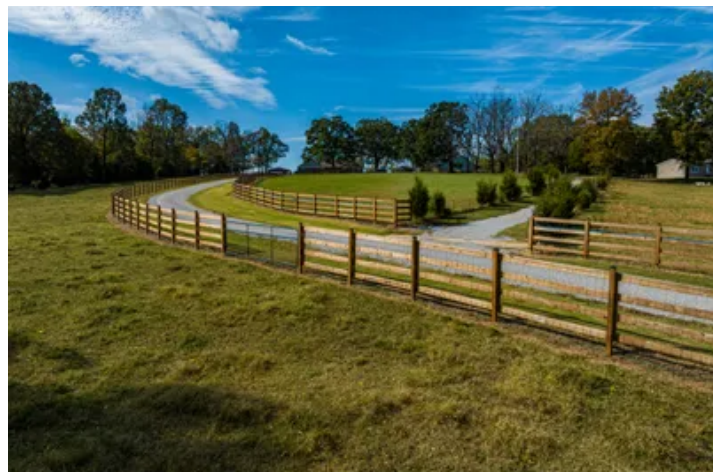


55 +/- Acres, 4 Bed 4 Bath Main Home, Second Home,
Office, Basement, Barn, Pocahontas, Arkansas
3522 Hwy 251
Pocahontas, AR 72455

\$885,900
55± Acres
Randolph County



55 +/- Acres, 4 Bed 4 Bath Main Home, Second Home, Office, Basement, Barn, Pocahontas, Arkansas
Pocahontas, AR / Randolph County

SUMMARY

Address

3522 Hwy 251

City, State Zip

Pocahontas, AR 72455

County

Randolph County

Type

Farms, Hunting Land, Ranches, Residential Property, Recreational Land

Latitude / Longitude

36.263256 / -90.971695

Taxes (Annually)

1400

Dwelling Square Feet

3312

Bedrooms / Bathrooms

4 / 4

Acreage

55

Price

\$885,900

Property Website

<https://www.mossyoakproperties.com/property/55-acres-4-bed-4-bath-main-home-second-home-office-basement-barn-pocahontas-arkansas-randolph-arkansas/47401/>



MORE INFO ONLINE:

MossyOakProperties.com

55 +/- Acres, 4 Bed 4 Bath Main Home, Second Home, Office, Basement, Barn, Pocahontas, Arkansas Pocahontas, AR / Randolph County

PROPERTY DESCRIPTION

Welcome to the market this **Gorgeous 55 +/- Acre Farm**. The **Main Residence** is a **4 Bed 4 Bath Custom Home** sitting on a **gentle hilltop** with an **office, sunroom, and basement**. All this happens to be sitting on one of the **highest points in the county**, having some of **Arkansas's best views from this property: Custom Barn, She-Shed, a Second Residence, a 2022 Clayton Mobile Home that will convey. It has its driveway**, which makes it easy to rent out or maybe even VRBO it out!

