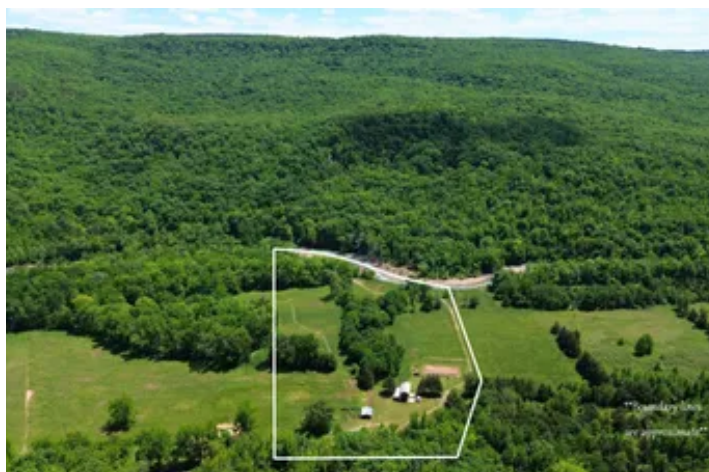
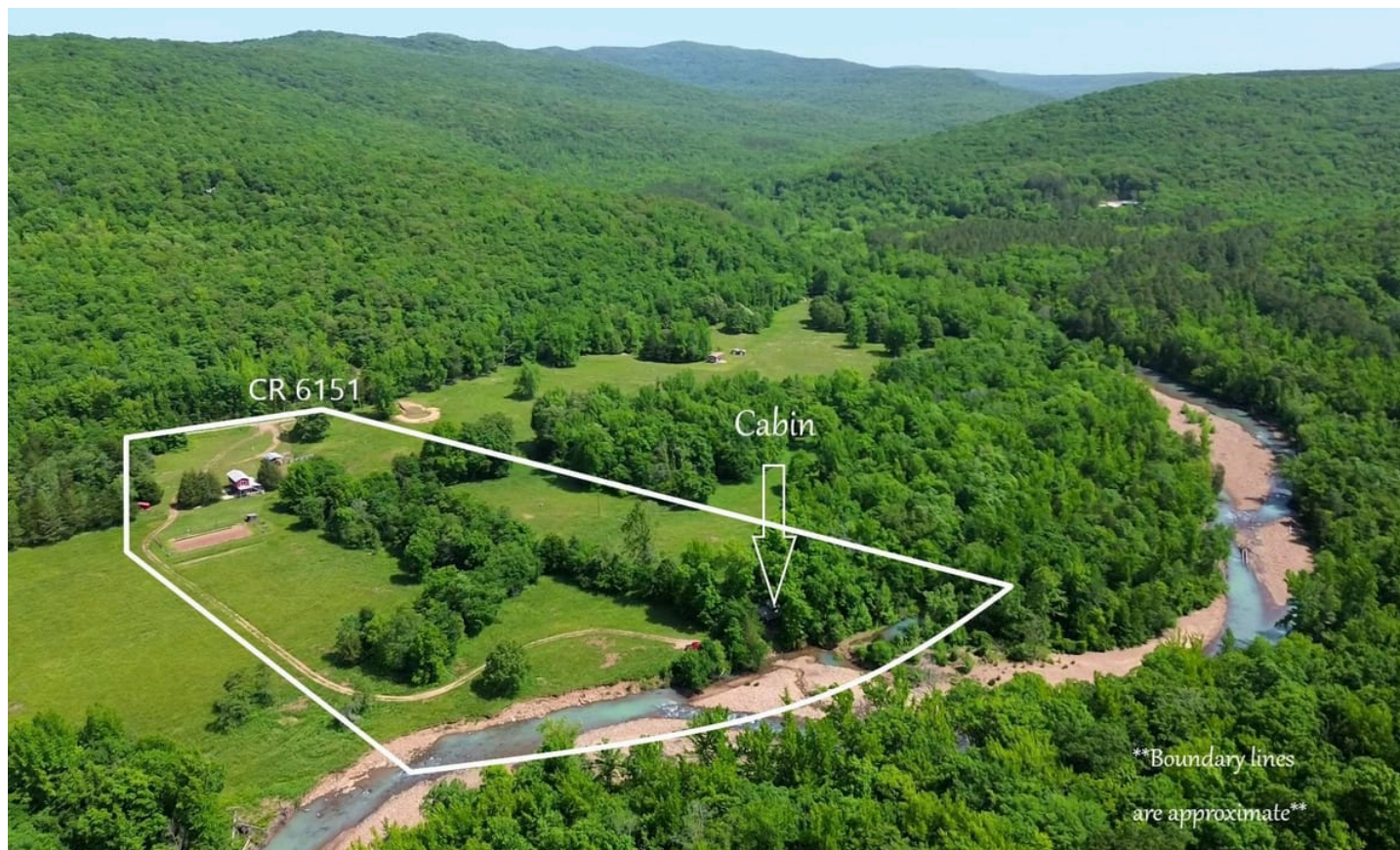


