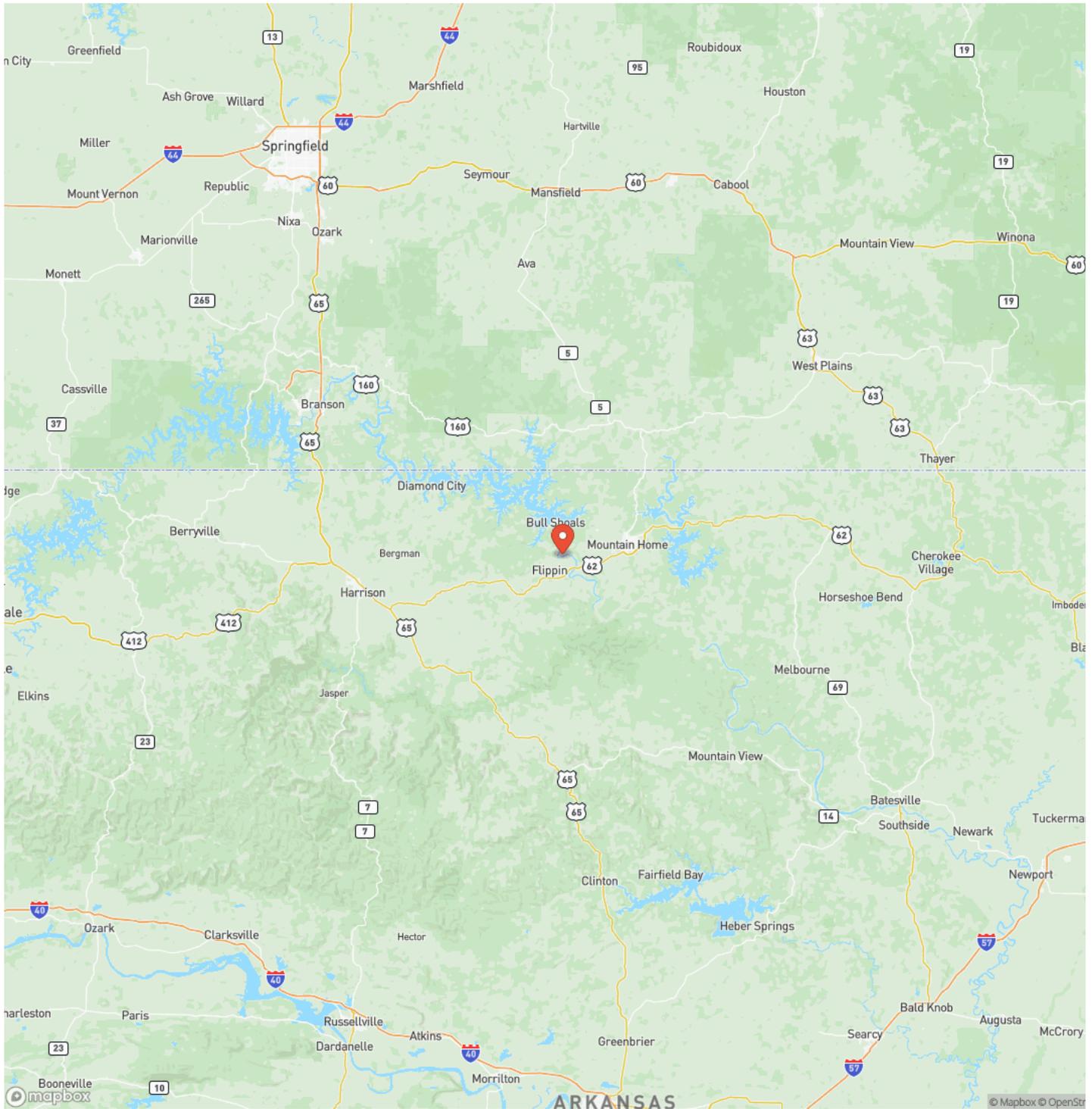
**Wildcat on the White**  
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
Leasburg, MO 65535  
(855) 289-3478  
<https://livingthedreamland.com/>

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