

80 +/- Acres with a 5 +/- Acre Pond, Woods/Pasture,
Viola, Arkansas
717 Green Valley Ln
Viola, AR 72583

\$299,500
80± Acres
Fulton County



80 +/- Acres with a 5 +/- Acre Pond, Woods/Pasture, Viola, Arkansas
Viola, AR / Fulton County

SUMMARY

Address

717 Green Valley Ln

City, State Zip

Viola, AR 72583

County

Fulton County

Type

Recreational Land, Hunting Land, Farms

Latitude / Longitude

36.356856 / -91.923233

Acreage

80

Price

\$299,500

Property Website

<https://www.mossoakproperties.com/property/80-acres-with-a-5-acre-pond-woods-pasture-viola-arkansas/fulton/arkansas/100164/>



80 +/- Acres with a 5 +/- Acre Pond, Woods/Pasture, Viola, Arkansas Viola, AR / Fulton County

PROPERTY DESCRIPTION

80 +/- Acres | Rare Hunting Land, Pond, Pasture & Homesite in Fulton County, AR

Opportunities like this **don't come around often**. Large tracts of land in this area-especially **80 +/- acres in one piece**-are becoming harder and harder to find. This is your chance to own a **rare piece of Fulton County, Arkansas** just minutes from **Salem** and only about **15 minutes to Ash Flat**.

This property features an **approx. 5-acre pond**, providing a strong water source for both **wildlife and livestock**. The land is known for holding **whitetail deer and large turkey**, with excellent **bedding areas**-as seen in the photos taken during the middle of the day.

The sellers have done some cleanup, opening portions of the property into **usable pasture ground**, making it ideal for **running cattle or creating a small farm setup** while still maintaining great hunting habitat. There are still a few piles needing to be burned to finish up but the hard work has been completed!

With **gravel road frontage on Green Valley Road**, access is easy, and the property offers multiple build sites for a **cabin, hunting retreat, or forever home**.

Whether you're looking for **prime hunting land, a cattle property, or an investment in land that rarely becomes available**, this tract checks all the boxes.

Listed with Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123)

Pamela Welch: [870-897-0700](tel:870-897-0700)

Equal Housing Opportunity

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.

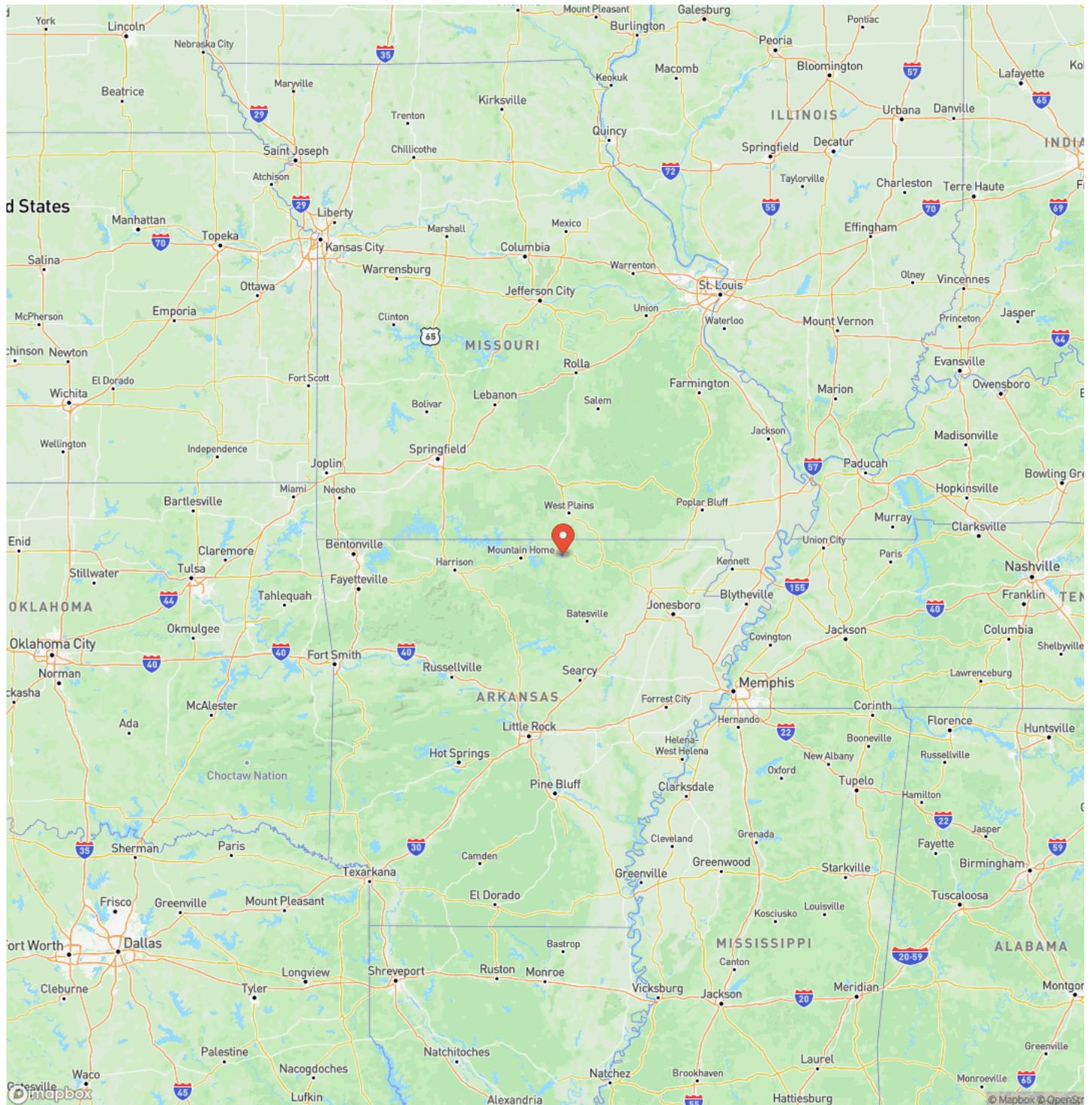
With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

