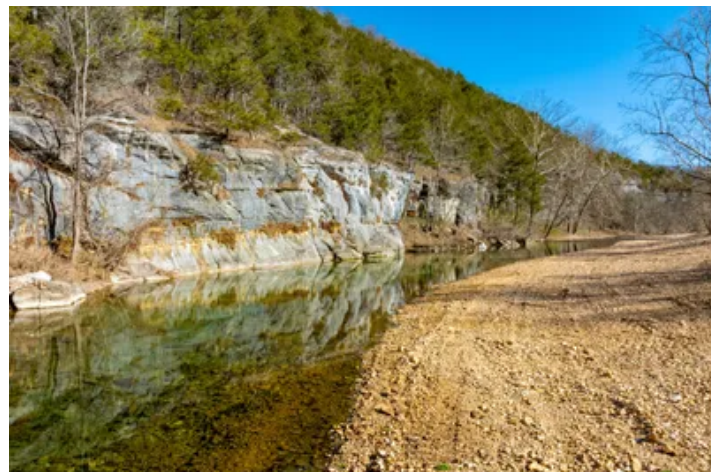
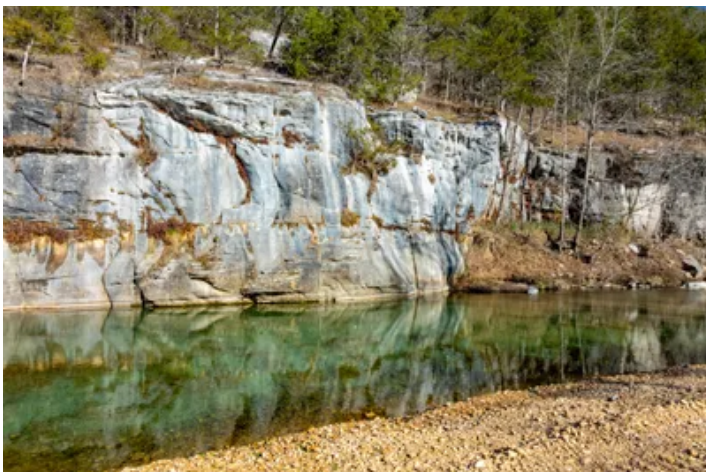


**Legacy 191 +/- Acres, Bluff, Rocky Bayou, Electric,
Water, Road System, Stone County, Arkansas**
Joe Bright Cutoff Road
Mountain View, AR 72560

\$1,245,000
191± Acres
Stone County



**Legacy 191 +/- Acres, Bluff, Rocky Bayou, Electric, Water, Road System, Stone County, Arkansas
Mountain View, AR / Stone County**

SUMMARY

Address

Joe Bright Cuttoff Road

City, State Zip

Mountain View, AR 72560

County

Stone County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.868585 / -92.117761

Acreage

191

Price

\$1,245,000

Property Website

<https://www.mossoakproperties.com/property/legacy-191-acres-bluff-rocky-bayou-electric-water-road-system-stone-county-arkansas/stone/arkansas/96268/>



Legacy 191 +/- Acres, Bluff, Rocky Bayou, Electric, Water, Road System, Stone County, Arkansas Mountain View, AR / Stone County

PROPERTY DESCRIPTION

A Once-in-a-Lifetime Ozark Legacy Property | ~191 +/- Acres | Stone County, Arkansas

Some properties are bought.

Others are **claimed**.

This **extraordinary 191 +/- acre tract in Stone County, Arkansas** is a true **one-of-a-kind piece of the Arkansas Ozarks**—the kind of land that adventurers, conservationists, and legacy-minded buyers spend a lifetime searching for.

Located approximately **2,500 feet from the White River**, this property's true centerpiece is its **rocky bayou** that winds through the land, framed by a **brehtaking bluff** that simply must be seen in person to be appreciated. The sights, sounds, and scale of this natural setting are unmatched. This is not just land—this is **your own private Ozark sanctuary**, complete with a **natural swimming hole** carved by time itself.

