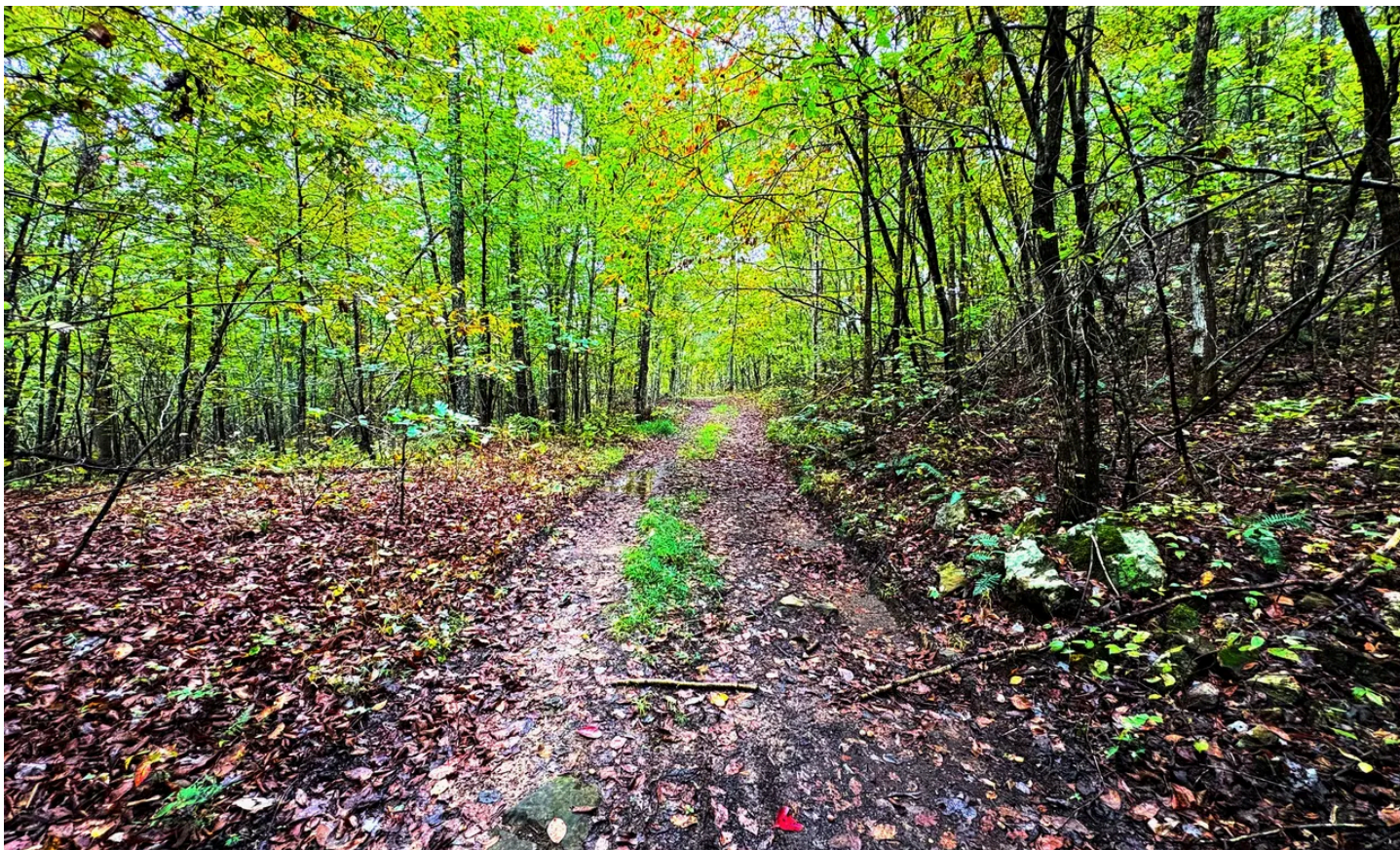


Boston 100
000 Madison 3345
Witter, AR 72776

\$400,000
100± Acres
Madison County



Boston 100
Witter, AR / Madison County

SUMMARY

Address

000 Madison 3345

City, State Zip

Witter, AR 72776

County

Madison County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.941354 / -93.619413

