

Tract 1 - HWY 309 Lot  
Tract 1, HWY 309  
Ozark, AR 72949

**\$82,500**  
7.5± Acres  
Franklin County



**Tract 1 - HWY 309 Lot**  
**Ozark, AR / Franklin County**

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**SUMMARY**

**Address**

Tract 1, HWY 309

**City, State Zip**

Ozark, AR 72949

**County**

Franklin County

**Type**

Lot, Undeveloped Land

**Latitude / Longitude**

35.426261 / -93.819188

**Acreage**

7.5

**Price**

\$82,500

**Property Website**

<https://www.mossyoakproperties.com/property/tract-1-hwy-309-lot-franklin-arkansas/104934/>



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**PROPERTY DESCRIPTION**

Opportunity to own +/- 7.5 acres of highway-front pastureland just south of Webb City. Build your dream home and enjoy peaceful country living just minutes from the Arkansas River. The property measures approximately 275 feet wide by 1,230 feet long, with Highway 309 bordering the west side and the slough forming the eastern boundary. The land is level and offers access to power along the highway. Conveniently located just minutes from downtown Ozark. Tract 2, (+/- 7.7) located directly south of the property is also available. Buyer is responsible for inspecting access to utilities.

Contact Chris Malinowski for more information @ [214-738-7320](tel:214-738-7320)