The views from this property are nothing short of spectacular. Sunrise and sunset here are moments—not just scenery—and once you witness the light dancing across the bluff and water, you'll understand why properties like this are rarely offered.

Despite its private, untouched feel, this land is **remarkably accessible**, located just minutes from **Mountain View, Melbourne, Mountain Home, and Batesville**. Well-maintained roads run throughout the property, allowing easy access by vehicle or ATV, making it simple to explore every corner.

The land is predominantly **beautifully wooded**, offering privacy, wildlife habitat, and endless exploration, with **approximately 40 acres that are mostly cleared**. While some of these open areas have grown up slightly, they remain largely open and are ideal for **food plots, pasture, or future building sites**. The bayou area is truly special—peaceful, dramatic, and unforgettable.

For the hunter or wildlife enthusiast, this property is exceptional. The wildlife here is abundant and diverse, including **white-tailed deer, large tom turkey, and black bear**, making this an outstanding hunting and recreational property. With natural cover, water sources, and established open areas, the land provides an ideal habitat for wildlife and offers incredible opportunities for both hunting and wildlife observation.

Utilities are already in place, adding tremendous value:

- **A well on one end of the property**
- **County water on the opposite end**
- **Electric available on property**
- **2 ways into property on each end**

This unique setup offers incredible flexibility—perfect for **multiple family homes**, a **private estate**, or a **hunting and recreational retreat**. One family could live on one end while another enjoys privacy on the other, or the entire property could be preserved as your own private camp and getaway.

Adding to the adventure are **multiple caves, established trails, abundant wildlife, and limitless possibilities** for exploration, recreation, and stewardship. This is a property that invites you to roam, discover, and make memories that will last for generations.

If you've ever dreamed of owning a **true piece of Arkansas history**, a property that embodies the soul of the Ozarks, this is it. This land is a **must-see—period**.

Come take a ride with us. Walk the trails. Listen to the water. Catch the sunrise or watch the sun set behind the bluff—and you'll understand.

We hope you enjoy the drone footage attached and thank you for flying with us. If you'd like more and want to experience this property from the ground, you're invited to watch our **ride-along video**, where we travel throughout the property so you can get a true feel for the land and see how it lays. While nothing compares to seeing a property in person, this drive-through experience gives you a great glimpse of what the entire property has to offer.

And when you're ready to see it for yourself, we'd love to have you out. Here at **Mossy Oak Properties Selling Arkansas**, we even offer a **fully enclosed ATV**—keeping you warm in the winter months and cool in the summer—because your comfort while touring property is always a priority. Give us a call, and let's go explore some land together.

Stone County, Arkansas | 191 +/- Acres
Rocky Bayou, Bluff, Natural Swimming Hole
Wooded with ~40 Acres Mostly Cleared
Roads Throughout | ATV & Vehicle Access
Well, County Water & Electric

Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123)

Pamela Welch, Listing Agent & Local Land Specialist: [870-897-0700](tel:870-897-0700)

This isn't just land.

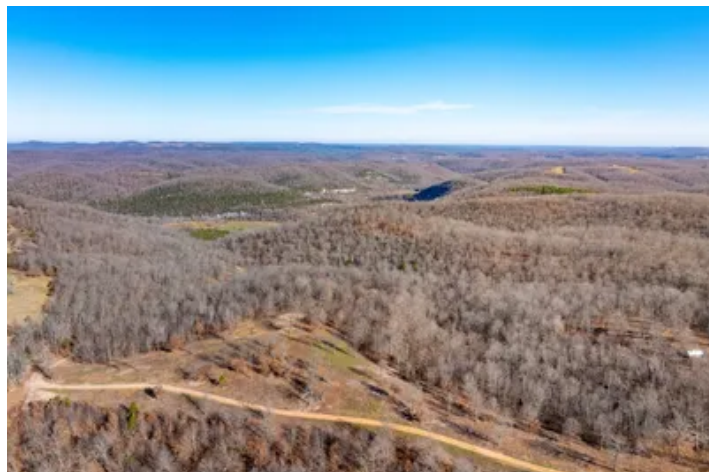
It's a **bucket-list property**—and opportunities like this don't come around twice.

