

**\$10,000 Buyer Closing Credit, Stunning Custom  
Farmhouse on 2.15 +/- Acres with Barn & Shop,  
Jonesboro, AR  
4401 Highway 351  
Jonesboro, AR 72401**

**\$396,500**  
2.15± Acres  
Craighead County



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Jonesboro, AR / Craighead County**

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**SUMMARY**

**Address**

4401 Highway 351

**City, State Zip**

Jonesboro, AR 72401

**County**

Craighead County

**Type**

Residential Property

**Latitude / Longitude**

35.918245 / -90.647653

**Dwelling Square Feet**

2,828

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

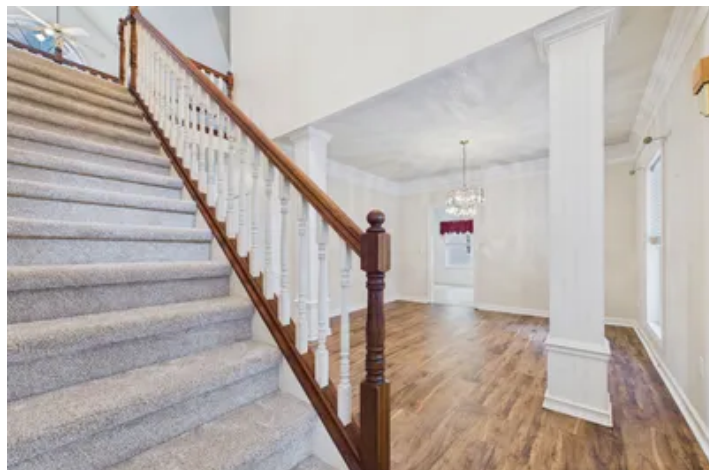
2.15

**Price**

\$396,500

**Property Website**

<https://www.mossyoakproperties.com/property/-10-000-buyer-closing-credit-stunning-custom-farmhouse-on-2-15-acres-with-barn-shop-jonesboro-ar-craighead-arkansas/111119/>



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### **PROPERTY DESCRIPTION**

**Seller Offering a \$10,000 Buyer Credit! Magazine-Worthy Custom Farmhouse on 2.15 +/- Acres with Barn, Shop & Modern Updates**

#### **\$10,000 Seller Credit Available with acceptable offer.**

The seller is offering a **\$10,000 credit toward the buyer's closing costs, lender fees, and prepaids**, making this an incredible opportunity to own one of the most charming custom farmhouses in the Jonesboro area while reducing your out-of-pocket expenses at closing. If you're a first time home buyer, call me up and let's talk about how this could help you!!

Some homes simply make an impression.

**This one makes you never want to leave.**

Nestled on **2.15 +/- beautifully maintained acres** just minutes from **NEA Baptist Memorial Hospital**, this custom-built farmhouse offers the perfect combination of timeless architecture, modern updates, incredible outbuildings, and peaceful country living.

From the moment you pull into the circular drive, you'll notice the charm that sets this property apart. The welcoming front porch—often lined with cascading ferns that have become a signature feature of the home—creates a first impression worthy of a magazine cover. The owners, who have lovingly cared for this property for more than 26 years, even designed an automatic watering system to keep the porch lush and beautiful throughout the seasons.

As you continue around the drive, you'll find an impressive collection of outbuildings including a detached garage, barn, workshop, equipment storage, garden area, and additional storage buildings. Whether you're dreaming of a hobby farm, woodworking shop, gardening, extra storage, or simply room to spread out, this property gives you endless possibilities.

Step inside and you'll immediately appreciate the craftsmanship. A grand staircase welcomes you into a soaring living room highlighted by a wall of windows overlooking the beautifully landscaped backyard. The main level has already been **updated** with **beautiful luxury vinyl plank flooring**, offering today's sought-after modern farmhouse style while maintaining the warmth and character of the home.

Elegant columns frame the formal dining room, while a spacious office with a closet and nearby half bath could easily become a fourth bedroom, nursery, or guest suite.

The living room is truly the heart of the home, featuring soaring ceilings, custom built-in shelving, a cozy fireplace, and incredible natural light pouring through the expansive windows.

The spacious kitchen has been thoughtfully designed for both everyday living and entertaining. You'll love the abundant cabinetry, generous counter space, large walk-in pantry, center prep island, gas cooktop, oversized commercial-style vent hood, and adjoining breakfast or sitting area where family and friends naturally gather.

The private primary suite offers a peaceful retreat on the main level, complete with custom built-ins, private access to a relaxing sunroom, and direct access to the expansive covered back porch overlooking the fenced backyard.