Little Mulberry 11
CR 6151
Pettigrew, AR 72752

\$530,000
11± Acres
Johnson County



Little Mulberry 11
Pettigrew, AR / Johnson County

SUMMARY

Address

CR 6151

City, State Zip

Pettigrew, AR 72752

County

Johnson County

Type

Recreational Land, Riverfront, Residential Property

Latitude / Longitude

35.728898 / -93.622227

Dwelling Square Feet

775

Bedrooms / Bathrooms

2 / 1.5

Acreage

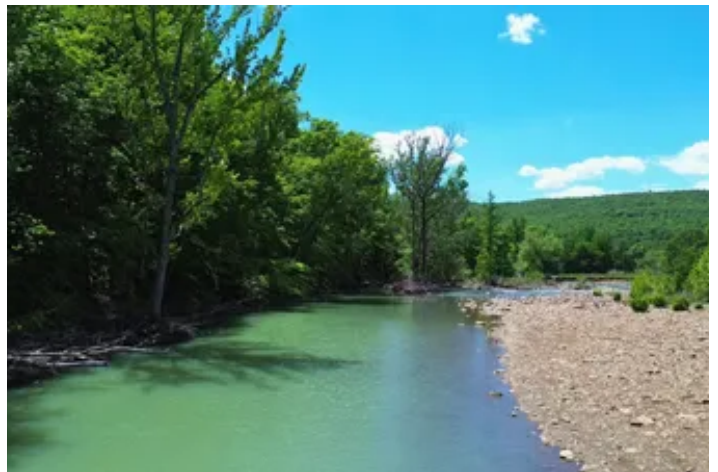
11

Price

\$530,000

Property Website

<https://www.mossyoakproperties.com/property/little-mulberry-11-johnson-arkansas/106251/>



Little Mulberry 11

Pettigrew, AR / Johnson County

PROPERTY DESCRIPTION

11 +/- scenic acres on Little Mulberry Creek near Friley, AR with approximately 615 feet of creek frontage and Ozark National Forest access directly across the creek. This peaceful property features a cozy 2 bed, 1.5 bath cabin with approximately 700 sq ft and an incredible creekside setting where you can relax to the sound of flowing water year-round.

The property also includes a barn with partially finished living quarters, an established fenced garden area, and approximately 6 acres of pasture offering room for livestock, recreation, or gardening. Both the cabin and barn are serviced by a water well, and fiber optic internet is available at the road. A great opportunity for a weekend retreat, hunting property, homestead, or full-time residence in the Ozarks.