Equal Housing Opportunity. www.WeSellArkansas.com.

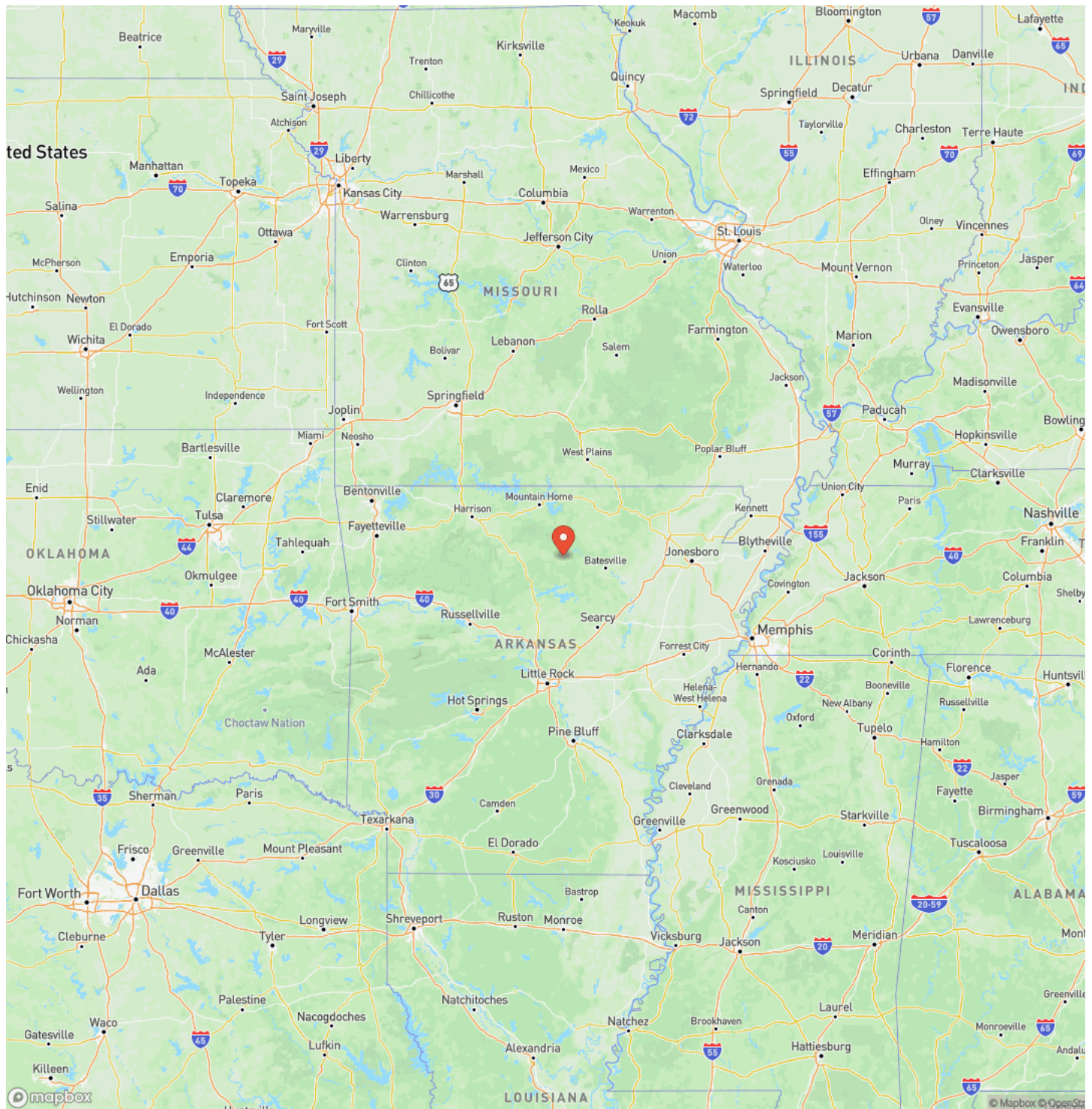
Here is link for ride through: <https://www.youtube.com/watch?v=hPF737WBP0M>.