80 +/- Acres with a 5 +/- Acre Pond, Woods/Pasture, Viola, Arkansas
Viola, AR / Fulton County



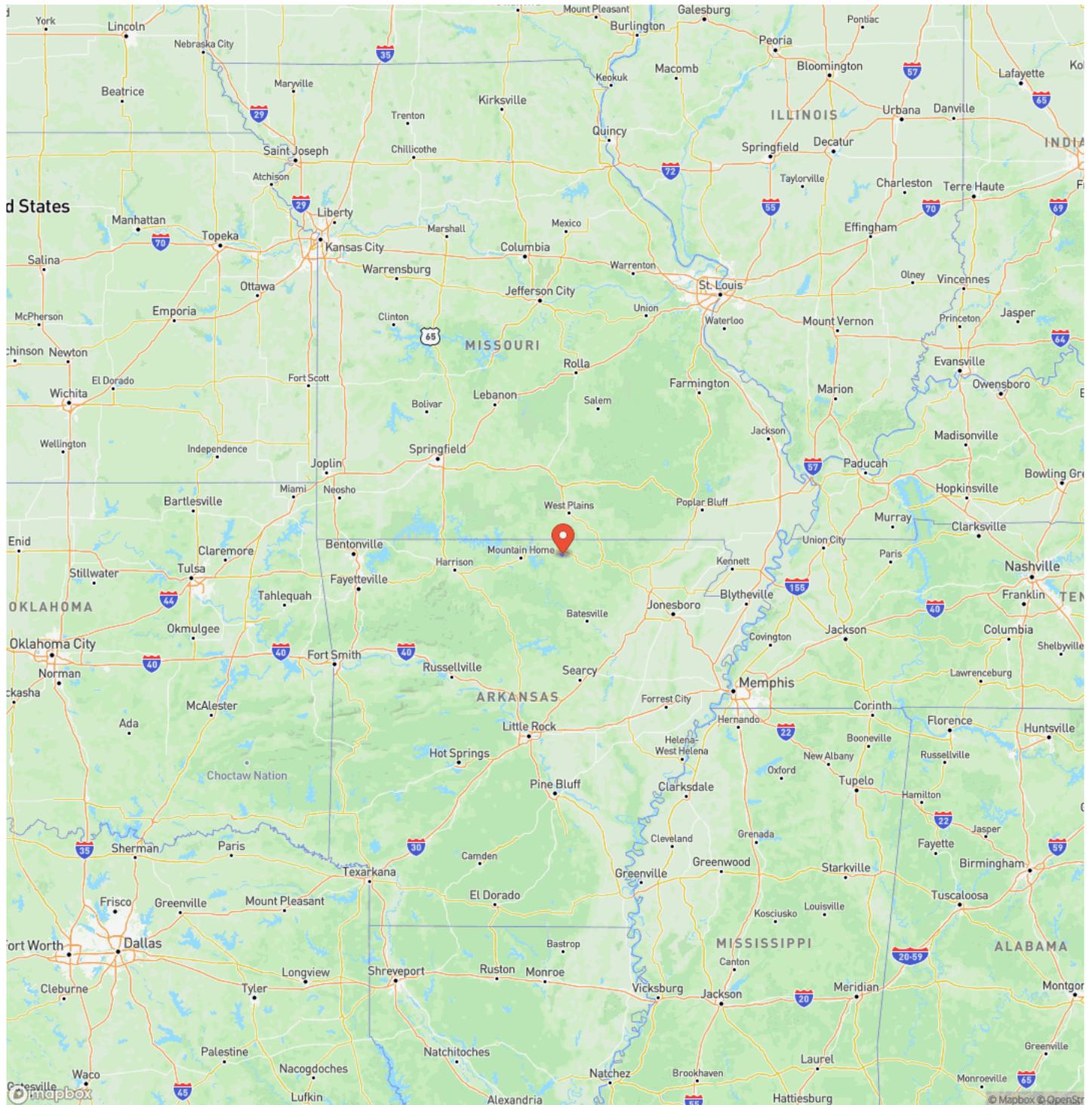
80 +/- Acres with a 5 +/- Acre Pond, Woods/Pasture, Viola, Arkansas
Viola, AR / Fulton County

