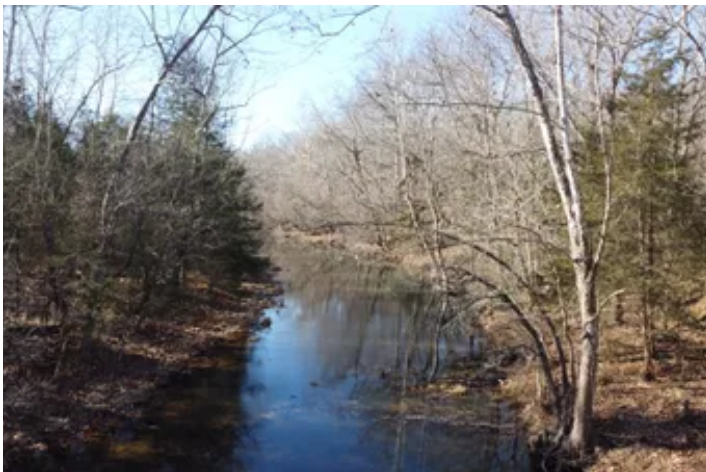


Fulton County Farm
1260 CREEKSIDE TRL
Mammoth Spring, AR 72554

\$1,675,000
475± Acres
Fulton County



Fulton County Farm
Mammoth Spring, AR / Fulton County

SUMMARY

Address

1260 CREEKSIDE TRL

City, State Zip

Mammoth Spring, AR 72554

County

Fulton County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

36.498196 / -91.509238

Taxes (Annually)

479

Dwelling Square Feet

2000

Bedrooms / Bathrooms

2 / 2

Acreage

475

Price

\$1,675,000

Property Website

<https://mossyoakproperties.com/property/fulton-county-farm-fulton-arkansas/49668/>



MORE INFO ONLINE:

MossyOakProperties.com

PROPERTY DESCRIPTION

Welcome to an exceptional opportunity for those who seek Seclusion, Major Year-Round Live Water, Prime Hunting, Timberland and Pasture all in one package. Located in the Arkansas and Missouri Ozarks, this stunning 475 m/l- acre property, is approximately 5 miles from Mammoth Springs Arkansas. Property boasts nearly 375 acres of timber, with some mature hardwoods, providing a peaceful, natural setting, perfect for those looking to escape the hustle and bustle of city life. Trace Creek with its clear water and rock formations runs 1.5 miles through the property providing water for wildlife and livestock. Home is a 2 Bed 2 Bath, Country Kltchen , Living Room, Dining Room, Family Room and a 12x24 basement/storm cellar with central heat and air. Property is beautifully blended with Timber and approximately 100 acres of open pasture and a large spring fed pond. In addition to this Oregon County and Fulton County recreational value, the property offers excellent timberland investment potential, with some mature hardwoods that can be harvested for a variety of uses. With proper management, the marketable timber could provide long-term income while preserving the natural beauty of the land. Whether you are looking for a peaceful retreat or a productive investment, this property offers an ideal combination of Seclusion, Live Water, Hunting, Timberland and Pasture for livestock. The topography is a great combination of ridges and draws, benches and south facing slopes. Many trails throughout the property to get to your hunting stands. Warm Fork Spring River is just minutes away and offers fishing and water recreation for the entire family. Home and all structures are being sold AS/IS. All numbers are estimates and should be verified by buyers. Contact us today to schedule a viewing and experience the beauty and potential of this remarkable property for yourself! Contact Jackie Mooney [870-365-8927](tel:870-365-8927) or Linda Francis [417-274-0142](tel:417-274-0142) with questions or to view this property.

