750 +/- Acre Working Cattle Ranch with Strawberry River on property, Two Homes & Turn-Key Facilities – Fulton County, Arkansas
717 Green Valley Lane
Viola, AR 72583

$2,385,000
750± Acres
Fulton County

MORE INFO ONLINE:

https://wesellarkansas.com/

SUMMARY

Address
717 Green Valley Lane

City, State Zip
Viola, AR 72583

County
Fulton County

Type
Recreational Land, Residential Property, Hunting Land

Latitude / Longitude
36.350928 / -91.922117

Dwelling Square Feet
2,289

Bedrooms / Bathrooms
4 / 3

Acreage
750

Price
$2,385,000

Property Website
https://www.mossyoakproperties.com/property/750-acre-working-cattle-ranch-with-strawberry-river-on-property-two-homes-turn-key-facilities-fulton-county-arkansas-fulton-arkansas/92844/

PROPERTY DESCRIPTION

750 +/-Acre Ozark Cattle & Horse Ranch with Hunting, Two Homes & Private Lake | Fulton County, Arkansas

750 +/- acres. Two homes. Private lake. Beautiful pasture. Miles of woods. Water in every pasture. And a working ranch already waiting for you.

Whether you're searching for a **turnkey Arkansas cattle ranch, large horse farm, premier hunting property, or a legacy Ozark estate**, this extraordinary Fulton County property offers the land, water and infrastructure to make it happen.

TURNKEY CATTLE OR HORSE FARM

Approximately half of the 750 +/- acres consists of **beautiful, productive pasture and hay ground**, with much of it currently being cut for hay. The balance is predominantly wooded, creating an exceptional combination of grazing ground, shade, recreation and wildlife habitat.

The ranch is **fenced and cross-fenced**, with multiple pastures already established for livestock management and rotational grazing.

And one of its greatest assets is **WATER**.

Every pasture has access to water from a **pond, creek or flowing water**, including portions of the upper Strawberry River where it begins as a smaller Ozark stream.

For the cattle producer, the infrastructure is already here. For someone searching for a **large Arkansas horse property**, imagine transforming these rolling pastures, trails and water features into your own equestrian ranch.

Working improvements include **cattle-handling facilities, corrals, holding pens, barns, hay storage, machine sheds, a large shop, internal roads and trails**, plus a solar-powered gated entrance.

Bring the cattle. Bring the horses. Bring the equipment.

375 +/- ACRES OF WOODS — AND A WHOLE DIFFERENT SIDE OF THIS PROPERTY

When the work is finished, head to the woods.

With approximately half the property in timber, this ranch offers tremendous potential for **whitetail deer, turkey and small-game hunting**, along with miles of ground to explore.

The combination of timber, pasture edges, creeks, ponds, water and open ground creates diverse wildlife habitat throughout the property.

For the buyer who wants a **working ranch AND hunting property**, you don't have to choose between the two.

MAIN HOME OVERLOOKING YOUR PRIVATE LAKE

The **4-bedroom, 3-bath main residence** sits overlooking the private lake, creating the kind of setting people picture when they dream about owning an Ozark ranch.

Enjoy a spacious living room with gas-log fireplace and lake views, formal living and dining areas, a bright kitchen, and a large primary suite with clawfoot tub, sitting area and triple closets.

A heated and cooled basement offers additional potential, while the expansive back deck may become your favorite place on the entire ranch.

Morning coffee overlooking your lake. Dinner on the deck after working cattle. Fishing as the sun goes down.

The home is vacant and **move-in ready**, with fiber internet, central HVAC, backup gas furnaces and updated finishes.

SECOND HOME FOR FAMILY, RANCH HANDS OR GUESTS

A separate **2-bedroom, 1-bath guest house** adds tremendous flexibility.

Use it for extended family, ranch help, a caretaker, hunting guests or other permitted uses. It includes a spacious living room with wood-burning fireplace, kitchen and beautiful views of the surrounding Ozark countryside.

