

**Madison 50**  
**TBD County RD 5330**  
**Huntsville, AR 72740**

**\$129,500**  
**50 +/- acres**  
**Madison County**



**Madison 50**  
**Huntsville, AR / Madison County**

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**SUMMARY**

**Address**

TBD County RD 5330

**City, State Zip**

Huntsville, AR 72740

**County**

Madison County

**Type**

Hunting Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.91049901566 / -93.7650827150681

**Taxes (Annually)**

53

**Acreage**

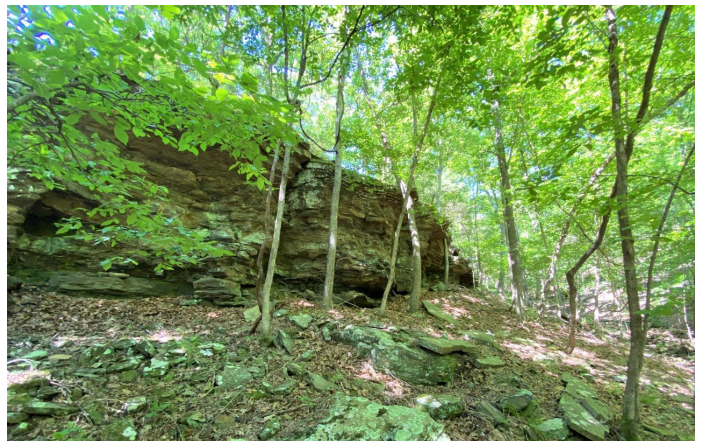
50

**Price**

\$129,500

**Property Website**

<https://mossyoakproperties.com/property/madison-50-madison-arkansas/19317/>



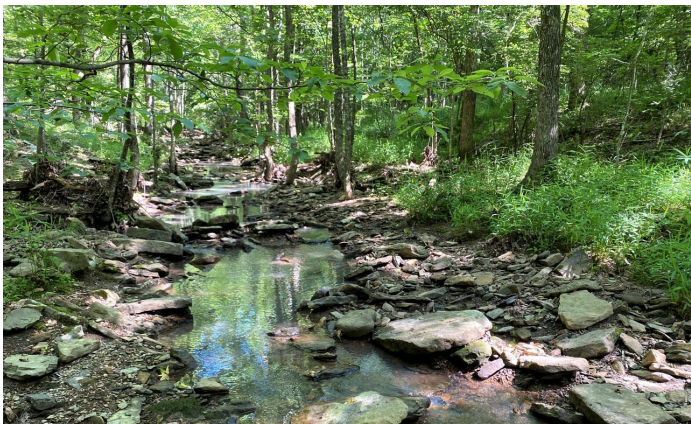
## **PROPERTY DESCRIPTION**

This 50 acre property is located 3.5 miles down county roads off of Madison County Road 5330 in Huntsville Arkansas. The acreage consist of mature timber and a year round creek with approximately one acre of pasture. The property also has County road frontage with a deeded easement road on the north boundary for easy access. The topography lays in a way that trails could be easily created to access all areas of the land. There are numerous build sites on the property for your dream home or cabin with electricity at the road and OzarksGo Internet coming in September. Wildlife on the acreage consist of Whitetail Deer, Turkey and other small game. This is you chance to own your very own piece of dirt to enjoy with your family or just getting away from the hustle and bustle of city life. The property is 30 minutes from Huntsville and 1 hour from Fayetteville. For more information call James Pratt at 870-404-4188



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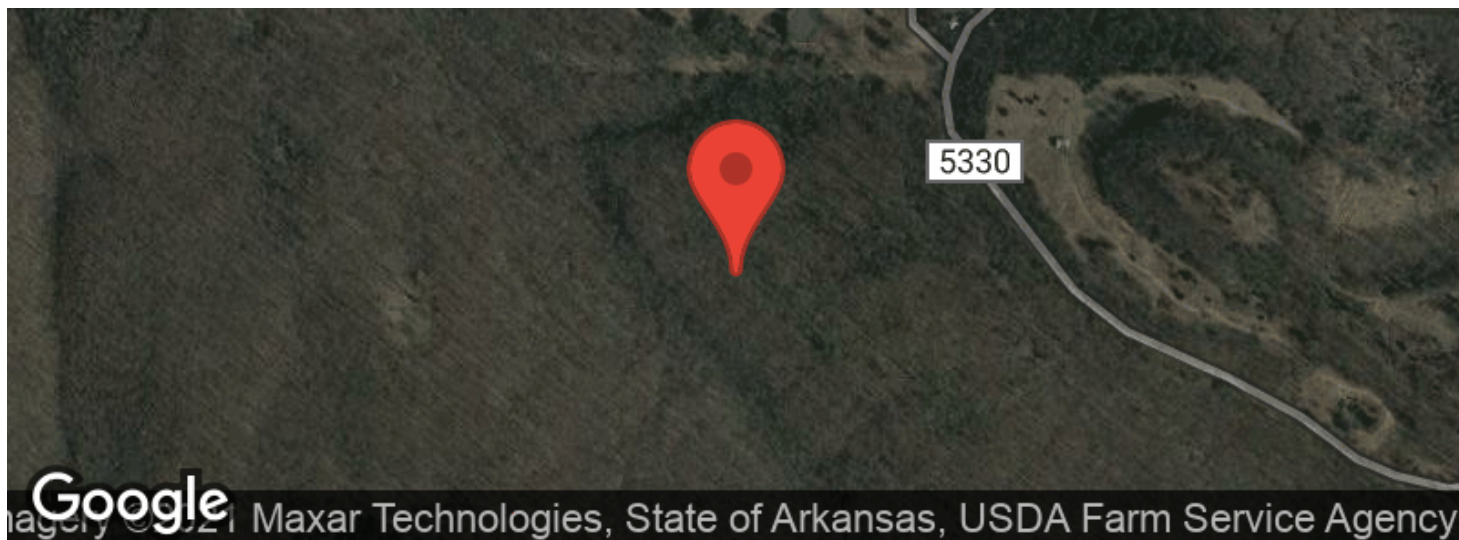
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## Locator Maps



## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

James Pratt

**Mobile**

(870) 404-4188

**Email**

jpratt@mossyoakproperties.com

**Address**

21088 US Hwy 71 ste 5

**City / State / Zip**

Pineville, MO, 64856

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**NOTES**

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## This image shows a blank 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.



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## **Mossy Oak Properties of the Heartland**

**155-D East Fantinel Drive**

**Springdale, AR 72762**

**(479) 527-0326**

**MossyOakProperties.com**

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