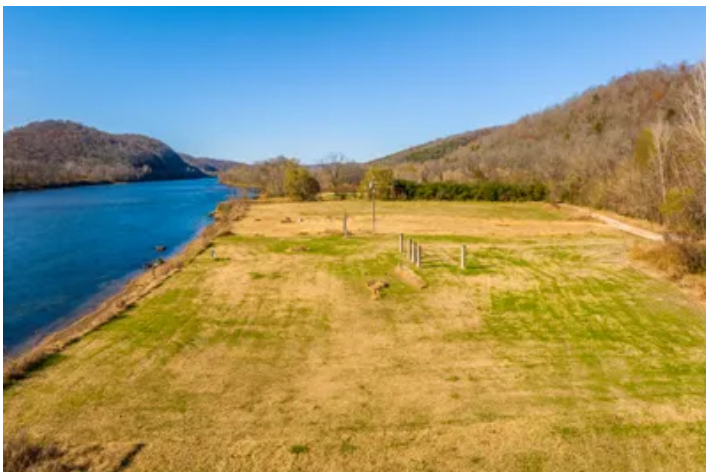


River Lot, Water, Electric, Septic, Ready to build on,
Guion, Arkansas
White River Run
Guion, AR 72540

\$44,900
1.200± Acres
Izard County



River Lot, Water, Electric, Septic, Ready to build on, Guion, Arkansas
Guion, AR / Izard County

SUMMARY

Address

White River Run

City, State Zip

Guion, AR 72540

County

Izard County

Type

Recreational Land, Residential Property, Riverfront

Latitude / Longitude

35.900635 / -91.916446

Acreage

1.200

Price

\$44,900

Property Website

<https://www.mossyoakproperties.com/property/river-lot-water-electric-septic-ready-to-build-on-guion-arkansas-izard-arkansas/48430/>



MORE INFO ONLINE:

MossyOakProperties.com

River Lot, Water, Electric, Septic, Ready to build on, Guion, Arkansas
Guion, AR / Izard County

PROPERTY DESCRIPTION

White River getaway at your fingertips! This property is located on the **banks of the White River**, with the gorgeous bluffs as your background and the beautiful White River as your front yard! This property is one of a kind. It had a house on the lot once, so rebuilding would be easy. You could build back or simply use this as a camping spot! This would make a great family campsite with **electricity, water, and a septic**. The seller said there still is a septic still there, but the buyer will need to ensure that it is still in good operating order themselves. With this great location; you have the River as your playground! You have a small back run of the river within walking distance that is a great place to take the kids to wade and fish in shallow water where there are lots of fish. This White River is known for its incredible trout fishing and some of the best kayaking around! With a public boat launch within 2 miles of this property, everything is easily accessible! You have nothing to do on this property, but come and start enjoying! This stunning property and its location are ready for you and your family to make those unforgettable memories on the banks of the White River in the Ozarks Mountains of Arkansas! I promise, a vacation in the Ozarks is one you will never forget! Cool crisp mornings, mountain views, fog on the River, coffee around the campfire, what are you waiting for? Let me help you escape the hustle and bustle of the city life and relax on the banks of the White River. With this property, your just about 20 minutes from Mountain View where you have festivals several weekends out of the year and lots to explore, your 40 minutes to Blanchard Springs Caverns, 25 minutes to Melbourne, and 40 minutes to Batesville. Call us today for a view of the property! This property is about 1.2 +/- of an acre.

This property is proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . Call or text Pamela Welch at [870-897-0700](tel:870-897-0700) . Equal Housing Opportunity. www.WeSellArkansas.com



River Lot, Water, Electric, Septic, Ready to build on, Guion, Arkansas
Guion, AR / IZARD County



River Lot, Water, Electric, Septic, Ready to build on, Guion, Arkansas
Guion, AR / IZARD County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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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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