

72 +/- acres fenced with ponds, Mount Pleasant,
Arkansas Izard County
3009 N. Main Street
Mount Pleasant, AR 72561

\$440,000
72± Acres
Izard County



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Mount Pleasant, AR / Izard County

SUMMARY

Address

3009 N. Main Street

City, State Zip

Mount Pleasant, AR 72561

County

Izard County

Type

Residential Property, Farms

Latitude / Longitude

35.993042 / -91.788137

Dwelling Square Feet

1500

Bedrooms / Bathrooms

3 / 1

Acreage

72

Price

\$440,000

Property Website

<https://www.mossyoakproperties.com/property/72-acres-fenced-with-ponds-mount-pleasant-arkansas-izard-county-izard-arkansas/80614/>



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PROPERTY DESCRIPTION

72 +/- Acre Farm with Home, Ponds & Highway Frontage – Between Mount Pleasant & Melbourne, AR

Don't miss this rare opportunity to own a **72 +/- acre farm** located between **Mount Pleasant and Melbourne**, with excellent **highway frontage along Hwy 69**. Offering a blend of pastureland, water, and wildlife, this property is truly a gem in the heart of the Ozarks.

Land & Farming Features

This farm is **set up and ready for cattle**, featuring **full perimeter fencing, cross-fencing, and three ponds** for reliable water sources. The land is mostly open pasture, providing excellent grazing ground, and the current owner has someone already running cattle on the property—making it a **turn-key operation** for buyers wanting to step into ranching immediately.

In addition to its agricultural potential, this farm is also rich in **wildlife habitat**. Whitetail deer, turkey, and even the occasional black bear roam the property, making it a prime spot for hunting and outdoor recreation.

The Home

A **3-bedroom, 1-bath brick home with partial basement** sits on the property, offering endless potential. With a bit of updating, this solid home could be transformed into your **forever residence**, weekend getaway, or a functional farm manager's home.

Location & Lifestyle

Though tucked away in a **private and secluded setting**, this property is just minutes from both **Batesville and Melbourne**, giving you quick access to shopping, dining, schools, and healthcare while still enjoying the peace of country living.

You're also close to the **White River**, one of Arkansas's premier destinations for fishing, boating, and recreation. Whether you want to enjoy trophy trout fishing or spend a weekend floating, the river lifestyle is right at your fingertips.

Owning land in the **Ozarks** is more than an investment—it's a lifestyle. Wide open views, rolling pastures, and a self-sufficient way of life make this property a dream come true for anyone looking to put down roots, raise cattle, or simply enjoy the beauty of rural Arkansas.

Highlights

- 72± acres with highway frontage
 - Fenced, cross-fenced, 3 ponds
 - Mostly pasture, ready for cattle
 - Abundant wildlife: deer, turkey, and more
 - 3BR/1BA brick home with partial basement
 - Secluded but minutes from Batesville, Melbourne & White River
-

This farm combines **function, beauty, and location**—a rare offering in today's market. Whether you want to farm, hunt, or build your dream life in the Ozarks, this property has it all.

Call **Pamela Welch**, Listing Agent & Local Land Specialist, at [870-897-0700](tel:870-897-0700), or Mossy Oak Properties Selling Arkansas at [870-495-2123](tel:870-495-2123) to schedule your private showing.

Equal Housing Opportunity

www.WeSellArkansas.com



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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Mossy Oak Properties Selling Arkansas

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