

320 +/- Acre, Cattle Farm, Hunting Land, Franklin,
Arkansas
Franklin, AR 72512

\$795,000
320± Acres
Izard County



320 +/- Acre, Cattle Farm, Hunting Land, Franklin, Arkansas
Franklin, AR / Izard County

SUMMARY

City, State Zip

Franklin, AR 72512

County

Izard County

Type

Hunting Land, Farms, Recreational Land, Residential Property,
Timberland, Horse Property

Acreage

320

Price

\$795,000

Property Website

<https://www.mossyoakproperties.com/property/320-acre-cattle-farm-hunting-land-franklin-arkansas-izard-arkansas/47997/>



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PROPERTY DESCRIPTION

This **320 +/- acre** tract of ground has about **150 +/- acres of it being pasture (25 of that being hay field)** with the remaining being mature (marketable) timber! **CAN BE SOLD WITH 100 ACRES UP TO 320 ACRES!** There are **6 ponds** and a couple of creeks on this property. Fencing is around the perimeter and the previous owner had a hot wire for cross fencing but all that has been taken down. With this property, you not only get a place to run some cattle but also cut hay, and hunt there are some of the most beautiful places for a house on this property with one of the tallest hills around being Burns Hill having an elevation of over 700 ft. As for the hunting on this property, it is great! Lots of turkey and whitetail deer! Fire breaks all around the property, with easy enrollment in NRCS programs! There are 2 ways to come into this property. You have an easement coming into this from the gravel on the far north side (north side of the house) but you would have to build a road if you choose to use this one you also have the road that has been used (and is being used now) as an easement which is the gated entrance. Either way, you will have a recorded easement!

If you are looking at this for a cattle farm, you are close to multiple cattle sale barns. If you're looking for the recreational side of things, you are close to White and Strawberry River, Lake Norfolk, Crown Lake, and Several Historical Towns! If you're just simply tired of the hustle and bustle of a busy city and need somewhere to call home, this would be it! This property is nice so give us a call and let us get you out there to look at it!

Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). **Pamela Welch** [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. www.ArkansasLandAndHomes.us



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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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

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