

Ozarks Dream 40  
TBD MC 6061  
Yellville, AR 72687

**\$200,000**  
46.500± Acres  
Marion County





**Ozarks Dream 40**  
**Yellville, AR / Marion County**

---

**SUMMARY**

**Address**

TBD MC 6061

**City, State Zip**

Yellville, AR 72687

**County**

Marion County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.175921 / -92.533674

**Taxes (Annually)**

100

**Acreage**

46.500

**Price**

\$200,000

**Property Website**

<https://mossyoakproperties.com/property/ozarks-dream-40-marion-arkansas/24026/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## **PROPERTY DESCRIPTION**

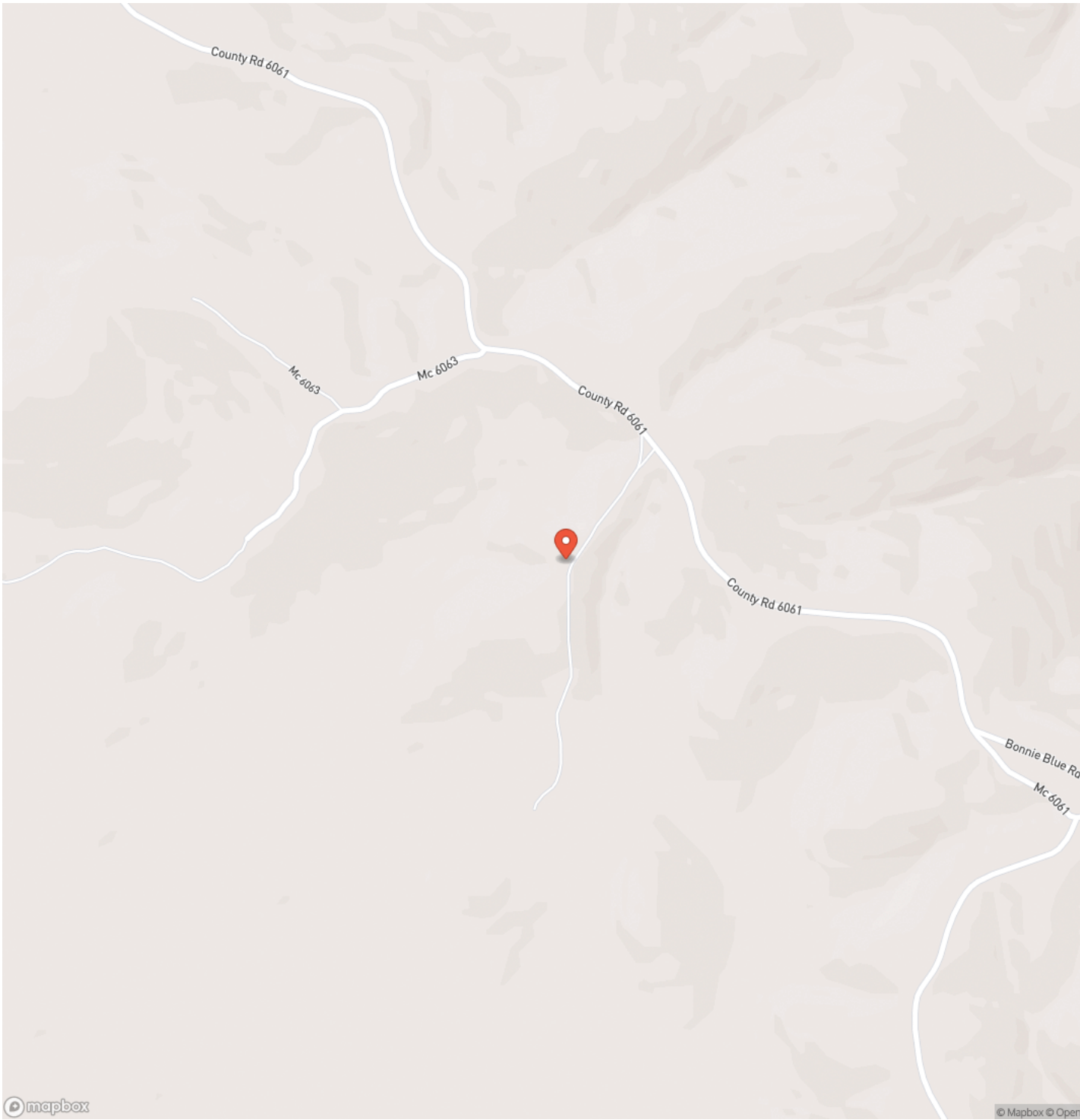
Located just minutes from Flippin Arkansas this property has many possibilities. A small amount of clearing would create a beautiful view and an opportunity to build that home or getaway cabin. Electric is on site and easy to access. Owner has created a Wildlife habitat that is usually found on larger tracts of land and several nice bucks have been harvested over the years. In addition to Whitetails you will find a good population of Turkey frequent this property. Black Bear are also known to roam this property and the owner has captured several game camera pictures of them. A spring that originates on the property feeds a small creek that runs year round and provides yet another reason for wildlife to call the property home. A good stand of Oak trees provide a good crop of acorns every fall. If you are an outdoor enthusiast the location of this property is hard to beat. The Buffalo National River, White River, Norfolk Lake and Bull Shoals Lake are all just a short drive with some of the best fishing to be found anywhere. Make your appointment to see this property today.