Ozark, AR - 7 minutes

Clarksville, AR - 38 minutes

Fort Smith, AR - 52 minutes

Fayetteville, AR - 1 hour 17 minutes

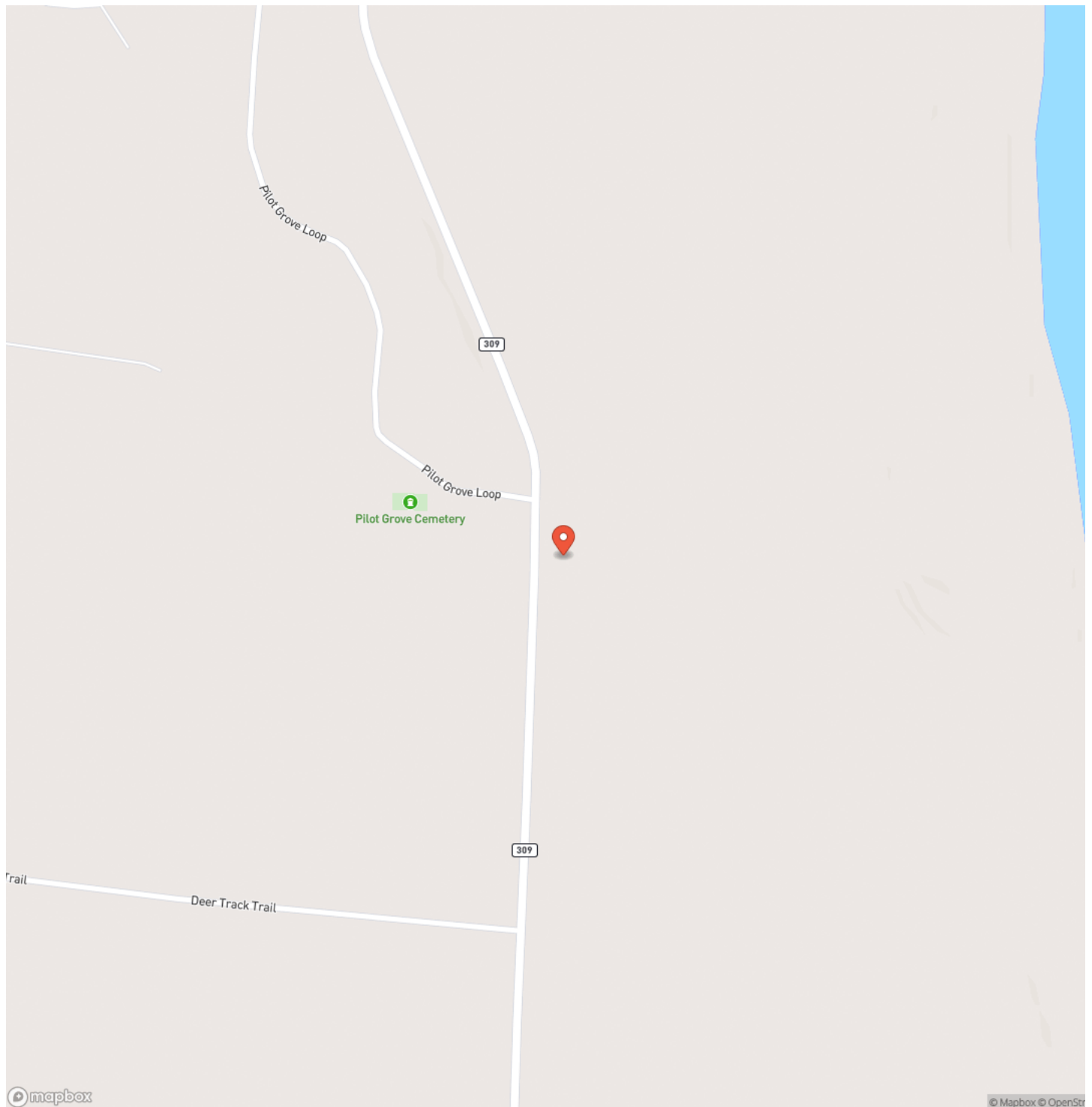
Little Rock, AR - 1 hour 54 minutes

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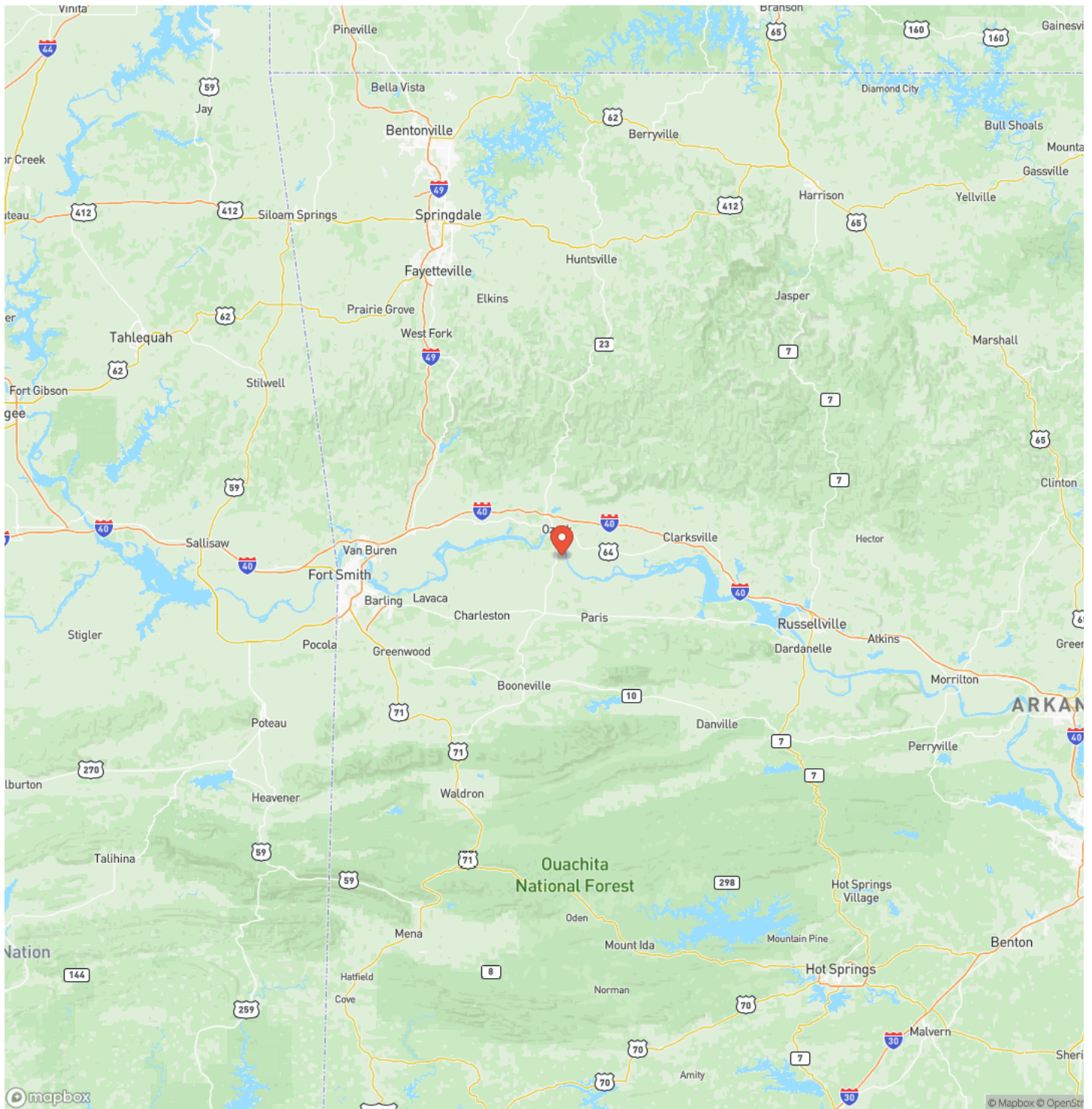
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## Locator Map



## Locator Map



## Satellite Map



**Tract 1 - HWY 309 Lot  
Ozark, AR / Franklin County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Malinowski

## Mobile

(214) 738-7320

## Office

(479) 480-7000

## Email

cmalinowski@mossyoakproperties.com

### Address

410 Frontage Rd

## City / State / Zip

Fayetteville, AR 72704

## 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:**

**<https://www.mossyoakproperties.com/>**

## This image shows a single 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.



**<https://www.mossyoakproperties.com/>**

## **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 Field, Farm, and Homes**

**1200 Fort Street**

**Barling, AR 72923**

**(479) 480-7000**

**<https://www.mossyoakproperties.com/>**

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