The luxurious primary bath features double vanities, a soaking tub, walk-in shower, and an oversized walk-in closet complete with built-in shelving throughout. The laundry area is conveniently located within the primary closet, creating an efficient and functional owner's suite.

Upstairs you'll find two generously sized bedrooms with charming dormer window seating, spacious closets, custom built-ins, and one even features a unique rotating television shelf. A large full bathroom serves the upstairs, while two oversized floored walk-in attic spaces provide exceptional storage rarely found in newer homes. **All new pad and carpet upstairs along with a brand new HVAC unit**, giving buyers peace of mind and allowing them to focus only on adding their own personal design touches.

Outside, you'll continue to appreciate the thoughtful design with approximately **2,000 square feet of black chain-link fenced backyard**, privacy fencing along the rear property line, beautifully landscaped grounds, a fenced garden area, storage shed, detached garage, barn, workshop, and equipment storage.

The home offers approximately **2,828 +/- heated and cooled square feet**, with more than **4,100 +/- square feet under roof**, including the inviting front and back porches. The outbuildings provide approximately **2,900 +/- additional square feet** of functional space, making this property as practical as it is beautiful.

Located just minutes from Jonesboro's shopping, restaurants, schools, and NEA Baptist Memorial Hospital, this property offers the tranquility of country living without sacrificing convenience.

**If you've been dreaming of a custom farmhouse with room to grow, modern updates already completed, incredible outbuildings, and the opportunity to personalize the finishing touches, this is your chance.**

**Move in. Make it yours. Let the seller help you get there.**

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).

Call or text Listing Agent, **Pamela Welch** at [870-897-0700](tel:870-897-0700) for a tour or more information. **Agent owned home.**

Equal Housing Opportunity. [www.WeSellArkansas.com](http://www.WeSellArkansas.com).

