116 +/- Acre Ozark Horse & Cattle Farm | 3 Living Spaces, Covered Arena, Barn & Shop | Viola, AR
306 Flint Springs Trail
Viola, AR 72583

$1,295,000
116± Acres
Fulton County







SUMMARY

Address
306 Flint Springs Trail

City, State Zip
Viola, AR 72583

County
Fulton County

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

Latitude / Longitude
36.375854 / -91.927489

Dwelling Square Feet
2,800

Bedrooms / Bathrooms
3 / 2.5

Acreage
116

Price
$1,295,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

116 +/- Acre Ozark Horse & Cattle Farm with Multiple Homes, Covered Arena & Shop | Viola, Arkansas

Mossy Oak Properties Selling Arkansas is proud to bring you 306 Flint Springs Trail in Viola, Arkansas!

If you've been looking for a true **slice of the Ozarks**, this approximately **116 +/- acre farm in Fulton County** is one you need to see. From the moment you arrive at the **gated, lighted entrance** and travel up the private drive, you begin to realize just how much this property has to offer.

Fenced and cross-fenced with pasture, ponds, multiple residences, equestrian facilities, a covered riding arena, barn, shop, gardens and fruit trees, this is much more than a home on acreage—it's an entire farm ready for its next chapter.

The Main Home

Sitting beautifully on the property is an approximately **2,800 sq. ft. 3-bedroom, 2.5-bath home** with a welcoming porch stretching across the front. It sets the tone for the entire farm and offers the kind of country setting that makes you want to sit down and stay awhile.

Inside you'll find **two fireplaces—one wood-burning and one gas**—along with a spacious primary suite featuring a **jetted tub and walk-in shower**. The kitchen includes an electric stove, dishwasher and pantry, and the home also features a laundry area with wash sink, a **tornado/safe room**, and an attached one-car garage.

The home also has a **loft area with a locked storage room**, providing additional space for items you'd like to keep tucked away and secure.

Outside, there's a **fenced backyard for the fur babies** and raised garden beds. There is currently a hot tub just off the porch; however, **the hot tub does not convey with the sale**.

The home has **well water and county water**, North Arkansas Electric, NEXT Fiber internet and Ozark Waste trash service. The metal roof is approximately three years old, and some siding has also been replaced.

Guest Apartment / Mother-in-Law Quarters

Continue down the drive and you'll find a separate **1-bedroom, 2-bath apartment/mother-in-law quarters**, creating another living space on the property.

It includes a living room, electric stove, refrigerator and wood stove and is supplied by well water.

This additional residence provides wonderful flexibility for **extended family, guests, farm help or other uses**.

Horse Barn & Covered Riding Arena

For the horse enthusiast, this is where the property really begins to stand apart.

The barn includes a **corral area, stalls, tack room, hay room and working area**, which leads into the **covered and lighted riding arena**.

Rain, cold weather or hot Arkansas sunshine doesn't have to stop you from working your horses. The covered arena provides a dedicated place to **ride, exercise and train horses throughout the year**.

Please note that the horse panels currently on the property do not convey with the sale.

Shop & Additional Garage

The farm also includes a **concrete-floor shop with electrical service, a side lean-to and an additional garage area**, providing plenty of space for equipment, tools, farm projects and storage.

Second 3-Bedroom Home

Another major feature is the approximately **2,100 sq. ft. double-wide home on a foundation**.

This spacious **3-bedroom, 2-bath home** features a new roof, wood-burning fireplace, electric stove, dishwasher, pantry, laundry room and whole-house water softener.

The home also has a **detached two-car garage connected by a breezeway**, giving you additional covered access, parking and storage.

It is currently served by county/city water, with well-water capability also available.

Outside is a small fenced area for a dog, garden space and a separate fenced area suitable for goats.

All appliances in this home will convey with the exception of the washer and dryer, which will not convey.

With the main residence, mother-in-law quarters and this additional home, the property offers tremendous flexibility for **multi-generational or extended-family living**.

116 +/- Acres Built for Country Living

And then there's the land.