ONE PROPERTY — SO MANY POSSIBILITIES

This is what makes these 750 +/- acres stand apart.

Cattle Ranch: Established pasture, hay production, fencing, cross-fencing, livestock facilities and abundant water.

Horse Farm: Rolling pasture, multiple grazing areas, water, trails, barns and room to develop an incredible equestrian operation.

Hunting Property: Approximately 375 +/- wooded acres combined with pasture edges, creeks, ponds and abundant wildlife habitat.

Family or Legacy Ranch: Two residences, private lake and enough acreage for generations to enjoy.

Recreational Property: Fish your own lake, ride horses or ATVs, hunt your own woods and explore hundreds of acres without leaving home.

FULTON COUNTY, ARKANSAS — OZARK COUNTRY

Located in the beautiful Arkansas Ozarks, this property offers privacy and tremendous acreage while remaining convenient to **Mountain Home and Ash Flat** for shopping, medical services, farm supplies and everyday necessities.

Properties offering **750 +/- contiguous acres with this combination of pasture, timber, abundant water, two homes, private lake and established ranch infrastructure** are increasingly difficult to duplicate.

You aren't simply buying acreage.

You're buying a working ranch, a hunting property, a horse farm, a recreational retreat and an Ozark lifestyle—all in one.

Bring your cattle. Bring your horses. Bring your hunting gear. Bring your family.

Come ride all 750 +/- acres with us and see what this Arkansas ranch could become in your hands.

Pamela Welch, Broker and Land Specialist - Mossy Oak Properties Selling Arkansas
Cell: **870-897-0700** | Office: **870-495-2123**
Arlon Welch, Land Specialist: 870-897-9080
www.WeSellArkansas.com
Equal Housing Opportunity

COME RIDE THE LAND WITH YOUR LOCAL LAND SPECIALISTS

Bring your cattle. Bring your horses. Bring your hunting gear. Bring your family. And when you're ready to see these 750± acres, bring enough time to truly see them.

At **Mossy Oak Properties Selling Arkansas, we are land specialists**, and we believe there's a right way to show land.

You can't truly understand a property from the windshield of a truck.

You can't stand at the gate of a **750± acre ranch**, point toward the back of it, and expect a buyer to understand what they're purchasing.

And you certainly can't properly experience 750± acres in a quick one-hour showing.

You have to put your boots on the ground.

You need to ride the fence lines. See the condition of the pastures. Follow the internal roads and trails. Find the ponds, creeks and water sources. Ride through the timber. Look at the terrain. See where the cattle move. Understand how one pasture connects to another. And you need to be able to follow the property map while you're actually riding the land.

That's how we show property.

WE HAVE AN ATV FOR EVERY SEASON

Whether it's **20 degrees or 100 degrees**, we're prepared to get you out on the land.

Want to ride comfortably in a **fully enclosed ATV with heat or air conditioning? We've got you covered.**

Prefer an **open ATV with no windows**, where you can feel the air, see the land unobstructed and experience the property the old-fashioned way?

We've got that too.

Our ATVs can accommodate groups, so if you're bringing your spouse, children, business partner or family members who will be part of the decision, bring them along.

The point isn't what we ride.

The point is that we're going to get you ON the property.

We're not pulling up to a gate, handing you a brochure and saying, *"There it is."*

We want you to SEE it.

When you're considering an investment this significant, we believe you deserve the opportunity to understand exactly what you're buying.