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

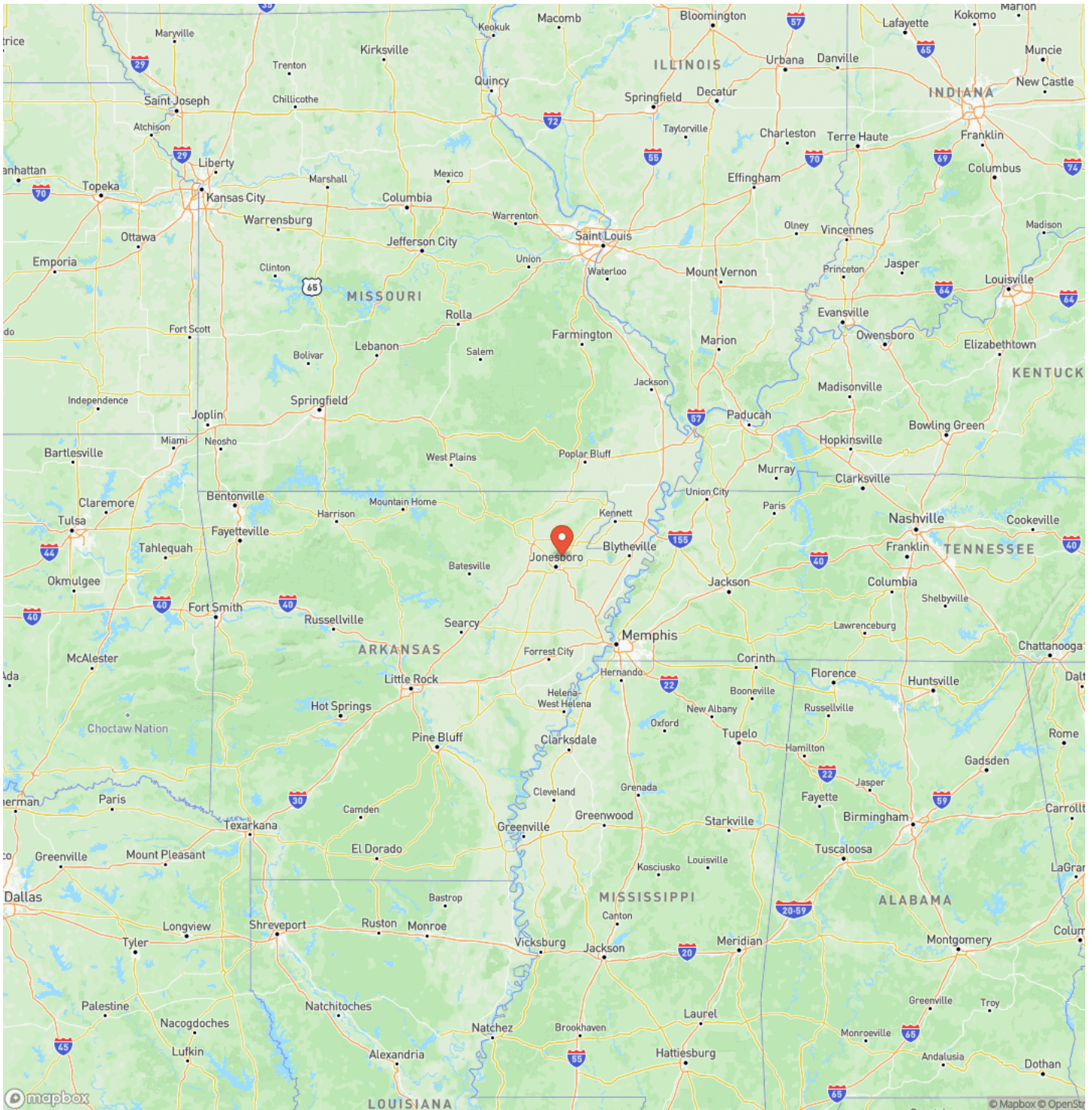
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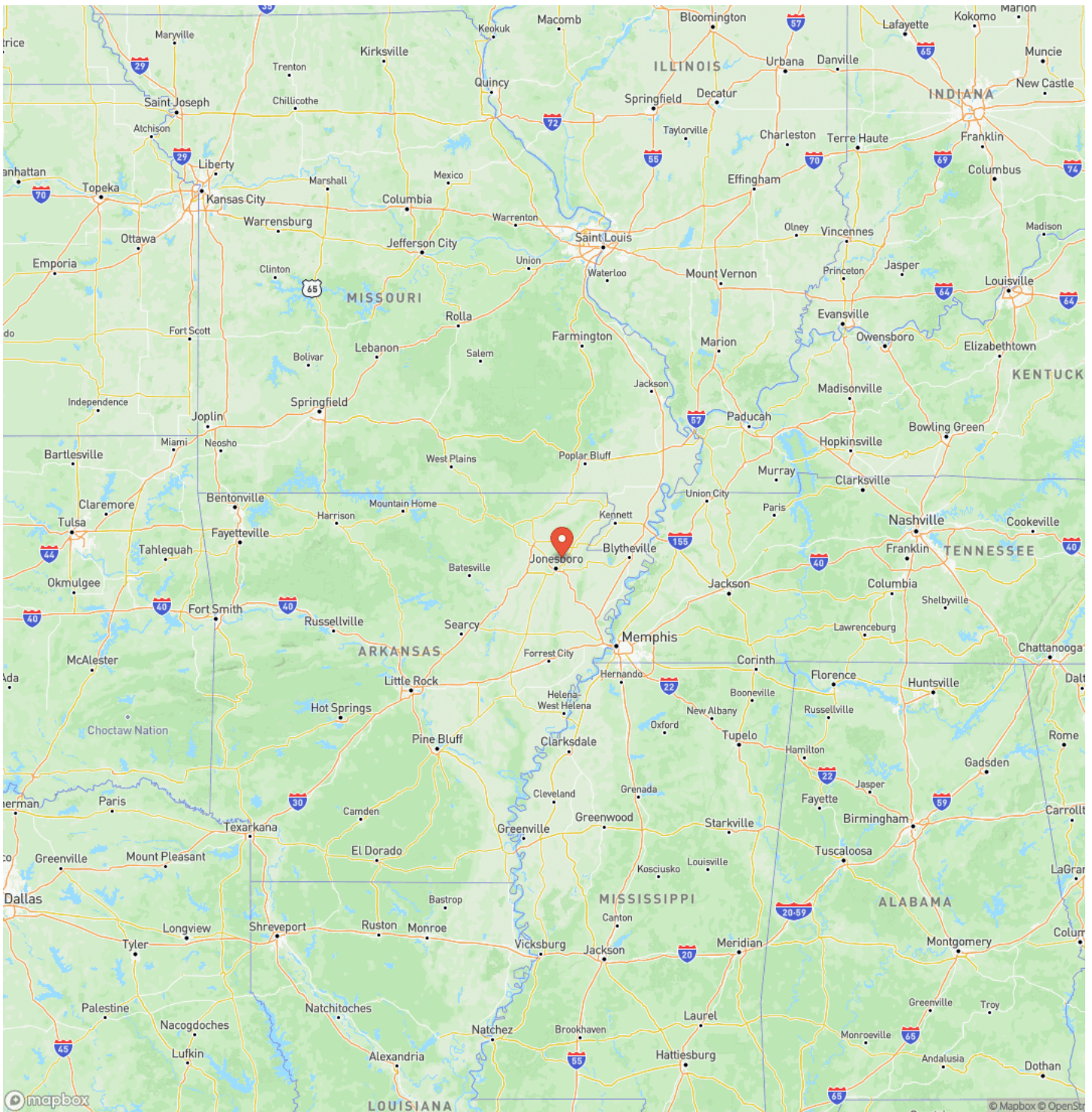
## Locator Map