Distances:

Fayetteville, AR - 1 hour 20 minutes, 50 miles

Clarksville, AR - 58 minutes, 30 miles

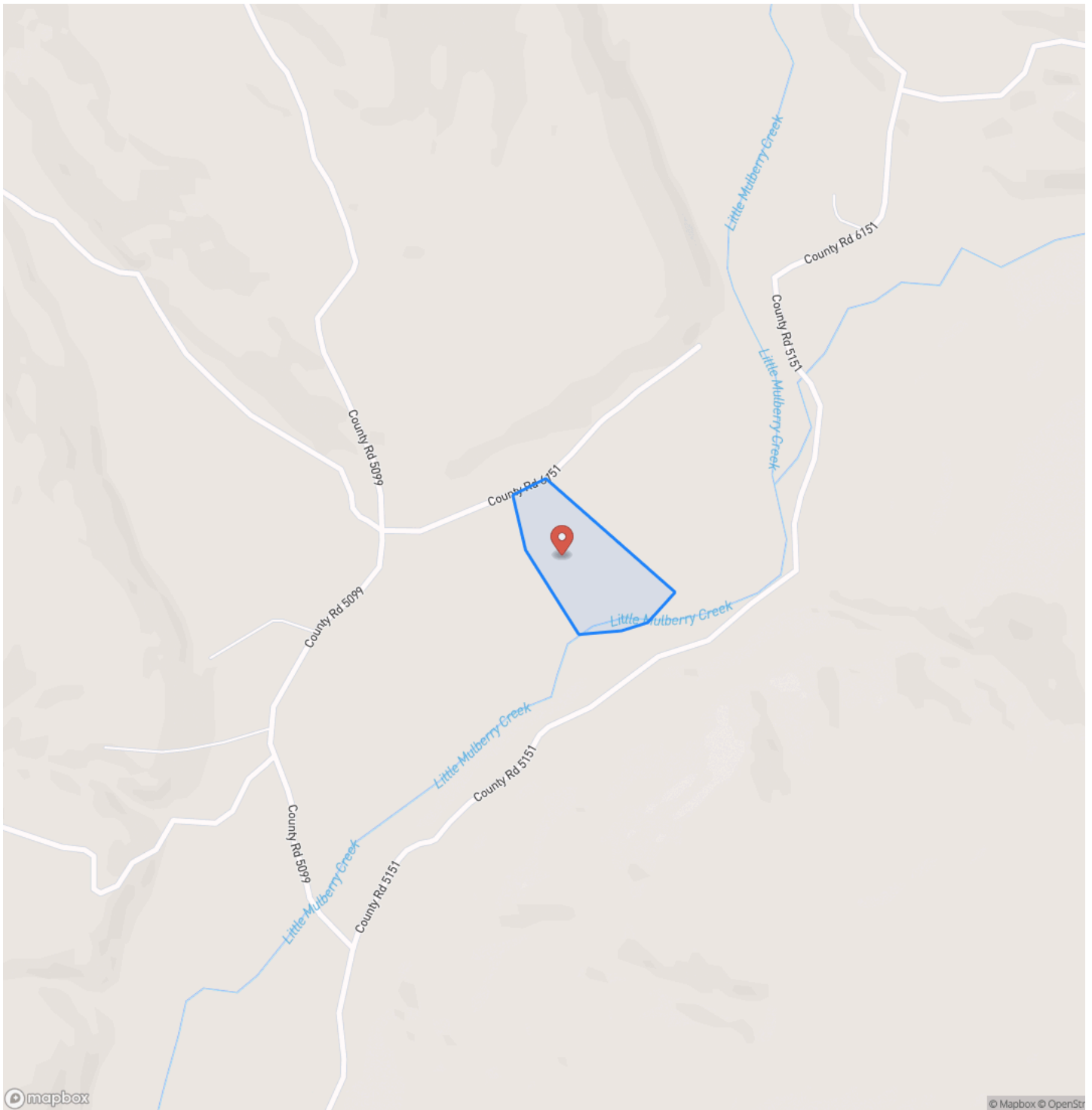
Ozark, AR - 1 hour 5 minutes, 35 miles

Contact Jonathan Maynard @ [479-249-5994](tel:479-249-5994) or Chris Malinowski @ [214-738-7320](tel:214-738-7320) for more information or to schedule a private showing.

