12 +/- Acre Ozark Hunting Retreat with Pond & Cabin Site | Melbourne, Arkansas
682 Jones Farm Rd
Melbourne, AR 72556

$79,900
12± Acres
Izard County







SUMMARY

Address
682 Jones Farm Rd

City, State Zip
Melbourne, AR 72556

County
Izard County

Type
Hunting Land, Timberland, Recreational Land

Latitude / Longitude
36.106905 / -91.911231

Acreage
12

Price
$79,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

12 +/- Acre Hunter's Paradise with Pond & Cabin Site | Near Melbourne, Arkansas

Just in time for hunting season! If you've been looking for an affordable piece of the Arkansas Ozarks where you can build a hunting cabin, hunt your own land and have a place to get away, this 12 +/- acre property in **Izard County just outside Melbourne, Arkansas** deserves a look.

The front portion of the property lays great for building, with an area already **partially cleared for a cabin site overlooking the pond**. With **road frontage and electric and water available**, much of the groundwork is already there to start creating your Ozark hunting retreat.

Build your cabin toward the front, sit on the porch overlooking the pond, and keep the back portion of the acreage for hunting.

The property has **mature timber**, providing excellent wildlife habitat and great roosting areas for turkey. This part of the Ozarks is known for **whitetail deer and big tom turkeys**, making this a great setup for the hunter who wants his own place without having to maintain hundreds of acres.

There is something special about having your own hunting property. Come in for deer season, spend spring mornings listening for gobblers fish or relax around the pond, ride the property, and eventually build the cabin you've always wanted.

Whether you're looking for a **hunting property, recreational getaway, future cabin site or simply 12 +/- acres in the Ozarks to call your own**, this property has a lot of possibilities.

12 +/- Acres
Izard County, Arkansas
Just Outside Melbourne
Pond
Partially Cleared Cabin Site
Road Frontage
Electric & Water Available
Mature Timber
Whitetail Deer & Turkey Hunting
Beautiful Ozark Setting

Get it now and make it yours in time for hunting season!

Proudly listed with **Mossy Oak Properties Selling Arkansas**, **870-495-2123**

Listing Agent, Pamela Welch, 870-897-0700.

Equal Housing Opportunity, www.WeSellArkansas.com.








LISTING REPRESENTATIVE

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