MORE INFO ONLINE:

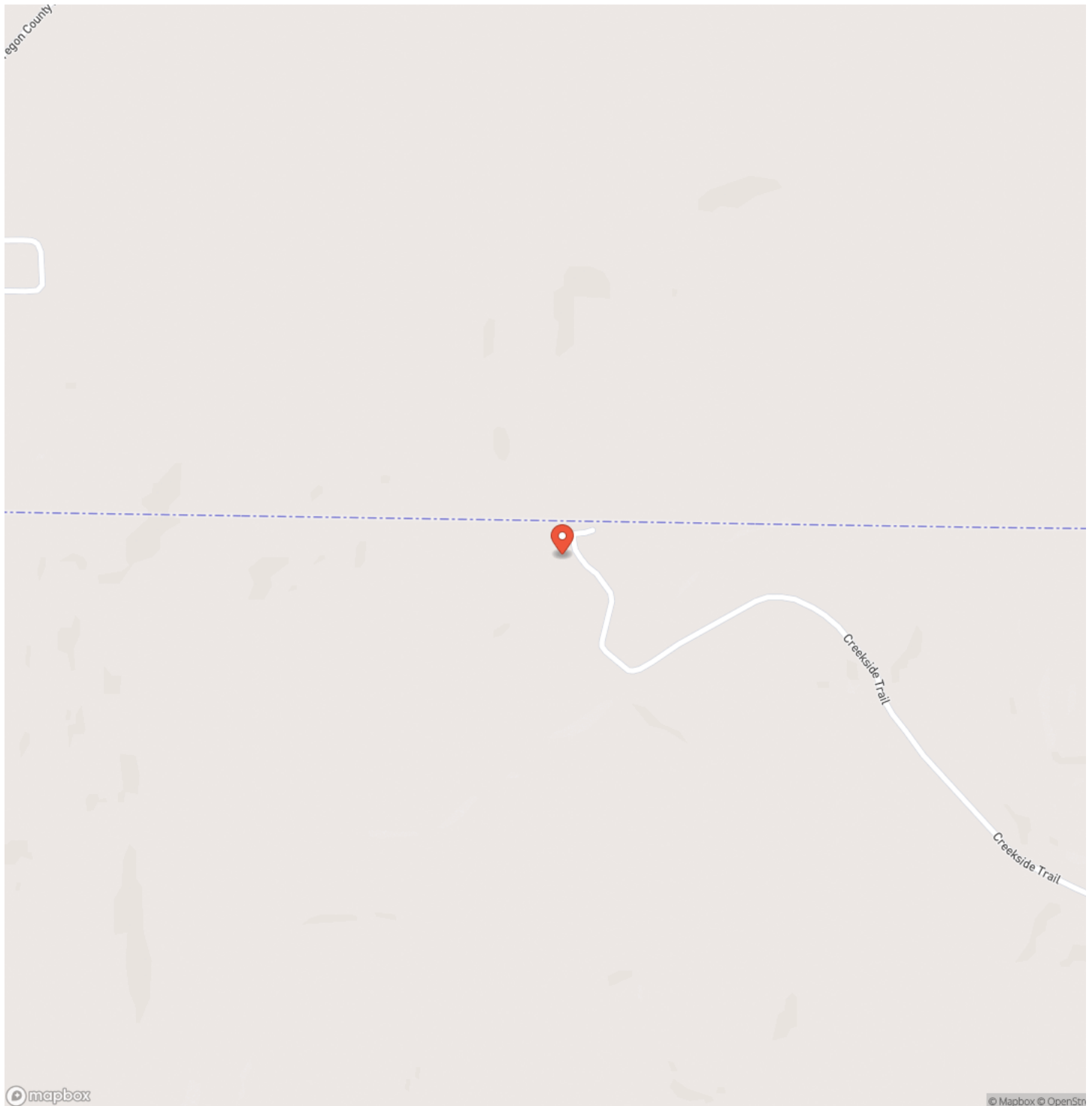
MossyOakProperties.com



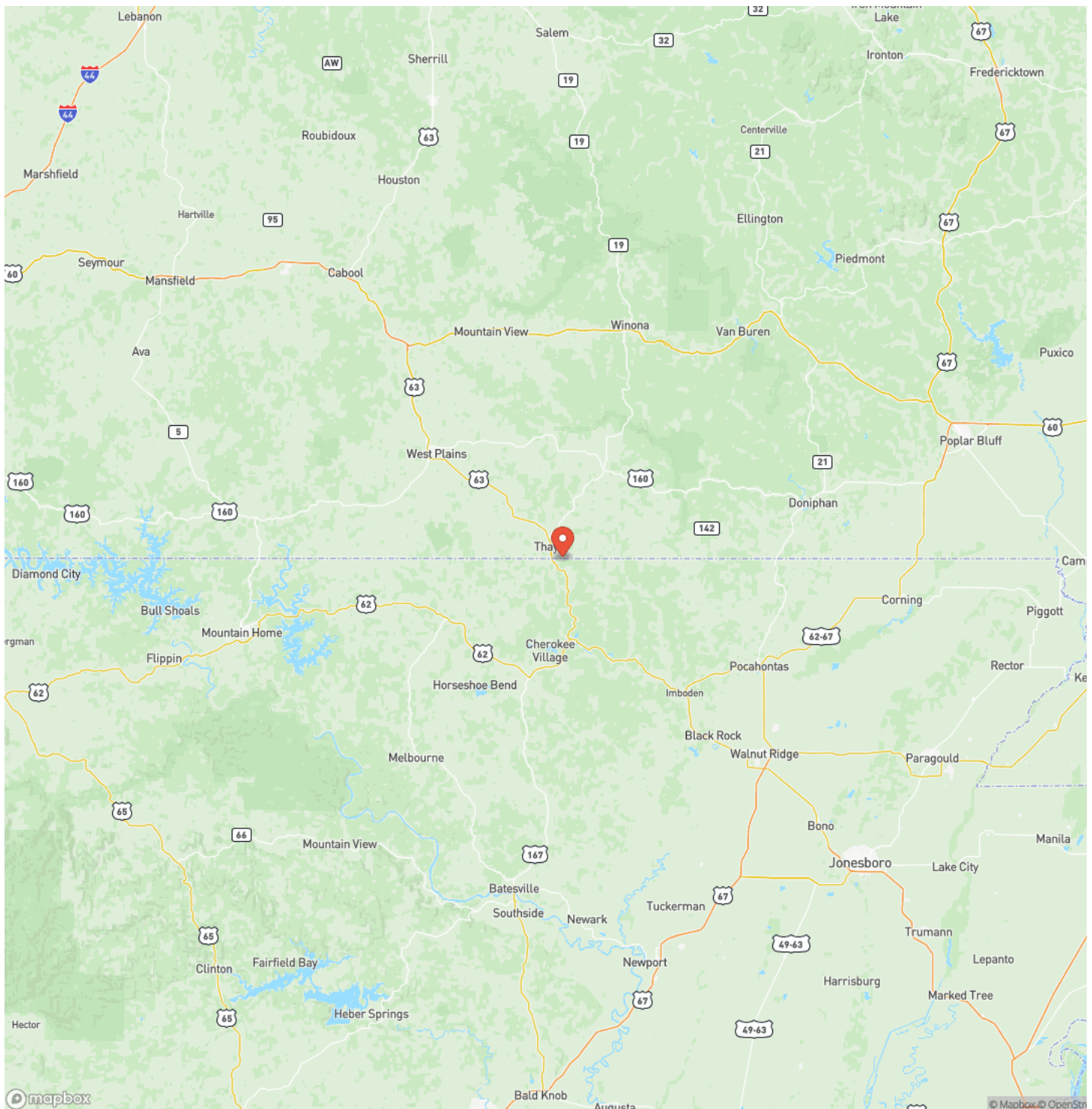
Fulton County Farm
Mammoth Spring, AR / Fulton County



Locator Map



Locator Map



Satellite Map



Fulton County Farm
Mammoth Spring, AR / Fulton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jack Mooney

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(870) 365-8927

Office

(417) 934-5263

Email

jmooney@mossyoakproperties.com

Address

412 W US 60 Ste E

City / State / Zip

Mountain View, MO 65548

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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