

1,242 +/- Acres, Operating Cattle Ranch, 2 Houses, Lake,
River, 20 + Ponds, Shops, Viola, Ar
717 Green Valley Lane
Viola, AR 72583

\$3,876,000

1,242± Acres
Fulton County



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Viola, AR / Fulton County**

SUMMARY

Address

717 Green Valley Lane

City, State Zip

Viola, AR 72583

County

Fulton County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Lakefront, Riverfront, Timberland, Horse Property

Latitude / Longitude

36.351492 / -91.931385

Taxes (Annually)

2820

Dwelling Square Feet

2289

Bedrooms / Bathrooms

4 / 3

Acreage

1,242

Price

\$3,876,000

Property Website

<https://www.mossyoakproperties.com/property/1-242-acres-operating-cattle-ranch-2-houses-lake-river-20-ponds-shops-viola-ar-fulton-arkansas/48098/>



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PROPERTY DESCRIPTION

1,242± Acre Premier Working Cattle Ranch with 2 Homes

Fulton County, Arkansas | Featuring 2 Homes, 15± Acre Lake, and Endless Opportunity

Welcome to a once-in-a-lifetime opportunity to own a fully operational, turn-key cattle ranch nestled in the heart of the **Ozarks of Fulton County, Arkansas**. Spanning approximately **1,242 acres**, this ranch offers a rare blend of functionality, natural beauty, and modern convenience.

PROPERTY FEATURES:

1,242± Acres of rolling pasture, hay ground, timber, river bottoms & mountaintop views
15± Acre Bulls Eye Lake plus **20+ ponds**, creeks, springs, and **Strawberry River frontage**
700+ Acres of Pasture – fenced & cross-fenced, ready for cattle
Corral & Working Pens with permanent setup, head chute, and multiple access points
Multiple Outbuildings – large shop with concrete floors, machine sheds, hay barns

MAIN HOME DETAILS:

4 Spacious Bedrooms | 3 Full Bathrooms

Large living room, formal dining, and a kitchen with eat-in breakfast area

Cozy den with a **gas-log fireplace** (convertible to wood-burning)

Heated & cooled basement – unfinished but framed

Massive deck overlooking the lake – perfect for sunsets or coffee at sunrise

Updated with **new flooring, exterior doors**, and a custom fireplace mantle

Fiber internet, central heat & air, 2 backup gas furnaces, propane (tanks owned), NAEC electric

Primary Suite includes:

- Clawfoot soaking tub
 - Sitting area
 - Triple closets
 - Private bathroom
-

GUEST HOUSE FEATURES:

2 Bedrooms | 1 Bathroom

Spacious living room with a **wood-burning fireplace**

Cozy kitchen

Panoramic lake views from nearly every window

BUILT FOR RANCHING SUCCESS:

Large Shop with roll-up doors, wired for a welder
Multiple **machine sheds & hay barns** near coral with electric out to them
Water in every pasture – ponds, creeks, river access or springs
80+ acre pastures, hay fields, mountain top grazing, and **marketable timber**
Easy access with private feel – near town, Walmart, hospitals & more

WHY THIS RANCH?

- **Ready for livestock today** – little to no prep needed
- **Incredible natural resources**
- **Two homes** make multi-generational living or ranch hand housing a breeze
- **Private, yet convenient** – the best of both worlds in the Ozarks

Photos don't do it justice — this ranch must be seen in person to be fully appreciated!

Call today to schedule your private showing!

Office: [870-495-2123](tel:870-495-2123) | Pamela Welch, Broker: [870-897-0700](tel:870-897-0700)

This farm is Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . **Listing Agent is Pamela Welch, [870-897-0700](tel:870-897-0700) , or you can call Arlon Welch, [870-897-9080](tel:870-897-9080) .** We would love to show you around! Equal housing opportunity.
www.WeSellArkansas.com

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LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

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City / State / Zip

NOTES

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:

wesellarkansas.com

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wesellarkansas.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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