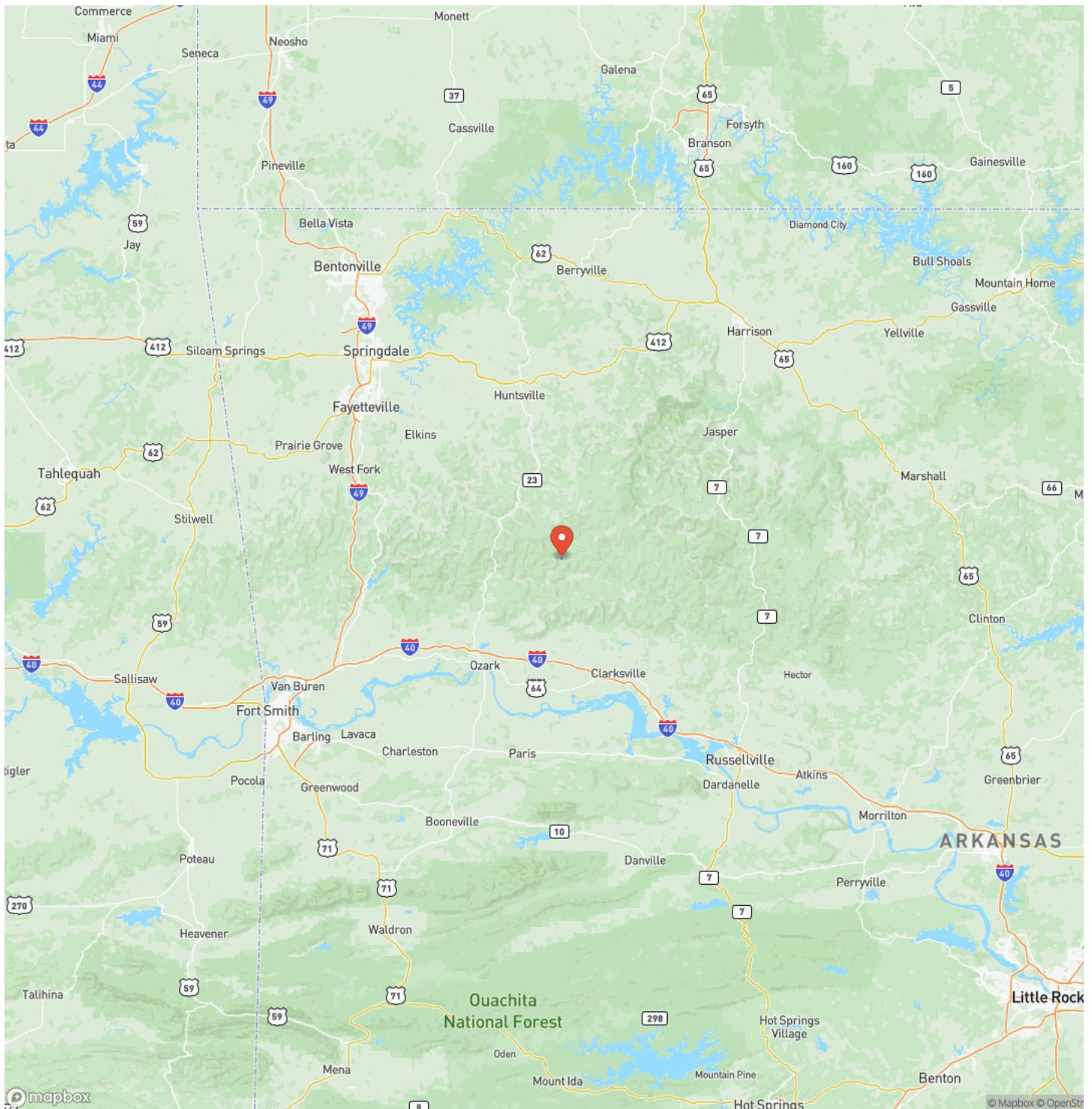
Little Mulberry 11
Pettigrew, AR / Johnson County



Locator Map



Locator Map



Satellite Map



Little Mulberry 11
Pettigrew, AR / Johnson 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

[illegible]

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.



<https://www.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 Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

<https://www.mossyOakproperties.com/>