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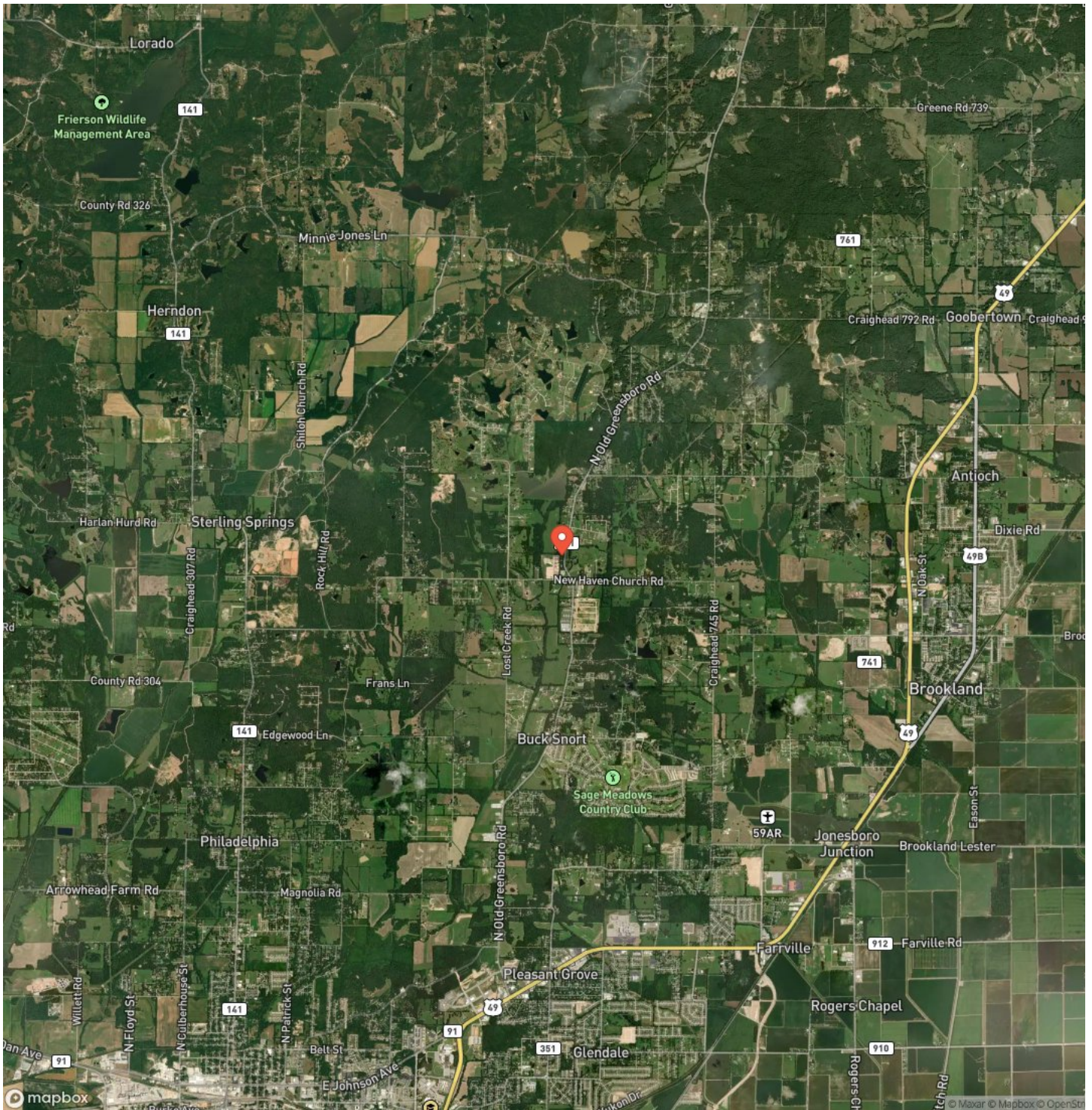
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## Locator Map



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## Satellite Map



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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

### Address

8111 N. St. Louis

## City / State / Zip

Cave City, AR 72521

## 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.

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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.

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**Mossy Oak Properties Selling Arkansas**

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

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