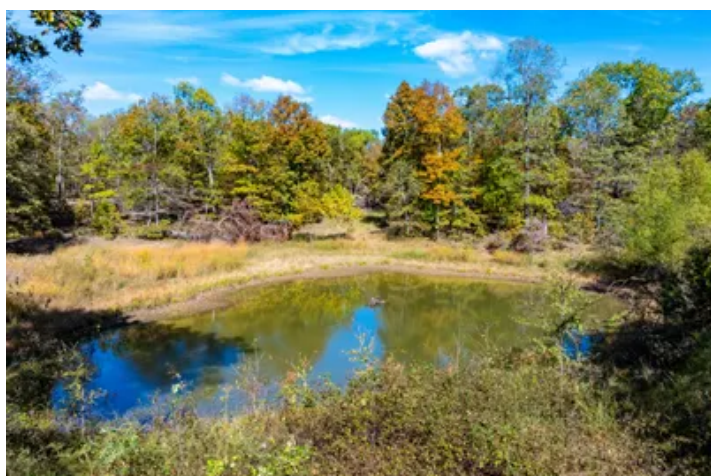


Hunting Cabin on 200 +/- Acres, Well Water, Electric,  
Fiber Internet, Wooded, Izard County, AR  
Easy K Rd  
Franklin, AR 72512

**\$549,900**  
200± Acres  
Izard County





## Hunting Cabin on 200 +/- Acres, Well Water, Electric, Fiber Internet, Wooded, Izard County, AR Franklin, AR / Izard County

---

### **SUMMARY**

#### **Address**

Easy K Rd

#### **City, State Zip**

Franklin, AR 72512

#### **County**

Izard County

#### **Type**

Hunting Land, Recreational Land, Residential Property

#### **Latitude / Longitude**

36.138847 / -91.775894

#### **Dwelling Square Feet**

500

#### **Bedrooms / Bathrooms**

1 / 1

#### **Acreage**

200

#### **Price**

\$549,900

#### **Property Website**

<https://www.mossoakproperties.com/property/hunting-cabin-on-200-acres-well-water-electric-fiber-internet-wooded-izard-county-ar-izard-arkansas/93032/>



## Hunting Cabin on 200 +/- Acres, Well Water, Electric, Fiber Internet, Wooded, Izard County, AR Franklin, AR / Izard County

---

### PROPERTY DESCRIPTION

#### 200 +/- Acres with Cabin – Prime Deer & Turkey Hunting Land near Franklin, Arkansas (Izard County)

Welcome to a hunter's paradise and a secluded Ozark retreat all in one! Nestled just outside **Franklin, Arkansas**, near **Melbourne**, this **200 +/- acre property** offers the best of both worlds — incredible hunting, total privacy, and modern convenience. Whether you're looking for a **recreational getaway**, a **place to build your dream home**, or a **quiet life in the country**, this is it.

---

### The Cabin

As you enter the property, a charming **one-bedroom, one-bath cabin** greets you. It's simple, cozy, and perfectly positioned for those early mornings when the deer are moving. The cabin has:

- **North Arkansas Electric Cooperative power**
- **Fiber internet** — a rare luxury in a rural setting!
- A **private well**, housed in the small gray well building (previously a water storage system that's now upgraded)
- Comfortable living space ideal for weekend stays or full-time living

Whether you're sitting on the porch with your morning coffee or returning from a successful hunt, this cabin is the perfect base camp for your Ozark adventures.

---

### The Land

Spanning **200 +/- acres** in **Izard County**, this property is **loaded with wildlife** and surrounded by **large landowners**, giving it a true trophy-hunting atmosphere. It's known locally for producing some of the **largest whitetail deer in the area**, and the **mature tom turkeys** that roam the ridges make it a hunter's dream.

The property includes:

- A **small pond** for water and wildlife habitat
- A mix of **hardwood timber, ridges, and draws**, providing diverse terrain for hunting and recreation
- **Trail and easement access** off **EZK Road**, just outside Franklin and only minutes from Main Street
- **Partial gravel drive** leading to the cabin for easy year-round access
- Close proximity to **several Wildlife Management Areas**, though you won't need them — you'll have your own 200 acres to hunt!

This property has been **carefully managed for deer and turkey**, with prime bedding cover, natural browse, and the space to set up food plots or additional stands.

---

### The Lifestyle

If you've dreamed of owning land where you can hunt, hike, and live surrounded by nature — but still be just minutes from town — this is your chance. Located near **Melbourne, Arkansas**, you're close to groceries, schools, and restaurants while enjoying complete seclusion at the end of a quiet easement road.

With **fiber internet, electricity, and well water**, you can work remotely, enjoy high-speed streaming, or just unplug and enjoy the outdoors. This property offers endless opportunities — whether you want a **private hunting retreat, a future homestead, or a place to retire and live simply in the Ozarks**.

---

## Location Highlights

- Just off **EZK Road** near Main Street in **Franklin, Arkansas**
  - Minutes to **Melbourne** and surrounding small towns
  - Near multiple **Wildlife Management Areas** and **public land access**
  - Located in beautiful **Izard County** — surrounded by large, well-managed neighboring tracts
- 

## Schedule Your Private Showing

This is the kind of property that serious hunters and land buyers wait for — **a secluded, 200 +/- acre hunting haven** with a comfortable cabin, fiber internet, and proven deer history.

Call **Mossy Oak Properties Selling Arkansas** at [870-495-2123](tel:870-495-2123), or text/call **Pamela Welch, Listing Agent** at [870-897-0700](tel:870-897-0700).

[www.WeSellArkansas.com](http://www.WeSellArkansas.com)

Equal Housing Opportunity



Hunting Cabin on 200 +/- Acres, Well Water, Electric, Fiber Internet, Wooded, IZARD County, AR  
Franklin, AR / IZARD County

---



## Hunting Cabin on 200 +/- Acres, Well Water, Electric, Fiber Internet, Wooded, IZARD County, AR 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]

## 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.



**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)

---

