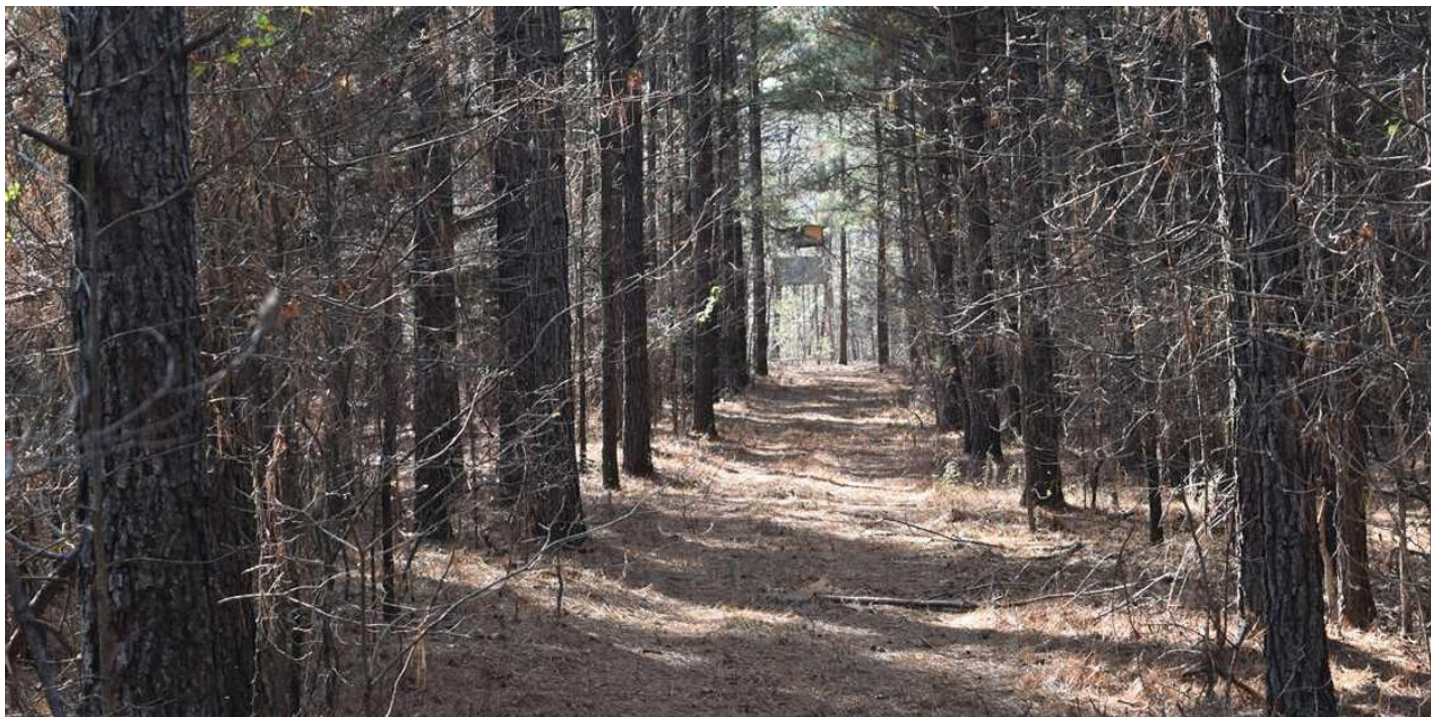


**The Loaded 126 - Arkansas Ozark
Mountains
Mountain Top
Ozark, AR 72949**

\$349,000
126.580 +/- acres
Franklin County



The Loaded 126 - Arkansas Ozark Mountains Ozark, AR / Franklin County

SUMMARY

Address

Mountain Top

City, State Zip

Ozark, AR 72949

County

Franklin County

Type

Recreational Land, Timberland, Lot

Latitude / Longitude

35.5975 / -93.7027

Acreage

126.580

Price

\$349,000

Property Website

<https://mossyoakproperties.com/property/the-loaded-126-arkansas-ozark-mountains-franklin-arkansas/17459/>