THIS IS WHAT A LAND SHOWING SHOULD LOOK LIKE

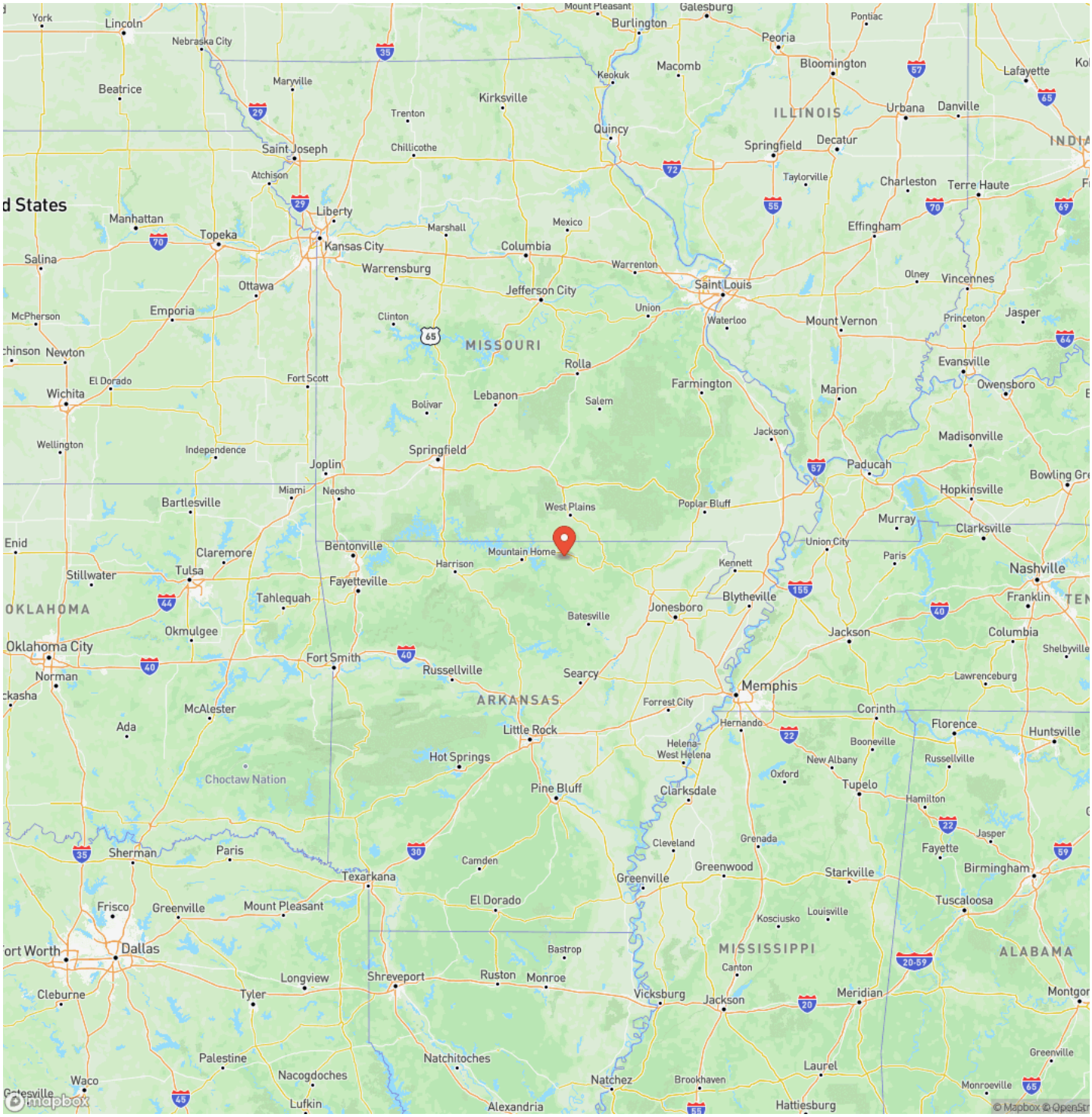
At **Mossy Oak Properties Selling Arkansas**, you're working with people who understand farms, cattle ground, hunting properties, recreational acreage and large tracts of Arkansas land.

We will take the time to show you the **pastures, timber, water, improvements, access, fence lines and layout** so you can make an informed decision about whether the property works for what YOU want to do.

If you're traveling from out of state, talk to us before you come. We can help coordinate your showing so your time in Arkansas is well spent.

And when you're ready to sit down and talk numbers, financing or the next steps, you're always welcome at our office. We have a private conference area and can connect you with trusted lenders familiar with **homes, farms, recreational land and investment properties**.

