

One of the Ozarks' Most Extraordinary Properties,
Calico Rock, AR | 80 +/- Acres, 3 Residences, Waterfalls
and Caves
444 Cedar Cabin Lane
Calico Rock, AR 72519

\$798,000
80± Acres
Izard County



One of the Ozarks' Most Extraordinary Properties, Calico Rock, AR | 80 +/- Acres, 3 Residences, Waterfalls and Caves

Calico Rock, AR / IZARD COUNTY

SUMMARY

Address

444 Cedar Cabin Lane

City, State Zip

Calico Rock, AR 72519

County

Izard County

Type

Hunting Land, Business Opportunity, Timberland, Recreational Land, Residential Property

Latitude / Longitude

36.157349 / -92.134402

Dwelling Square Feet

4540

Bedrooms / Bathrooms

4 / 3.5

Acreage

80

Price

\$798,000

Property Website

<https://www.mossoakproperties.com/property/one-of-the-ozarks-most-extraordinary-properties-calico-rock-ar-80-acres-3-residences-waterfalls-and-caves-izard-arkansas/108526/>



One of the Ozarks' Most Extraordinary Properties, Calico Rock, AR | 80 +/- Acres, 3 Residences, Waterfalls and Caves

Calico Rock, AR / Izard County

PROPERTY DESCRIPTION

The Calico Mountain Estate | 80 +/- Acres, 3 Residences, Pool, Hot Tub, Waterfalls, Caves, Trails & Income Potential minutes from Downtown Calico Rock, Arkansas

Welcome to one of the most remarkable properties in the Arkansas Ozarks-an extraordinary **80 +/- acre mountain estate** featuring a **4,540 +/- square-foot luxury home**, two authentic cedar log cabins totaling approximately **2,600 square feet**, a **36' x 20' in-ground swimming pool with hot tub**, heated and cooled shop, two-story solar-powered barn, climate-controlled storage, private trails, natural caves, seasonal waterfalls, abundant wildlife, fiber internet, and exceptional income-producing potential-all located just minutes from the world-famous **White River** near historic **Calico Rock, Arkansas**.

Whether you're searching for a luxury residence, private family compound, hunting retreat, corporate getaway, Airbnb investment, VRBO destination, or a place where generations can gather and make memories, this property offers opportunities rarely found in a single offering.

A True Ozark Mountain Paradise

From the moment you enter the property, you'll understand why places like this are so difficult to find. Towering hardwood timber, rolling mountain ridges, breathtaking views, natural caves, waterfalls, and miles of established trails create a private world all your own. Spend your mornings watching wildlife from the deck, afternoons exploring your acreage, and evenings relaxing by the pool while overlooking the beauty of the Ozarks.

Located just a few miles from the White River, one of the nation's premier trout fishing destinations, this property allows you to enjoy everything the Ozarks are famous for while maintaining privacy and seclusion.

The Main Residence | Luxury Living Meets Rustic Elegance

The centerpiece of the estate is the stunning **4,540 +/- square-foot custom home**, designed for both entertaining and everyday living.

As you step through the front door, you're welcomed by a dramatic floor-to-ceiling stone fireplace rising through the great room and extending toward the soaring ceilings above. An open second-story overlook creates an impressive sense of scale while maintaining the warmth and character that make this home so inviting.

The spacious living room, dining area, and kitchen flow seamlessly together, making the home ideal for entertaining large groups. Double doors open onto an expansive rear deck stretching across the back of the home, while oversized windows frame spectacular views of the surrounding landscape.

The kitchen is truly the heart of the home, featuring:

- Massive center island with seating
- Electric cooktop and overhead pot rack
- Gas cooktop with vent hood
- Two ovens
- Built-in mini refrigerator
- Extensive custom cabinetry
- Decorative glass-front cabinets
- Custom pantry storage
- Double sink and dishwasher

One of the most beloved spaces in the home is the enclosed glass sunroom. Surrounded by windows, it feels as though you're sitting among the treetops while enjoying panoramic views of the Ozark Mountains and surrounding acreage.

The oversized utility room offers exceptional storage, shelving, utility sink, and room for freezers or additional pantry space.

Lower Level | The Ultimate Entertainment Retreat

The lower level feels like a second home all its own.

Featuring a large living room, kitchen area, full bathroom, walk-in closet, and an incredible custom floor-to-ceiling wood-burning fireplace, this level was built for entertaining family and guests.

Sliding glass doors lead directly outside to the covered patio, pool deck, and hot tub area. Whether hosting family reunions, holidays, hunting groups, or weekend retreats, this space was designed for gathering.

The **36' x 20' in-ground swimming pool**, reaching approximately 10 feet deep, creates a resort-style atmosphere rarely found on acreage properties.

