

**House, 50 +/- Acres, Shop, Stocked Pond,
Barn, Spring, Highway Frontage, Franklin,
AR**
70 California Drive
Franklin, AR 72536

\$249,000
50± Acres
Izard County



House, 50 +/- Acres, Shop, Stocked Pond, Barn, Spring, Highway Frontage, Franklin, AR Franklin, AR / IZARD County

SUMMARY

Address

70 California Drive

City, State Zip

Franklin, AR 72536

County

Izard County

Type

Recreational Land, Hunting Land, Residential Property, Timberland

Latitude / Longitude

36.1770617 / -91.7672085

Dwelling Square Feet

1360

Acreage

50

Price

\$249,000

Property Website

<https://www.mossyoakproperties.com/property/house-50-acres-shop-stocked-pond-barn-spring-highway-frontage-franklin-ar-izard-arkansas/35289/>



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PROPERTY DESCRIPTION

Nice house sitting just off highway 56 that runs through Franklin, AR. This home sits on 50 +/- acres, holds a stocked pond, spring on property, woods, some pasture, shop, workshop and a machine shed. This house is 3 bed 2 bath, new architectural shingles and chain link fenced in front and back yard! Solid house, when you walk in you see the nice size living room, dining area and kitchen. This home sits in Franklin, Arkansas, which is a centrally located town with several lakes, White River, Strawberry River and more all within a few miles from this. Would make a great place to retire and enjoy along with a nice little farm for some animals! Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Call Jeremy Burns at [870-291-7217](tel:870-291-7217) for a tour. Equal housing opportunity.
www.ArkansasLandAndHomes.us



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Locator Maps



House, 50 +/- Acres, Shop, Stocked Pond, Barn, Spring, Highway Frontage, Franklin, AR
Franklin, AR / IZARD County

Aerial Maps



House, 50 +/- Acres, Shop, Stocked Pond, Barn, Spring, Highway Frontage, Franklin, AR
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LISTING REPRESENTATIVE

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Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



NOTES

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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 Strawberry River Land and Homes

520 N Main

Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com