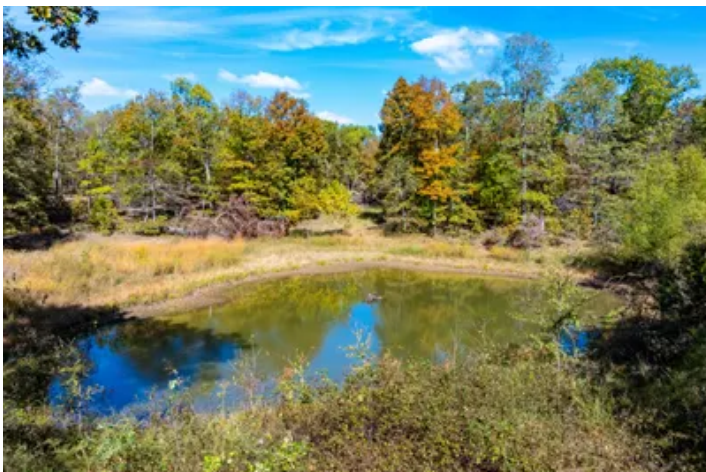


Hunting Cabin on 100 +/- Acres, Well Water, Electric,
Fiber Internet, Wooded, IZARD County, AR
Easy K Rd
Franklin, AR 72512

\$349,900
100± Acres
Izard County



Hunting Cabin on 100 +/- 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

100

Price

\$349,900

Property Website

<https://www.mossoakproperties.com/property/hunting-cabin-on-100-acres-well-water-electric-fiber-internet-wooded-izard-county-ar-izard-arkansas/93032/>



Hunting Cabin on 100 +/- Acres, Well Water, Electric, Fiber Internet, Wooded, IZARD County, AR Franklin, AR / IZARD County

PROPERTY DESCRIPTION

100 +/- 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 **100 +/- 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 **100 +/- 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 100 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, 100 +/- 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

Equal Housing Opportunity

**Hunting Cabin on 100 +/- Acres, Well Water, Electric, Fiber Internet, Wooded, IZARD County, AR
Franklin, AR / IZARD County**



Hunting Cabin on 100 +/- Acres, Well Water, Electric, Fiber Internet, Wooded, Izard County, AR
Franklin, AR / Izard County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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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