

**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

\$2,485,000
750± Acres
Fulton County



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Viola, AR / Fulton County

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

2289

Bedrooms / Bathrooms

4 / 3

Acreage

750

Price

\$2,485,000

Property Website

<https://www.mossoakproperties.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

Turn-Key Ozark Cattle Ranch for Sale - 750+/- Acres with Home, Guest House & Private Lake | Minutes from Mountain Home & Ash Flat, AR

Work cattle all day, then unwind on your deck overlooking your private lake - grill dinner at sunset or drop a line and go fishing. This is more than a ranch...it's **the lifestyle everyone dreams about.**

Introducing **The Ultimate Ozark Cattle Ranch**, a premier **750 +/- acre turn-key cattle and hay operation** in Fulton County, Arkansas. With a **main home, guest house, barns, working pens, cross-fenced pastures, and water in every direction**, this ranch is fully equipped for immediate livestock production. Rarely does a property combine this level of **function, beauty, and convenience** - all just minutes from **Mountain Home, Ash Flat, and essential amenities.**

A Premier Working Cattle Ranch - Move-In Ready for You and Your Herd

Built for efficiency and long-term productivity, this ranch offers a near-perfect blend of **rolling pasture, fertile hay ground, timber, and abundant live water.** Every acre is thoughtfully laid out to maximize grazing, rotation, and ease of management.

Property Highlights

- **750+/- Acres** of pasture, hay fields, and timberland
- **Turn-key cattle infrastructure** already in place
- **Solar-powered gated entry** off Green Valley Road
- **Fully fenced & cross-fenced** with water in every section
- **Multiple barns & outbuildings**
- **Working corrals, holding pens, and cattle-handling facilities**
- **Roads and trails** throughout for easy herd and equipment access
- **Marketable timber** providing shade and potential income

Bring your livestock - this operation is ready for cattle **on day one.**

Unmatched Water Resources & Natural Ozark Beauty

Water is one of the ranch's greatest strengths. Every pasture features a reliable water source - whether a **pond, spring, creek, or live-water frontage on the Strawberry River** (not a large river, just is the begging of where the Strawberry River starts). Here, the Strawberry River begins as a crystal-clear stream, providing flowing water without the maintenance headaches of high fencing.

This ranch also attracts abundant **deer and turkey**, making it a dream property for ranchers who enjoy hunting and outdoor recreation. Could also be great for those who enjoy quail hunting! Lots of hunting potential on this property!

Main Home - Overlooking Your Private Lake

The primary residence sits high on the landscape, capturing panoramic lake and ranch views. With **4 bedrooms and 3 baths**, this home offers comfort, space, and modern updates - and will be move-in ready for new owners.

Main Home Features

- Large living room with **gas-log fireplace** (possibly could be converted back to wood-burning) All with Lake Views
- Formal living room off the front door
- Bright kitchen and formal dining area with lake views
- **Primary suite** with clawfoot tub, sitting area & triple closets
- **Heated/cooled basement**, framed and ready for finishing
- **Expansive back deck** overlooking the private lake - perfect for sunrise coffee or sunset dinners
- Newer flooring, exterior doors, custom mantle & updated finishes
- **Fiber internet**, central HVAC, two backup gas furnaces
- On-demand and electric water heaters
- **Owned propane tanks** | **NAEC** electric service
- Home is empty and MOVE IN READY

Guest House - Perfect for Family, Ranch Hands, or Airbnb

Ideal for multigenerational living or on-site help, the guest home features:

- **2 bedrooms, 1 bath**
- Spacious living room with **wood-burning fireplace**
- Efficient kitchen with lake views
- Large windows showcasing Ozark scenery
- Low-maintenance design ready for full-time or part-time use

Ranch Improvements Built for Real Working Efficiency

This is a rancher's dream setup - designed to keep your operation running smoothly year-round.

Infrastructure Includes:

- **Large shop** with concrete floors, roll-up doors & welder wiring
- **Hay barns and machine sheds** with electric service
- **Cross-fencing & rotational grazing system** ready to go
- Multiple **80+ acre pastures** for hay production or expansion
- **Strong road system** for access across the entire ranch

Everything has been maintained with long-term productivity and durability in mind.

Why Ranchers Love This Property

- **Turn-key operation** - fully functional from day one
- **Reliable water in every pasture** - ponds, springs, Strawberry River
- **Low-maintenance, high-function design**
- **Two homes** - ideal for ranch help or family
- **Minutes from Mountain Home & Ash Flat**
- **Secluded yet convenient**
- **Beautiful, income-producing land**

Whether you're expanding your operation, investing in premier Arkansas farmland, or building a legacy ranch for generations, this property checks every box.

Prime Location - Privacy Without Isolation

Located in sought-after **Fulton County**, this ranch offers peaceful seclusion while still being close to:

- Mountain Home, AR
- Ash Flat, AR
- Shopping, schools & medical facilities
- Feed stores & equipment suppliers
- Major highways

This is the ideal blend of country privacy and modern convenience.

Schedule Your Private Tour of this Ozark Legacy Ranch

Opportunities like this - **a complete, turn-key cattle ranch with two homes and a private lake** - are almost impossible to find in today's market.

Don't miss the chance to own one of the **most functional and scenic working ranches in the Ozarks**.

Pamela Welch, Broker and Land Specialist - Mossy Oak Properties Selling Arkansas

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Equal Housing Opportunity

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