Locator Map



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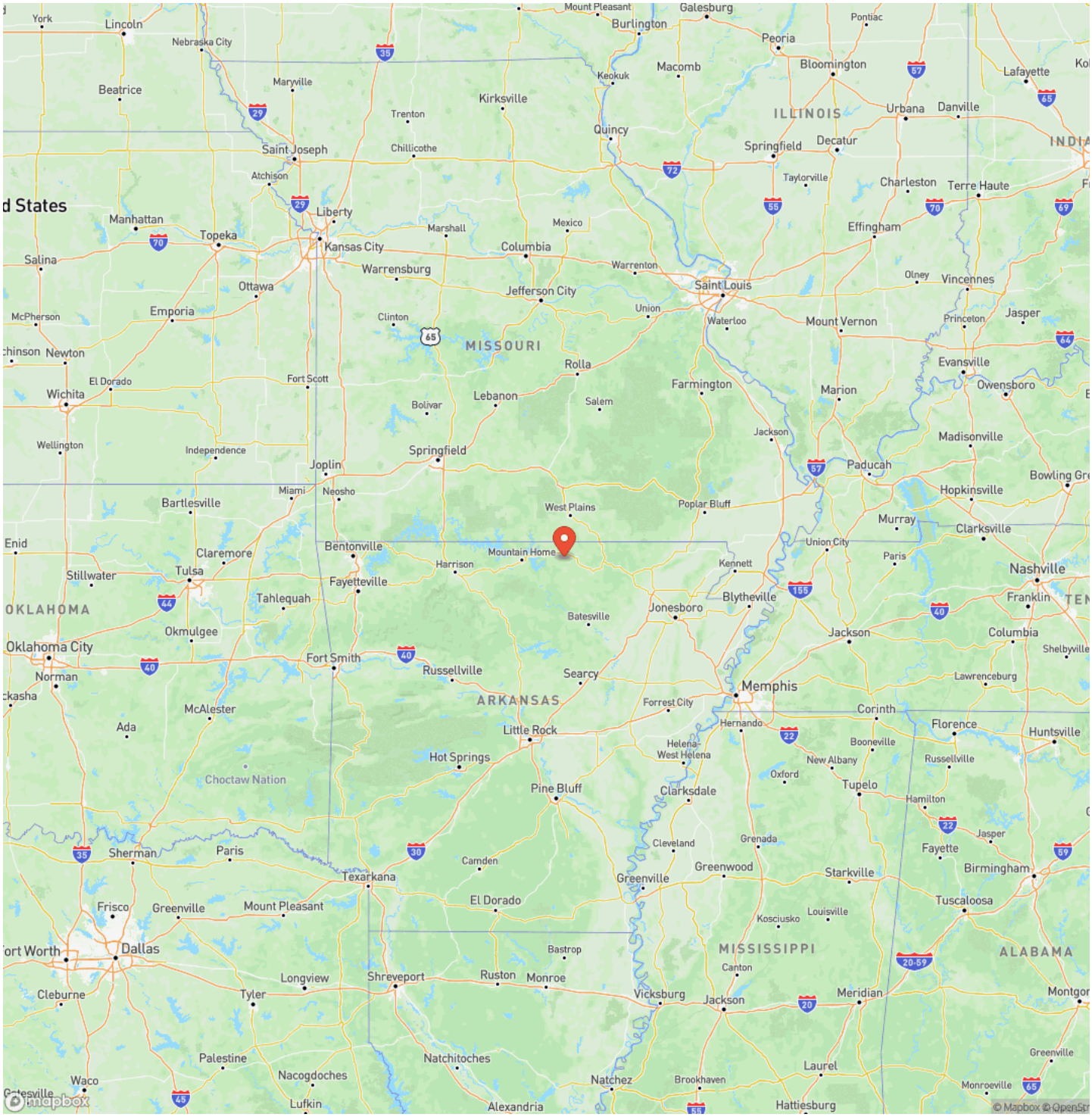
Locator Map