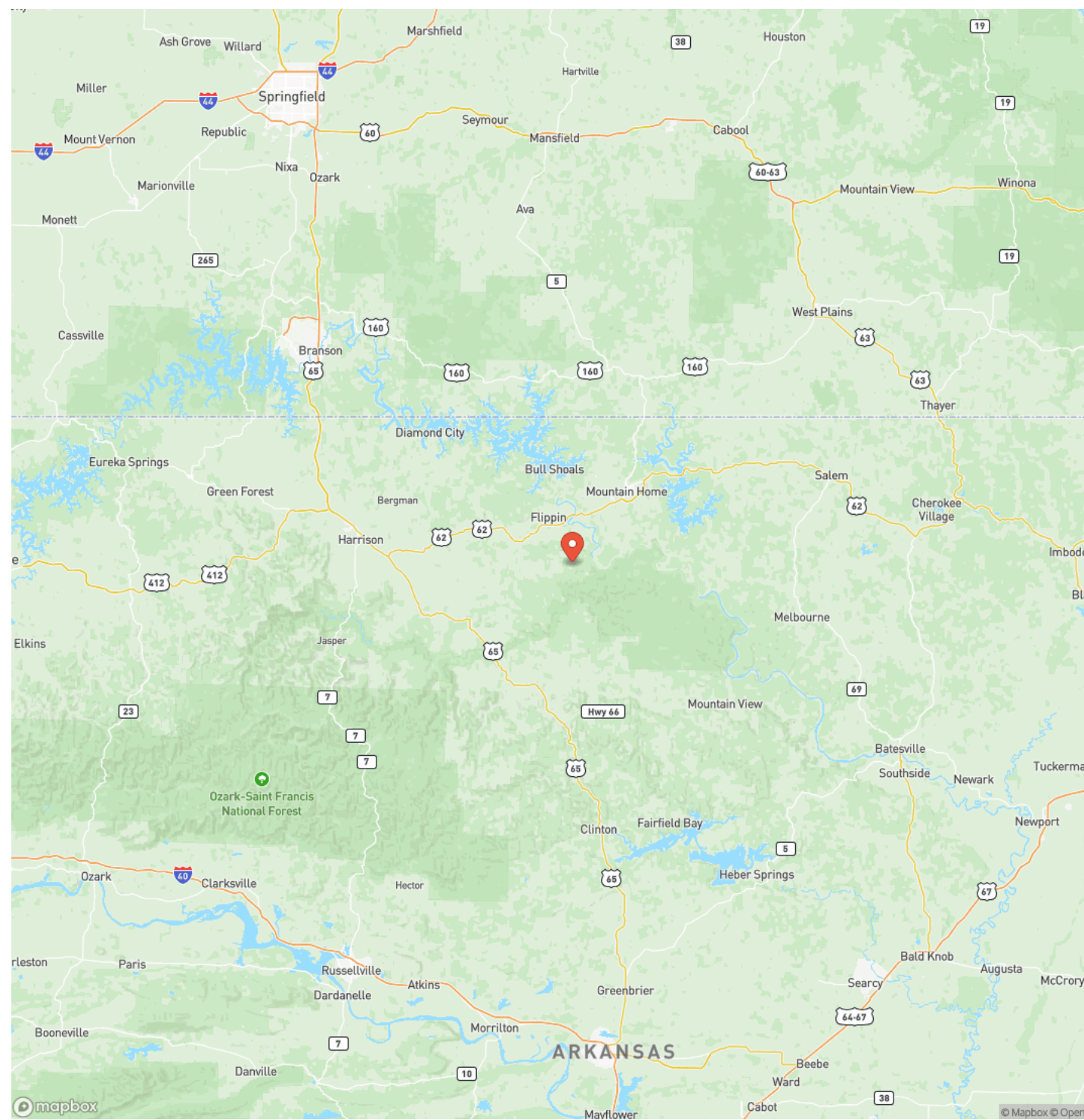


# Locator Map





# Locator Map



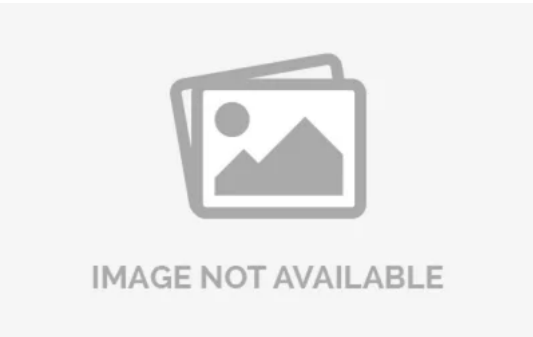


# Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jack Mooney

**Mobile**

(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**

---

---

---

---

---

---

---



## 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.

**MORE INFO ONLINE:**

**MossyOakProperties.com**

## **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.





---

**Mossy Oak Properties Mozark Realty**  
947 N. Westwood Blvd.  
Poplar Bluff, MO 63901  
(573) 712-2252  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