Locator Map



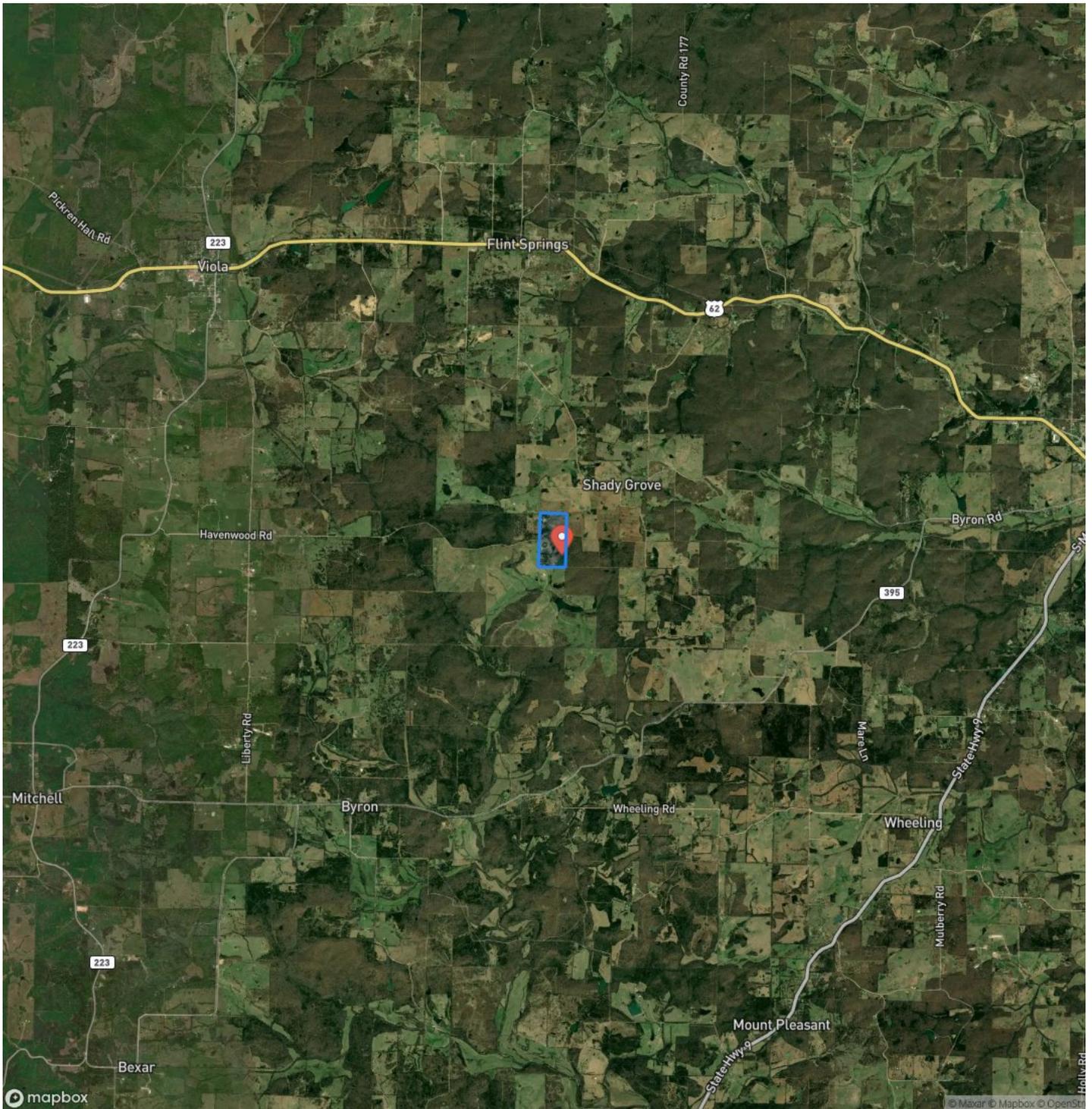
80 +/- Acres with a 5 +/- Acre Pond, Woods/Pasture, Viola, Arkansas
Viola, AR / Fulton County

Locator Map



80 +/- Acres with a 5 +/- Acre Pond, Woods/Pasture, Viola, Arkansas
Viola, AR / Fulton County

Satellite Map



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