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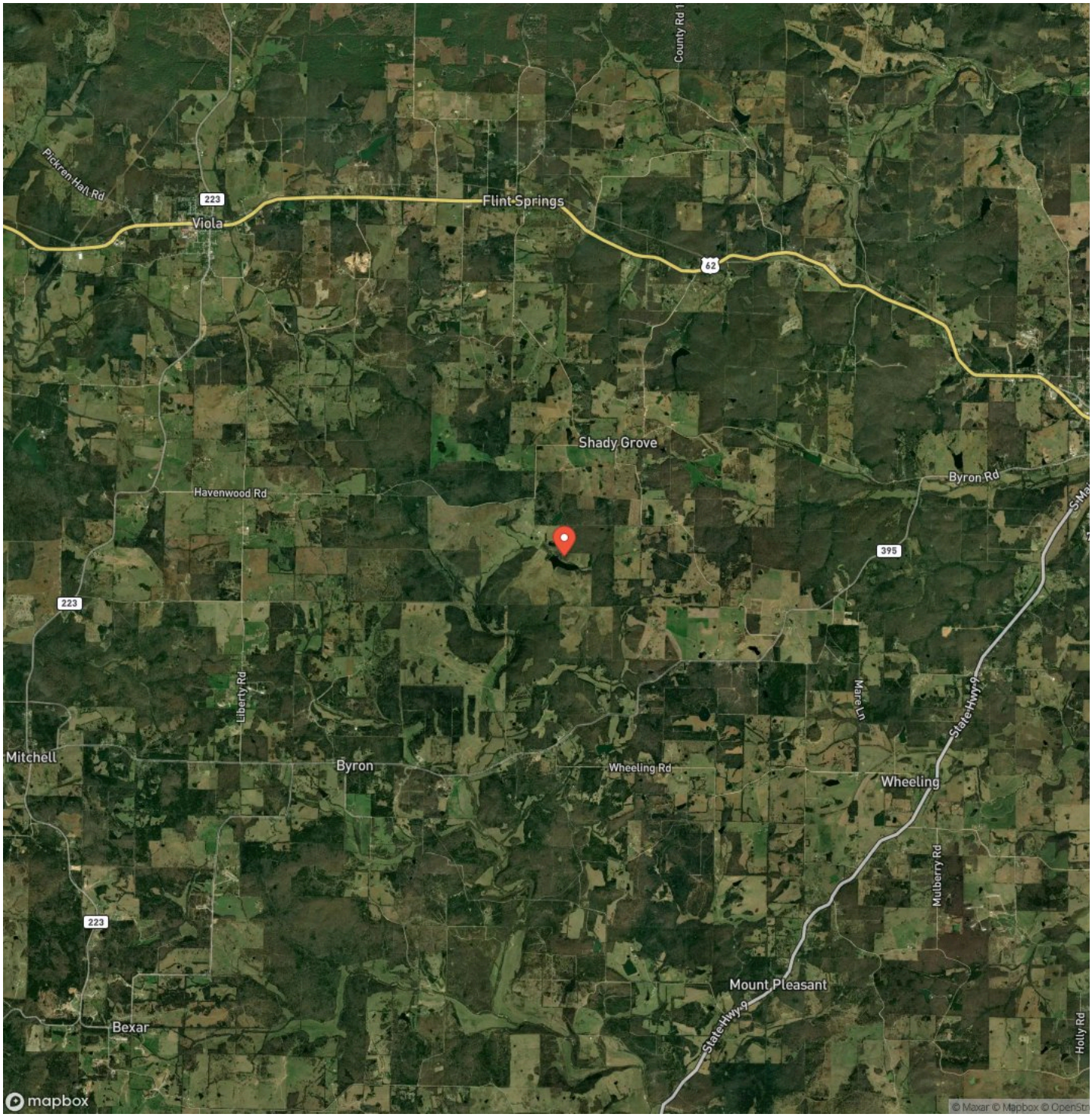
Satellite Map



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LISTING REPRESENTATIVE

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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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