

**3,300 +/- Heated/Cooled, 2016 Home, Shop,
Fiber Internet, Ponds, Fenced, 30 +/-
Acres, Viola, AR
2938 Browns Chapel Rd
Viola, AR 72583**

\$549,900
30± Acres
Izard County



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Viola, AR
Viola, AR / IZARD County**

SUMMARY

Address

2938 Browns Chapel Rd

City, State Zip

Viola, AR 72583

County

Izard County

Type

Hunting Land, Farms, Recreational Land,
Residential Property, Timberland, Ranches

Latitude / Longitude

36.4325028 / -91.9573512

Dwelling Square Feet

3300

Bedrooms / Bathrooms

4 / 3.5

Acreage

30

Price

\$549,900

Property Website

<https://www.mossyoakproperties.com/property/3-300-heated-cooled-2016-home-shop-fiber-internet-ponds-fenced-30-acres-viola-ar-izard-arkansas/29578/>



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PROPERTY DESCRIPTION

This is a Gorgeous Custom Home sitting on 30 +/- Acres that is fenced and cross fenced with 2 ponds and a shop! This is a turn key farm waiting for you! There is 1600+/- sq ft on the main level of this home which features an open floor plan, vaulted ceilings in main area, custom hickory cabinets and granite countertops in the kitchen with a gorgeous island that will comfortably sit 4 bar stools. The kitchen sink is the farmhouse apron sink which is so gorgeous along with the views when your doing the dishes! All nice stainless steel appliances in kitchen. Just off the kitchen is a large pantry area as well as a laundry room. When you come off the parking area on the side you walk into a nice area for shoes and coats that leads down to the pantry and laundry room which also has a wash sink in it! This makes it easy to bring groceries in. There is a master suite on this level which has his and hers walk in closets, a large walk in shower, linen closet and a nice large bathroom. Across the entire back side of the house you also have a large porch that is a great area to sit in the mornings and have your coffee or maybe have dinner overlooking your gorgeous farm! This upper level that is ground level has everything you need on it and you never have to go downstairs! So for those of you who have kids, grandkids, friend/family that come ofter or maybe you just need a separate area for crafts or man cave, this downstairs/basement is 1600 +/- sq ft and is fully finished with a door leading outside! When you enter the basement you have a living room, another Master suite and 2 more bedrooms along with another full bath. There is also a great storage room. As for this house, it is sitting with a gorgeous view of at certain times of the year, Push Mountain! This home is on NAEC which also now has FIBER! House is on a well and the water is amazing and a live on demand water heater! Main level is manufactured hardwood floating floors per seller and tile. The outside columns are Western Cedar. When you go outside there is a 30x40 shop with electric, 2 ponds and it is all fenced and cross fenced! This is a wonderful farm that would make someone a great HOME place! With this property being ONLY 20 min from Lake Norfork, you can retire here, run a few livestock and go fish and enjoy daily!! Your also about 40 minutes from the center of Mountain Home, West Plains or 40 minutes from Calico Rock where you can go fish or float the White River! So much to do around this area and all with gorgeous view every where you turn! This custom home is listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Listing Agent, Jeremy Burns, 870-291-7217. You can call or text him to set up a time to see this home. Pictures do not do it justice! Equal housing opportunity.

www.ArkansasLandAndHomes.us

MORE INFO ONLINE:

MossyOakProperties.com

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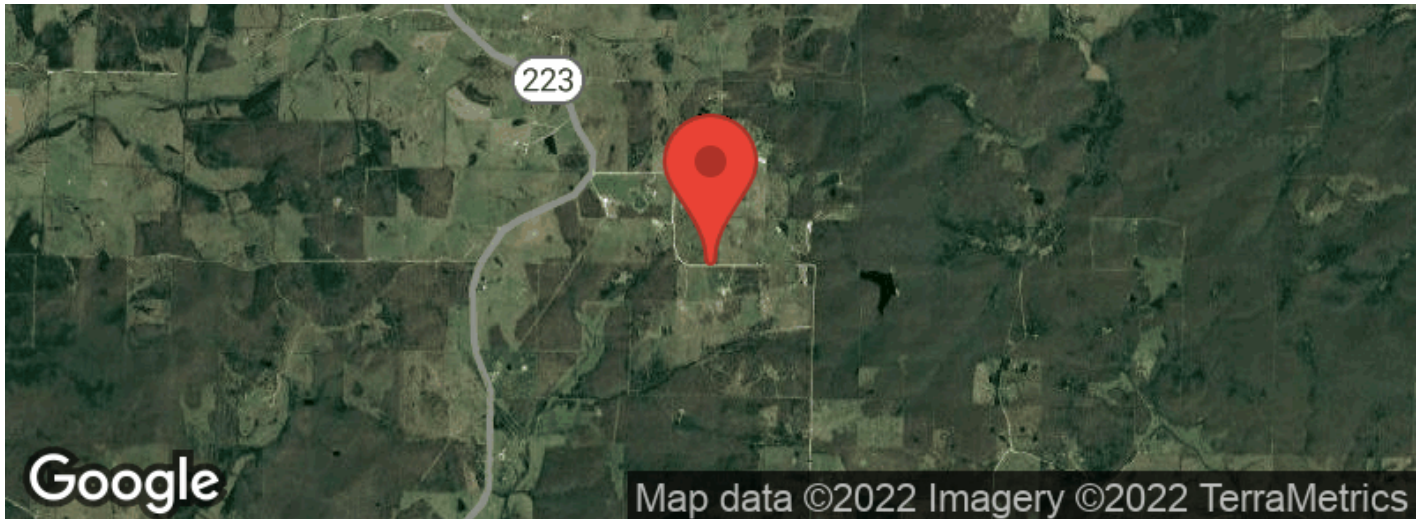
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Locator Maps



3,300 +/- Heated/Cooled, 2016 Home, Shop, Fiber Internet, Ponds, Fenced, 30 +/- Acres,
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Aerial Maps



3,300 +/- Heated/Cooled, 2016 Home, Shop, Fiber Internet, Ponds, Fenced, 30 +/- Acres,
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LISTING REPRESENTATIVE

For more information contact:



Representative

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401 W Church Street

City / State / Zip

Horseshoe Bend, AR 72512

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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

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Cave City, AR 72521

(870) 495-2123

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com