Forever Green Farm & Gardens is nestled in the foothills of the Ozark Mountains and consists of 55 +/- rolling acres sitting on one of the highest hills in the county, which includes **four ponds, all fenced and cross-fenced**, ready for cattle, sheep, or goats, which will make this a beautiful **Hobby Farm**. The main residence is about **5,050 +/- sq ft under the roof and 3312 +/- sq ft heated and cooled**, with **1230 +/- sq ft in the unfinished basement and 524 +/- sq ft in the garage**. The vented heat pump system keeps the basement at a year-round moderate temperature. The **second residence** is a beautiful **1580 +/- sq ft Clayton double-wide mobile home** with a new custom-built deck off the back, a fenced yard, and a built-in dog house under the back deck. This mobile is all electric and looks new on the inside! A **private drive leads to this secondary home** off the main drive, making it ideal for guests, family, or a rental. As you enter the property through a beautiful custom security gate with a keypad or automatic clicker, you are greeted with an **800' landscaped driveway** with board fencing (only two years old) leading to the main residence that overlooks the whole property from the front and back of house and views across the countryside. You will see the attached two-car garage and, to the side, a triple Eagle carport, lighted and plenty of electrical outlets to house your recreational vehicles, golf cart, etc. Between the carport and house, there is a **Generac backup propane-driven generator system** that is a little over a year old, auto starts, and **powers the entire house**. The **front porch** invites visitors to a cool, comfortable area with views from atop the hill. You are facing **the East with gorgeous sunrises** and views of the mist rising from the hillsides. As you enter the foyer, you find hardwood floors throughout, except the kitchen and laundry room, and you have tile. The dining room is on your left, and stepping forward to the living area, you find a 15' recessed ceiling, built-in bookcases, and an inset **propane fireplace**. To the left is the breakfast nook with a huge window with a beautiful view of the covered patio and pastures. The kitchen has **granite countertops**, a new ss double oven, and a new Bosch low-decibel dishwasher. The Main Suite sits off of another foyer past the breakfast nook. Tray ceilings and recessed lighting make this a serene retreat. The huge bathroom has a huge farmhouse counter and double vanities, an **antique clawfoot cast-iron tub, a large custom-tiled walk-in shower, and a walk-in closet with built-in drawers, cabinets, and shelving**. Step through the private door from the bedroom to a **covered patio area** to soak up the sun or view the verdant pastures. The huge laundry room is across from the Main Bedroom, just off the kitchen, with plenty of shelving, cabinets, a folding counter, and a utility closet. This room is also a mud room area that steps into the garage. The area also houses a **built-in pantry** with cabinets and pull-out drawers. **Entrance** to the **1230 +/- sq ft basement** is just outside the laundry room and includes a built-in cabinet and work surface for sewing or crafting, sink, and workout area with wall mount for TV. A professional elliptical bike will stay with the house. Upstairs from the basement is another door leading to a private upstairs 433 +/- sq ft bedroom suite with built-in shelving, a full bath, and its own heating and cooling system. The opposite end of the house boasts two huge bedrooms connected by a beautiful jack-n-jill bathroom with a double sink and a large walk-in shower. Both bedrooms have oversized walk-in closets. You will find another full bathroom and an oak-paneled office with built-in lighted cabinetry in the hallway to the bedrooms. As you return to the living area, French doors lead to a delightful sunroom full of light and a wood-burning brick fireplace. Out the door, you step out onto a rock patio with a custom 500 +/- sq ft and ornamental railing. A partially covered area makes an outstanding entertainment area where one can view the property and gaze at the stars uninhibited, and it is great for relaxing or entertaining. You also view the fenced-raised garden area that thrives in the spring and summer with produce and flowers. Right around the corner from the front porch area, step around to a grand retreat in the spring and summer. **Beautiful views** and a full breeze as you enter the rustic she-shed with a wood-burning stove and room to sit and maybe read a book. Outside, the windows are adorned with flower boxes. The fenced garden area has five custom-built raised beds with mulched walkways. Bulbs and summer flowers are planted in the parameter with a nice chicken coop for a peaceful morning and afternoon getaway. Just off this, you have a gorgeous custom Barn! This barn has three stalls and a working area with concrete floors, and just off this, you have an adorable kitchen area with a half bath. There is a work area for pulling in maybe a tractor if one needs to work on it, or an area for woodworking as well; there are large swinging doors that open up on both ends to let a breeze blow through, which could be set up as a lovely venue if someone wanted to! Pocahontas sits in Randolph County in NE Arkansas and is known for abundant wildlife, hunting, and fishing. Five rivers run through the county, offering sport and recreation year-round. NE Arkansas is known as a mecca for duck and goose hunting in the slough areas of the many rivers, along with plentiful deer and wild turkey.

Lawrence County Water is out of Portia, Clay County Electric, and they get their propane from MFA. They lease three propane tanks. The property is **perimeter fenced with cross-fencing**. This is a showplace with pasture, some trees for shade, ponds, and just pure beauty. This property has so much to offer and is a must-see. Let us help you get moved to the **Ozarks!** Located just a few minutes

MORE INFO ONLINE:

MossyOakProperties.com



from the center of Pocahontas. Please see additional info like floorplan, Pocahontas info, and house info. If you have any further questions, please do not hesitate to call and ask. We will gladly help you get the answers if we do not know them.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123). **Pamela Welch**, [870-897-0700](tel:870-897-0700), call or text me to schedule a time! Equal housing opportunity. www.WeSellArkansas.com



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Pocahontas, AR / Randolph County



**55 +/- Acres, 4 Bed 4 Bath Main Home, Second Home, Office, Basement, Barn, Pocahontas, Arkansas
Pocahontas, AR / Randolph County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

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



MORE INFO ONLINE:
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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

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Cave City, AR 72521
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