Approximately **116 acres of beautiful Ozark country**, already **fenced and cross-fenced**, with pasture, ponds and infrastructure suitable for both horses and cattle.

The sellers have also established a **shooting range on the back side of the property**, adding another recreational feature for someone looking for a place where they can enjoy their land without having to leave home.

You'll also find **peach, pear and apple trees**, garden areas and room to enjoy everything that comes with owning a sizable piece of the Arkansas Ozarks.

There are currently **beehives located on the property; however, the beehives do not convey with the sale**.

Bring the horses. Bring the cattle. Bring the family. Bring the ATVs and hunting gear.

Whether your vision is an **equestrian property, working cattle farm, multi-generational homestead, recreational retreat, hunting property or simply a private place in the Ozarks with room to spread out**, 306 Flint Springs Trail offers possibilities that are increasingly hard to find.

Three living spaces. Approximately 116 acres. Fenced and cross-fenced pasture. Ponds. Horse barn. Covered lighted arena. Shop. Shooting range. Gardens. Fruit trees. Fiber internet. And room to make it your own.

A Slice of the Ozarks with So Many Possibilities

Properties with this combination of **acreage, multiple residences, equestrian infrastructure, recreational opportunities and farm improvements** don't come along every day.

306 Flint Springs Trail
Viola, Fulton County, Arkansas
116 +/- Acres

Important exclusions: Hot tub, horse panels, beehives, and the washer and dryer located in the double-wide home **do not convey**. All other appliances in the double-wide home will convey.

Mossy Oak Properties Selling Arkansas, 870-495-2123
Pamela Welch – Principal Broker / Listing Agent, 870-897-0700
Equal Housing Opportunity, www.WeSellArkansas.com.

Come experience this slice of the Ozarks and see everything this incredible farm has to offer.

COME RIDE THE LAND WITH YOUR LOCAL LAND SPECIALISTS

If you're serious about this 116 +/- acre property, plan to spend some time with us. We're not going to show you this farm from the road. We're going to take you out and let you experience the land.

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

You can't truly understand a piece of land by standing at the gate.

You can't see 116 +/- acres from the windshield of a truck.

And we're certainly not going to point toward the back of the property and tell you, *"It goes way back there."*

We're going to take you back there.

When you come to look at this property, plan on riding it with us. We'll pull up the property map, get in the ATV and start exploring.

We'll ride the roads and trails. We'll follow the fence lines. We'll cross the pastures. We'll ride through the wooded areas. We'll stop along the way and give you time to get out, look around and ask questions.

We'll show you how the property lays, where one area connects to another, how you get from one end of the farm to the other and what the terrain actually looks like when you're standing on it.

That's how you begin to understand what you're buying.

WE'RE EQUIPPED TO SHOW LAND

Whether it's **20 degrees or 100 degrees**, we're prepared.

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

Would you rather ride in an **open ATV**, feel the air and have an unobstructed view while we're going across the property?

We've got that too.

And if your spouse, children, business partner or other family members are part of the decision, **bring them with you**. We have room.

Because when you're making an investment in acreage, we believe everyone involved should have the opportunity to see it for themselves.

DON'T PLAN ON A 15-MINUTE SHOWING

When you schedule with us, give yourself enough time.

We don't want to rush you through the property just so we can move on to the next appointment.

We want you to ride it.

We want you to stop when you see something you want to look at.

We want you to pull up the map and understand exactly where you're standing.

We want you to ask questions.

And if you want to go back and look at an area a second time, **we'll turn around and go look at it again.**

Because there's a big difference between **looking at land** and actually **seeing the land**.

THIS IS HOW WE SHOW PROPERTY

We're not meeting you at the gate, handing you a brochure and sending you on your way.

We're getting in the ATV with you.

We're going to ride it with you.

We're going to take the time to help you understand the property you're considering purchasing.

So if you've been looking at this **116 +/- acre property in Viola, Arkansas**, give us a call and schedule enough time to come ride it with us.

Put your boots on, bring the family, and come see what 116± acres really looks like.













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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