

**116+/- Acres, Hunters Paradise with a Cabin its own  
Lake, Izard County, Arkansas**  
Everett Trl  
Oxford, AR 72565

**\$399,500**  
116± Acres  
Izard County





**116+/- Acres, Hunters Paradise with a Cabin its own Lake, IZard County, Arkansas**  
**Oxford, AR / IZard County**

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**SUMMARY**

**Address**

Everett Trl

**City, State Zip**

Oxford, AR 72565

**County**

Izard County

**Type**

Hunting Land, Undeveloped Land, Recreational Land

**Latitude / Longitude**

36.256641 / -91.947821

**Taxes (Annually)**

137

**Acreage**

116

**Price**

\$399,500

**Property Website**

<https://www.mossyoakproperties.com/property/116-acres-hunters-paradise-with-a-cabin-its-own-lake-izard-county-arkansas-izard-arkansas/54443/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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**PROPERTY DESCRIPTION**

**Cedar Log Cabin tucked in the woods** overlooking its very **own 3 +/- Acres Lake**, sitting **in the Ozarks** with **about 116 acres on the Izard/Fulton County Line** just outside of Oxford, Arkansas! This property consists of 116 +/- Acres, has an easement to the property, one you can drive your pickup all the way to the cabin on, and has a **gate at the end of the road** as you enter the property (on this property), which makes this a **very private place!** When you enter the property, you wander down the road through the trees with **trails running off all directions through the woods** that lead to an excellent road and **food plots!** If you continue down the road, you will open up to a large 3 +/- acre lake, and on the other side, you will see a cute, cedar log cabin. It looks like you went and took a page out of a book when you get to where you look across the water and see this little cabin. You immediately feel the worries of the world go away! This little cabin runs off solar and uses the water from the lake for the kitchen sink, bathroom sink, toilet, and shower. It has a water tank on the side of the little cabin and a propane tank that runs the cookstove. For the solar, all you do is plug in a wire, and all power comes on in the cabin. The **cabin has a full bathroom, a kitchen, and a wood stove used for heating.** There is a loft area up top for beds. The deer in the photos you see were harvested off this property! Lots of wildlife on this piece of land! You could use this as a hunting cabin or maybe even someone's primary home! The solar panels seem to work great for my seller's electric system. As for the woods, there are great trails, great food plots, property layout is perfect for hunting, and a few springs. Lots to explore, and we would love to show you around!

Proudly listed with Mossy Oak Properties Selling Arkansas [870-495-2123](tel:870-495-2123). **Listing agent and your Local Land Specialist, Pamela Welch, [870-897-0700](tel:870-897-0700).** Equal Housing Opportunity. Call us today to set up a time to view this property. [www.WeSellArkansas.com](http://www.WeSellArkansas.com)





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

[pwelch@mossyoakproperties.com](mailto:pwelch@mossyoakproperties.com)

**Address**

8111 N. St. Louis

## City / State / Zip

Cave City, AR 72521

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## 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.



## **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.



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