The Loaded 126 - Arkansas Ozark Mountains Ozark, AR / Franklin County

PROPERTY DESCRIPTION

A true get away property with the comfort of all the amenities including paved roads, electricity running the length of the property, rural water and the fiber optic internet (2021). Very secluded 126 +/- acres all forested with over 4600' of paved road frontage, hundreds of feet of rural water lines, and Power lines running the lengths of the property. About 60 acres of planted investment pines (some 16" plus DBHs) and the rest in mixed hardwoods, food plots, trails, and shooting lanes. This property really does have it ALL!! The topography is surprisingly flat for mountain property and has unlimited building locations. Property can easily be purchased by a group and split for that new home/cabin or simply keep it all for your family. This 126 is home to bear, big deer, wild turkey and everything in between. It is located north of Ozark, Arkansas and is less than 1300' from the National Forest. By vehicle, It is about a 4 minute ride to the gate way to the National Forest. Bring you motorcycles too as this route is paved from interstate 40 all the way to the gate of your property. This location makes it a must see for any Ozark Mountain property lover. The sky is the limit on this 126. Call today for a private tour. 479-597-9279 cell or 479-433-5656 office.

mixed use recreational, timberland, development 127 acre property ozark, AR 72949 Franklin County
whitetail deer big game ATV trails squirrel small game



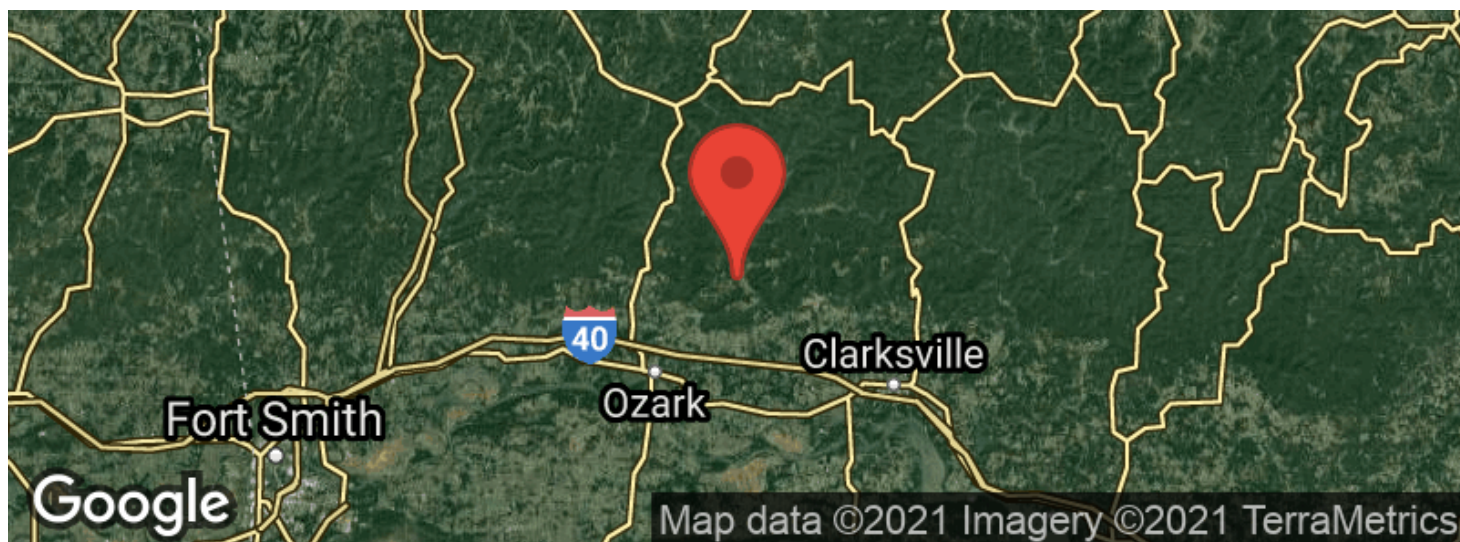
The Loaded 126 - Arkansas Ozark Mountains
Ozark, AR / Franklin County



Locator Maps



Aerial Maps



The Loaded 126 - Arkansas Ozark Mountains
Ozark, AR / Franklin County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

(479) 597-9279

Email

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Address

7506 Mountain Top Drive

City / State / Zip

Greenwood, AR, 72936

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Natural Farms and Wildlife

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