Here is drone footage link: https://www.youtube.com/watch?v=IU_lhLtp7w.

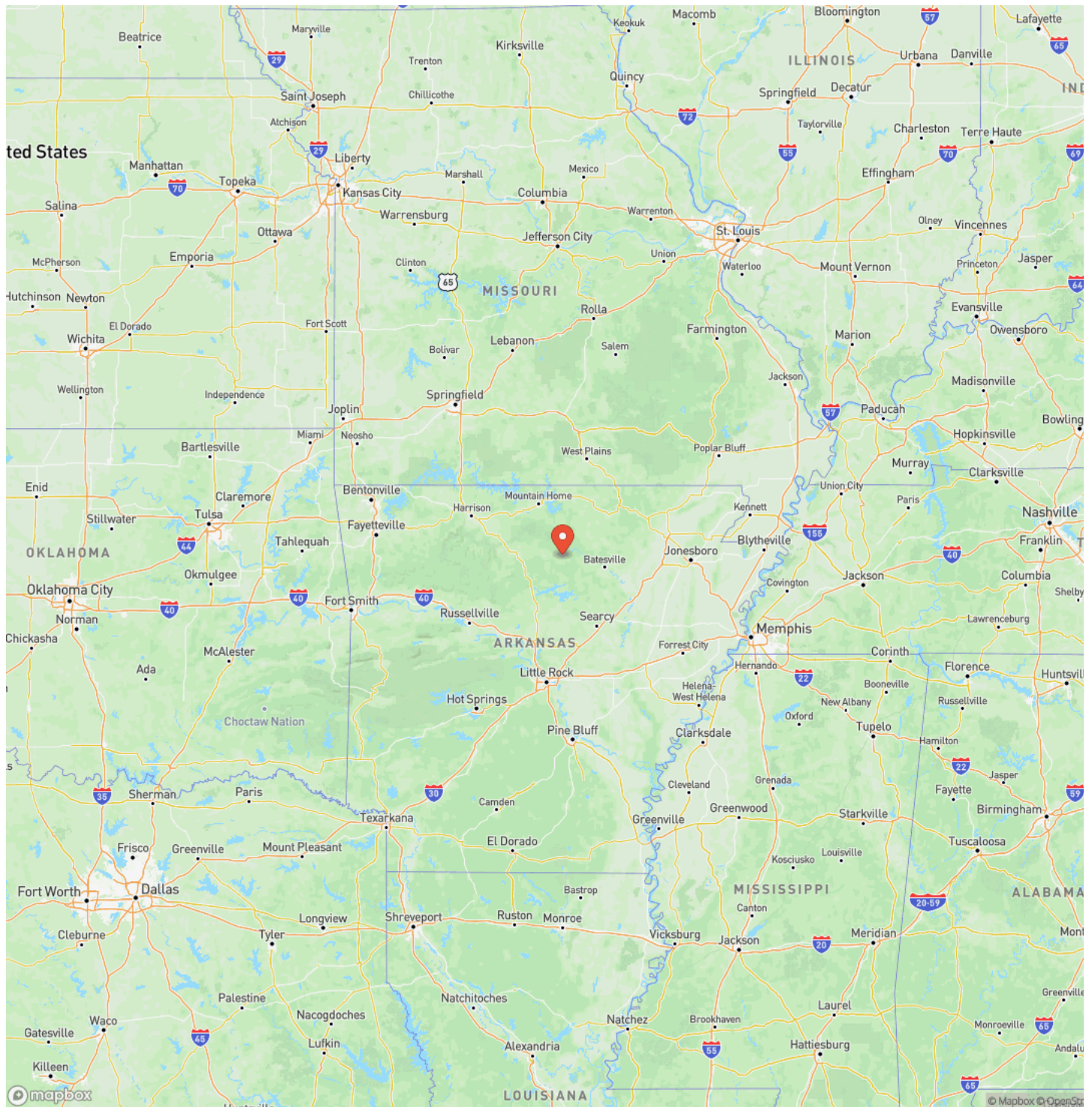
Legacy 191 +/- Acres, Bluff, Rocky Bayou, Electric, Water, Road System, Stone County, Arkansas
Mountain View, AR / Stone County



