

600 +/- Acres, Pasture, Woods, Bluff, White River
Frontage, Calico Rock, AR
Calico St
Calico Rock, AR 72519

\$3,850,000
600± Acres
Izard County



600 +/- Acres, Pasture, Woods, Bluff, White River Frontage, Calico Rock, AR
Calico Rock, AR / IZARD County

SUMMARY

Address

Calico St

City, State Zip

Calico Rock, AR 72519

County

Izard County

Type

Business Opportunity, Recreational Land, Farms, Riverfront, Timberland, Hunting Land

Latitude / Longitude

36.112008 / -92.180701

Acreage

600

Price

\$3,850,000

Property Website

<https://www.mossoakproperties.com/property/600-acres-pasture-woods-bluff-white-river-frontage-calico-rock-ar-izard-arkansas/82169/>



PROPERTY DESCRIPTION

600+/- Acres with Stunning White River Bluff Views – Calico Rock, Arkansas

From the moment you step foot on this breathtaking property, you're greeted with **unmatched panoramic views** stretching across the **White River bottoms** and up to the iconic **bluffs of Calico Rock**. Whether you're dreaming of building a **mountaintop home, secluded cabin**, or simply looking for a peaceful retreat to take in the beauty of the Ozarks—**this land offers it all**.

Property Highlights:

- **600 +/- acres** of diverse terrain
 - **Breathtaking views overlooking the White River and Calico Rock**
 - **Multiple building sites** – every spot has a postcard-worthy view
 - **Hayfields along the river bottom** – perfect for farming or leasing for income
 - **Timber-covered hills** ideal for **hunting, hiking, and exploring**
 - **Shelf rock** that may offer commercial potential
 - **Electricity on-site** in multiple locations
 - **Water available**
 - **Railroad access nearby** – a rare feature that adds unique potential
 - **Accessible terrain with trails** throughout for ATV or horseback riding
-

One-of-a-Kind Ozark Property

Standing atop this property feels like you have a **bird's-eye view of the Ozarks**—it's truly one of the most spectacular vistas in **Arkansas**. Whether you're gazing over the **White River**, watching wildlife, or simply enjoying the peaceful serenity, this land invites you to slow down and take it all in.

Even on a **cloudy day**, the **natural beauty shines through**, as seen in our drone footage. **Sunny skies are coming**, and we'll have more updated images soon—but this property is so stunning, it speaks for itself in any light.

So Many Possibilities:

- Build your **dream home or cabin retreat**
- Create a **recreational paradise**
- Run a **farm or ranch** in the hay bottoms
- Explore the potential of **harvesting shelf rock**
- Use as a **private hunting preserve**

- Consider **future investment** with so much diverse use and access
-

Take a Tour with Us

We'd love to show you this amazing piece of the Ozarks! When you schedule a showing, you don't just get one agent—you get a team. **Pamela Welch**, a **five-time Agent of the Year with Mossy Oak Properties**, and her husband **Arlon Welch**, who works alongside her, will personally take you across the land and show you what makes this place so special.

Proudly listed with Mossy Oak Properties Selling Arkansas

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

Pamela Welch: [870-897-0700](tel:870-897-0700) (call or text)

Arlon Welch: [870-897-9080](tel:870-897-9080) (call or text)

Take a look at our **Drone video that is available in the link and come fly with us across the land!**

Equal Housing Opportunity. www.WeSellArkansas.com



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Calico Rock, AR / IZARD County



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Calico Rock, AR / Izaard County**

LISTING REPRESENTATIVE

For more information contact:



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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

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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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