

2400 +/- Sq Ft Home, 25 +/- Acres, Fenced, Creek, Barns,  
Franklin, Arkansas  
3118 Easy K Road  
Franklin, AR 72536

**\$424,500**  
25± Acres  
Izard County





**2400 +/- Sq Ft Home, 25 +/- Acres, Fenced, Creek, Barns, Franklin, Arkansas**  
**Franklin, AR / Izard County**

---

**SUMMARY**

**Address**

3118 Easy K Road

**City, State Zip**

Franklin, AR 72536

**County**

Izard County

**Type**

Residential Property

**Latitude / Longitude**

36.119171 / -91.781415

**Dwelling Square Feet**

2400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

25

**Price**

\$424,500

**Property Website**

<https://www.mossoakproperties.com/property/2400-sq-ft-home-25-acres-fenced-creek-barns-franklin-arkansas-izard-arkansas/83637/>



## 2400 +/- Sq Ft Home, 25 +/- Acres, Fenced, Creek, Barns, Franklin, Arkansas Franklin, AR / Izard County

---

### PROPERTY DESCRIPTION

#### Living the Ozark Dream – Custom Home on 25+/- Acres with Creek, Pasture, Barns, Gardens & More!

Tucked away at the dead end of a private drive, this stunning property unfolds like a dream. As you wind through the woods, the trees open up to reveal rolling pastureland, beautifully fenced and cross-fenced—perfect for livestock or peaceful country views. The first barn greets you just before the curve, and around the bend, you'll spot another barn with goat fencing, ideal for raising goats, pigs, or keeping animals separate from the main pastures.

Along the way, you'll pass an **RV hookup and a tiny house pad**, both equipped with water, electric, and a septic system with 100-foot leach lines (per the seller). There's even **underground propane** already in place for added convenience. The sellers currently have a small tiny home on site, which will go with them when they leave.

Between two large fenced pastures, you'll find a **newer barn**, and on the backside of the property, a **year-round creek** winds peacefully through the woods—just one more natural gem on this exceptional homestead. Before reaching the home, you'll come to a **well-equipped shop**, perfect for working on equipment or woodworking. Tucked just behind the shop is an **earth-bermed bunker**—ideal as a **storm shelter, root cellar, or off-grid storage space**.

And it gets even better: **raised garden beds** are already in place and thriving, along with a variety of **fruit trees**—giving you a head start on sustainable living. Plus, with open pastures and wooded acreage, **the hunting here is outstanding**, whether you're after whitetail deer or wild turkey.

As you pull up to the home, you'll appreciate the **covered carport** with private access to the primary bedroom wing, though most visitors will be drawn to the **full-length covered front porch**. With sunshades, a grill area, and space for dining or lounging, it feels like a stay at a luxury retreat. The sellers enjoy breakfast and dinner out here every day—and you'll see why the moment you arrive.

Inside, this home is the perfect blend of rustic charm and thoughtful custom design. The **gorgeous kitchen** is a true highlight, with a large island, ample counter space, updated cabinetry, and a pantry. The adjacent dining area (currently used as a second living space) flows effortlessly into the cozy living room, which features **rock floors** and a **wood-burning fireplace**—perfect for warming up or cooking soup in the winter.

Head upstairs to find **two welcoming bedrooms and a large closet**. Back on the main level, you'll find a **guest bedroom**, a **craft room or home office with built-ins**, and a **large laundry room** with tons of shelving. The **primary bedroom wing** is spacious and serene, complete with a custom **handicap-accessible bathroom** and oversized **walk-in shower**.

#### Key Features:

- Custom 4 bed, 2 bath home
- Fenced & cross-fenced pastures
- Barns, shop, goat pens, storm/root cellar
- Year-round creek & fruit trees
- Raised garden beds for growing your own food
- RV hookup, tiny home pad with utilities
- Underground propane, 100' leach lines (per seller)
- Great hunting, some woods, and tons of wildlife
- Handicap-accessible layout with private carport entry

If you've dreamed of secluded, self-sufficient living in the Ozarks—**off-grid-ready, full of charm, and loaded with modern comforts**—this is the one.

Located just outside Melbourne, Arkansas—only minutes from Ash Flat and a short drive to the White River.

Call or text **Pamela Welch** at [870-897-0700](tel:870-897-0700) to schedule your private tour.

**Mossy Oak Properties Selling Arkansas** | [870-495-2123](tel:870-495-2123)

*Equal Housing Opportunity – SHOWN BY APPOINTMENT ONLY*

---



2400 +/- Sq Ft Home, 25 +/- Acres, Fenced, Creek, Barns, Franklin, Arkansas  
Franklin, AR / Izard County



**2400 +/- Sq Ft Home, 25 +/- Acres, Fenced, Creek, Barns, Franklin, Arkansas  
Franklin, AR / IZARD County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

pwelch@mossyoakproperties.com

**Address**

8111 N. St. Louis

## City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**wesellarkansas.com**

[illegible]

**wesellarkansas.com**

## **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  
[wesellarkansas.com](http://wesellarkansas.com)

---