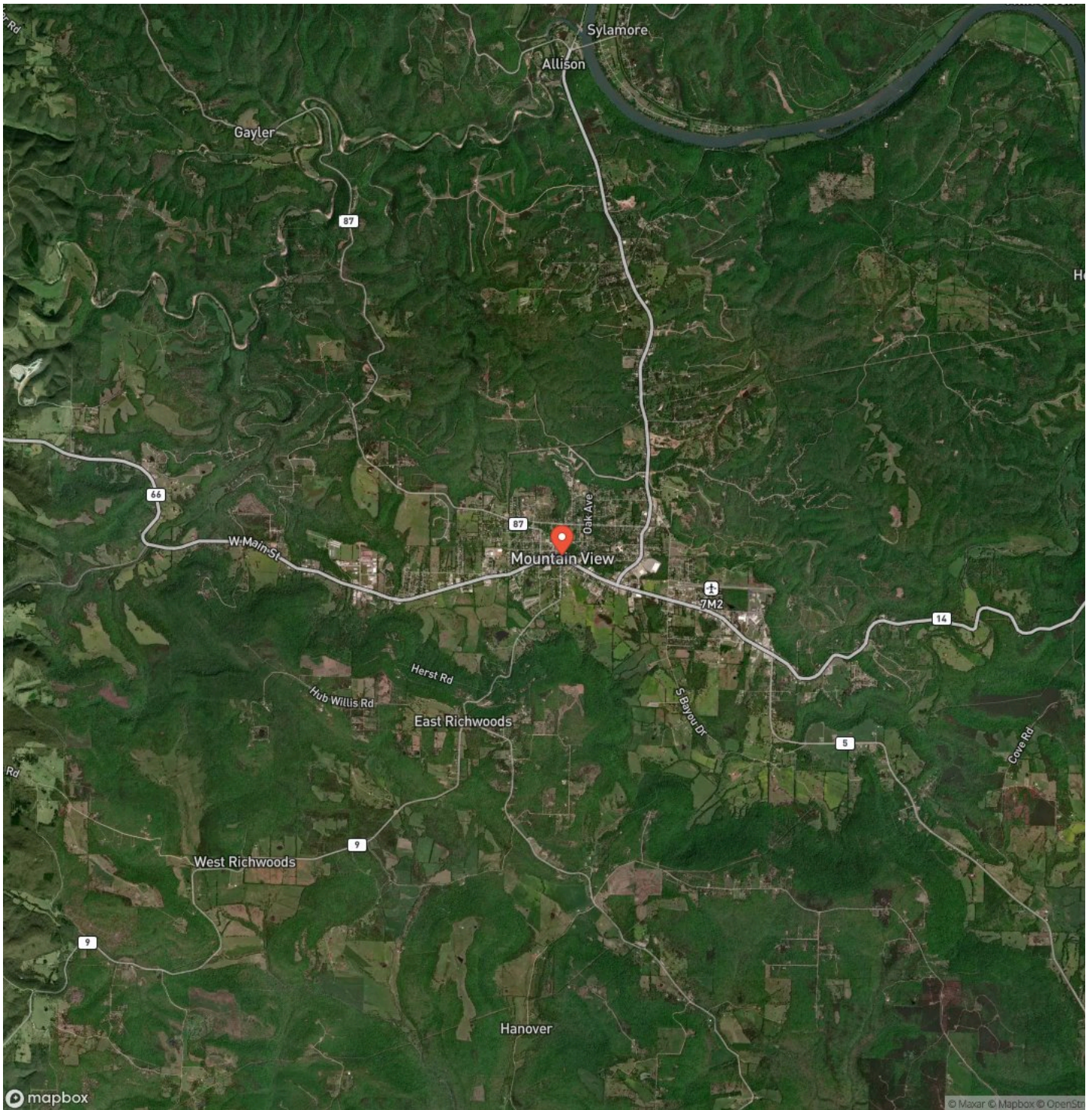
Locator Map



Locator Map



Satellite Map



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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