

**White River Front Home, 3 bed 2.5 Bath with Shop, Izard
County, Arkansas**
3860 River Road
Guion, AR 72540

\$399,900
3.110± Acres
Izard County



White River Front Home, 3 bed 2.5 Bath with Shop, Izard County, Arkansas
Guion, AR / Izard County

SUMMARY

Address

3860 River Road

City, State Zip

Guion, AR 72540

County

Izard County

Type

Residential Property, Recreational Land, Riverfront, Business Opportunity

Latitude / Longitude

35.886157 / -91.89456

Taxes (Annually)

1345

Dwelling Square Feet

1984

Bedrooms / Bathrooms

3 / 2.5

Acreage

3.110

Price

\$399,900

Property Website

<https://www.mossoakproperties.com/property/white-river-front-home-3-bed-2-5-bath-with-shop-izard-county-arkansas-izard-arkansas/91440/>



PROPERTY DESCRIPTION

Waterfront Ozark Retreat on the White River — 3BR/2BA with 30×40 Shop, 2-Car Garage, Carport & Big View Deck with 3.11 +/- Acres | Optional 3.2 Acres +/-

Stunning Cabin Overlooking the White River – Breathtaking Views & Ozark Charm!

This beautiful cabin is lined with rich wood throughout and sits overlooking the scenic White River. Step onto the back deck with your morning coffee and watch the fog rise from the water while the bluffs glow in the distance—it's pure Ozark magic. From the moment you drive up, you'll fall in love with the setting. The home includes an attached enclosed garage, a detached carport beside it, and a spacious 30×40 shop for your boat, ATVs, or gear. An additional lot beside the home can be purchased for extra privacy.

Inside, the open living area captures river views from nearly every room. Upstairs, a bedroom with a full bath and sitting area overlooks the living room and offers more beautiful views. There's also an additional bedroom or office facing the river—perfect for work or guests. Every space in this home invites you to relax and enjoy year-round river living.

Whether as a primary home, second home, or turnkey weekend getaway, this 3 bed / 2.5 bath retreat delivers the lifestyle people dream of—fishing, kayaking, eagle watching, and endless sunsets. Approximately 2,555± sq ft under roof with about 1,984 sq ft heated and cooled.

Why this property stands out

- **True riverfront living** on the **White River** with **picture-perfect bluff views**
- **Spacious deck** for sunrise coffee, sunset dinners, and year-round river watching
- **3BR/2BA** floor plan—bright living areas oriented to the water
- **30×40 shop + 2-car garage + carport** = serious storage & hobby space
- **Minutes to WMAs** and public access—hunt, float, fish, repeat
- **Rental potential** during off-season trips
- **Additional 3.2 +/- acres available** that joins the property—expand your footprint, add a guest cabin, or protect your privacy

Live the Ozark rhythm

Launch the **kayak** after breakfast, slip a line for **trout**, or glass the bluffs for **nesting eagles** from the living room. In fall and winter, make this your **middle-ground base** for nearby **Wildlife Management Areas**, then return to a warm fire and river quiet. Summer weekends become family time on the deck and easy paddles between gravel bars.

Quick facts

- **3 Bedrooms / 2.5 Baths**
- **River-view living areas** oriented to the water
- **Big-view deck** for outdoor dining & lounging
- **Shop (30×40)** with room for boat/ATVs
- **2-car garage + carport**
- **Optional +3.2 acres** available next door for \$74,500 with house

Mornings on the White River: first light on the bluffs, a thin mist rising, and eagles gliding at eye level. Step onto the deck with coffee and listen to trout break the surface and the gentle lap at the bank—quiet, private, and can be completely yours!!

Don't miss the video walkthrough and drone footage—photos can't capture the scale of the bluffs and water.

Shown by appointment.

Mossy Oak Properties Selling Arkansas • [870-495-2123](tel:870-495-2123)

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

Equal Housing Opportunity. www.WeSellArkansas.com.



White River Front Home, 3 bed 2.5 Bath with Shop, IZARD County, Arkansas
Guion, AR / IZARD County



**White River Front Home, 3 bed 2.5 Bath with Shop, Izaard County, Arkansas
Guion, AR / Izaard County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

NOTES

[illegible]

[illegible]

wesellarkansas.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

8111 N St Louis St
Cave City, AR 72521
(870) 495-2123
wesellarkansas.com