Upper-Level Retreat

Upstairs you'll find a spacious common area complete with built-in bookshelves and a kitchenette, creating a relaxing retreat for family and guests.

The bedrooms and bathrooms are thoughtfully designed with soaking tubs, walk-in showers, oversized vanities, and incredible views from nearly every room. One bedroom even offers direct deck access where you can enjoy panoramic mountain views from high above the surrounding landscape.

Two Cedar Log Cabins | Income-Producing Opportunities

Beyond the main residence, the property includes two authentic cedar log cabins that significantly expand its value and versatility.

Smaller, Fully Furnished Cedar Log Cabin | Approximately 800 +/- Sq Ft

This beautiful cabin features vaulted ceilings, stunning log walls, a rock fireplace, loft sleeping area, full kitchen, covered porch, and comes fully furnished and decorated so cute!

Perfect for:

- Airbnb
- VRBO
- Guest lodging
- Hunting retreat
- Vacation rental

Larger Cedar Cabin | Approximately 1,800 +/- Sq Ft

The second cabin offers multiple sleeping areas (seller had 10 beds in this home at one time), full kitchen, bonus rooms, covered porches, and flexible living space for guests, family, or rental income.

Together, these cabins create exceptional opportunities for short-term rentals, corporate retreats, family gatherings, or multi-generational living.

Built for Modern Living

This property combines rustic beauty with modern convenience:

Whole-house Generac generator (main cabin)
NEXT Fiber Internet
North Arkansas Electric
Solar-powered well system with electric backup
Dual HVAC systems
Multiple mini-split units
Wood furnace with gas backup
Owned propane tanks
Heated and cooled insulated shop with 220 electric

Climate-controlled storage container
Two-story solar-powered barn
Multiple storage buildings

Conveniently located just 5 minutes from world-class White River fishing and only 15 minutes from Norfolk Lake and Jordon Marina. Enjoy the peace of country living while still being close to everyday essentials-just 5 minutes from the grocery store, banks, hospital, restaurants, and gas stations. The perfect blend of recreation, convenience, and small-town charm.

More Than a Property-A Legacy

Properties of this caliber rarely reach the market. The combination of **80 +/- acres, three residences, over 7,000 square feet of living space, vacation rental potential, White River proximity, private trails, waterfalls, caves, wildlife, and luxury amenities** creates a property that appeals to outdoor enthusiasts, investors, families, and anyone seeking the ultimate Ozark lifestyle.

This isn't simply a home.

It's a mountain retreat.

It's a family compound.

It's an income-producing opportunity.

It's an outdoor paradise.

Most importantly, it's a place where memories will be made for generations.

Welcome to the Arkansas Ozarks. Welcome home.

A Property Meant to Be Explored

One of the things the sellers love most about this property is the feeling that you're truly living alongside nature. Sitting on the back porch, enjoying your morning coffee or evening sunset, it's not uncommon to watch wildlife move through the timber below. The sellers often talk about the excitement of knowing a black bear-or perhaps even a mountain lion-could be quietly making its way through the woods just within sight. It's a reminder that this is not just acreage; it's a genuine Ozark wilderness experience.

What truly sets this property apart is the opportunity to explore and discover something new every time you step outside. Wander the established trails, follow the ridges, listen to the waterfalls after a rain, and venture into the natural caves scattered throughout the property. As you descend into these fascinating formations, you'll experience an entirely different environment. The temperature changes, the sounds change, and the ecosystem becomes its own unique world. It's a rare experience that few properties can offer and one that never loses its sense of wonder.

This is the kind of property that invites adventure. A place where children can spend days exploring, where families can gather around campfires, where guests will never run out of things to discover, and where every season brings a new experience. Whether you're seeking a private mountain retreat, a luxury family compound, a vacation rental destination, or simply a place to escape and reconnect with nature, this property offers possibilities that are nearly impossible to replicate.

We are incredibly proud to represent such a unique offering. Properties like this don't come along often, and once you experience it in person, you'll understand why. This is more than a home, more than acreage, and more than an investment-it's a true Ozark legacy property waiting for its next chapter.

Proudly listed with **Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123)**.

Call or text Listing Agent, **Pamela Welch** at [870-897-0700](tel:870-897-0700) for a tour or more information. Drone Footage and Ride Along Videos coming SOON! Please be sure to download our floor plans for each cabin!

Equal Housing Opportunity. www.WeSellArkansas.com.

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we



are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

One of the Ozarks' Most Extraordinary Properties, Calico Rock, AR | 80 +/- Acres, 3 Residences, Waterfalls and Caves

Calico Rock, AR / IZARD COUNTY



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 Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

