

**Bruno 275**  
925 MC 5009 RD  
Bruno, AR 72682

**\$695,000**  
275 +/- acres  
Marion County



**Bruno 275**  
**Bruno, AR / Marion County**

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## **SUMMARY**

**Address**

925 MC 5009 RD

**City, State Zip**

Bruno, AR 72682

**County**

Marion County

**Type**

Ranches, Recreational Land, Residential Property,  
Hunting Land, Horse Property, Farms

**Latitude / Longitude**

36.1265 / -92.7824

**Dwelling Square Feet**

1647

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

275

**Price**

\$695,000

**Property Website**

<https://www.mossyoakproperties.com/property/bruno-275-marion-arkansas/14489/>





## **PROPERTY DESCRIPTION**

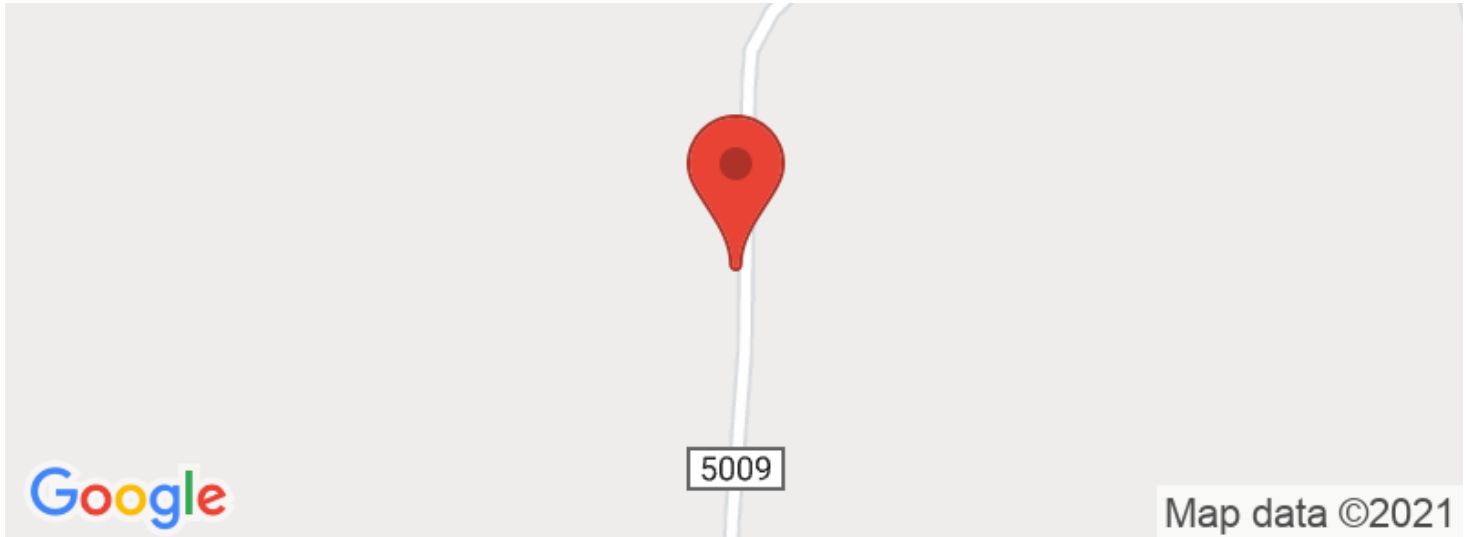
This 275 acre property is located South of Bruno, AR 72682 with a 1647 Sq. Ft. home built in 1995. It has an unfinished basement that could provide additional living space once completed. The land provides an even mix of timber, pasture, rolling hills, 6 spring fed ponds and a year round creek makes it desirable for cattle, horses, hunting or recreation. This acreage is equipped with catch pens and has been cross fenced into 40 and 80 acre sections, it also has a 100' x 50' 1,000 bale hay barn and a 46' x 25' outbuilding. This property has road frontage with less than one mile of gravel road and the house is on city water and also has a water well that is fully functional. There is a trail system that runs throughout the property for easy access to all the acreage that can be utilized for equestrian trails, hiking trails, biking trails and ATV trails. If you are looking for a mixed use residential, recreational, ranchland in Marion County with bountiful whitetail deer and turkey populations then look no further. This property is 18 minutes from Yellville, 38 minutes from Harrison and 40 minutes from Mountain Home. For more information or to schedule your private showing call James Pratt at 870-404-4188.



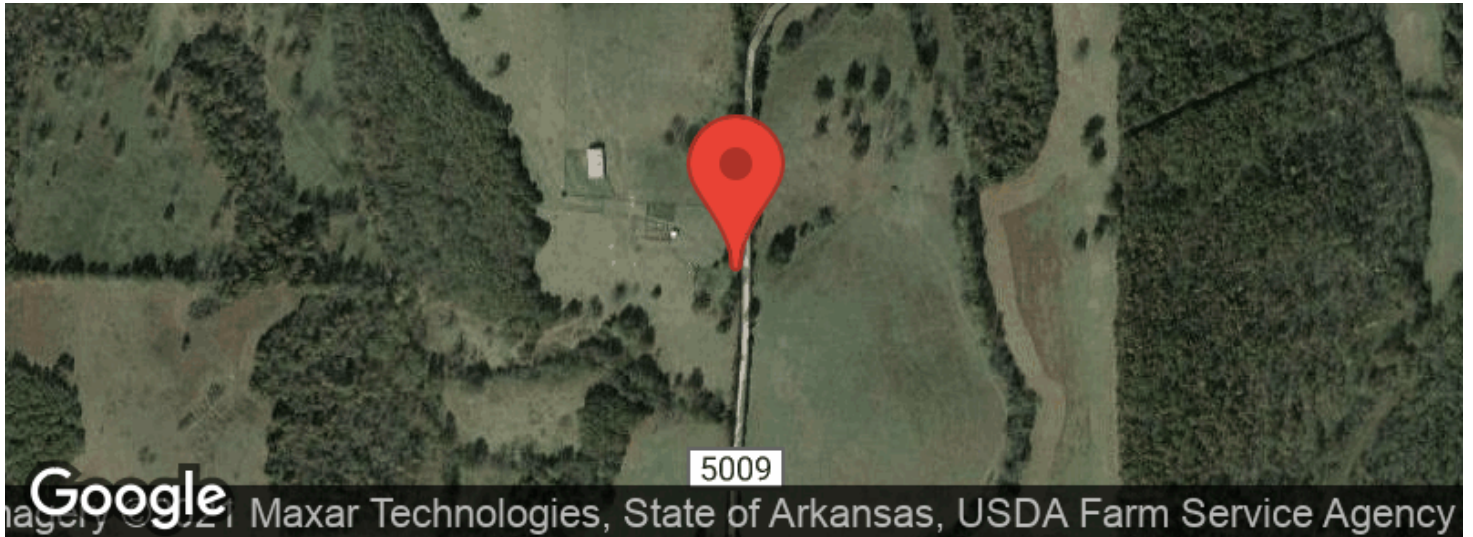




## Locator Maps



## 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 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.



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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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