Acreage

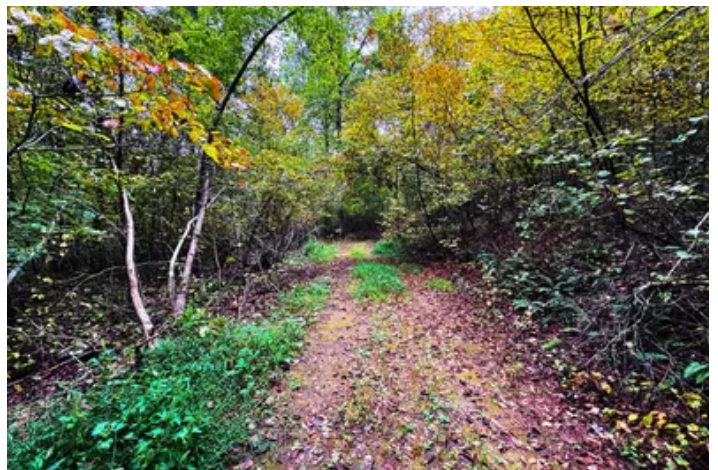
100

Price

\$400,000

Property Website

<https://www.mossyoakproperties.com/property/boston-100-madison-arkansas/119212/>



PROPERTY DESCRIPTION

+/- 100 wooded acres located on Madison County Road 3345, about three miles north of Highway 16 between Boston and Venus, Arkansas. Electricity and rural water are available along the county road. No utility easement currently in place. The property offers a diverse mix of mature hardwoods, younger timber, gum, elm, and creek-bottom vegetation. Mitchell Branch winds through the property for approximately 380 yards, creating a consistent water source and valuable wildlife corridor. Deer and bear sign are common, with turkey scratch also noted throughout the property. Roughly 1.6 miles of established 4x4 trail systems are already in place, with at least that or more dirt bike trails meandering through the entire property. The land features gently rolling ridges, hollows, and several steeper sections, providing varied terrain for hunting and outdoor recreation. The property is also surrounded by Ozark National Forest to the north, south, and east, including a 380-acre National Forest tract approximately 900 yards to the north. The combination of timber, water, terrain, and nearby public land creates a strong setting for hunting, wildlife viewing, and other recreational uses.

Survey of the property and access easement to be completed prior to closing.

Distances:

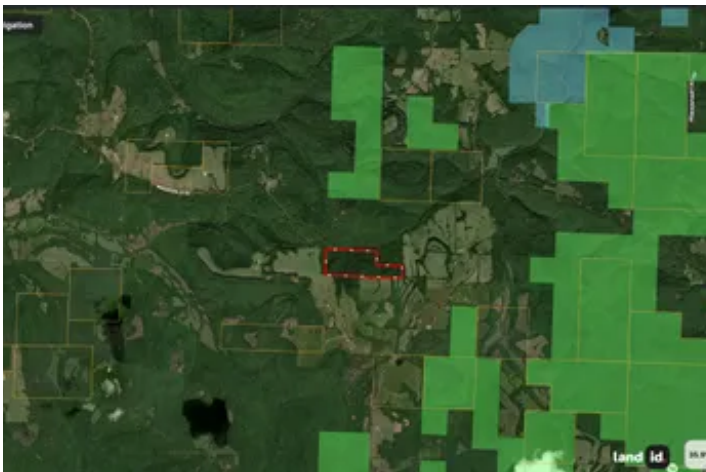
Fayetteville, AR - 1 hour 5 minutes, 47 miles

Huntsville, AR - 34 minutes, 20 miles

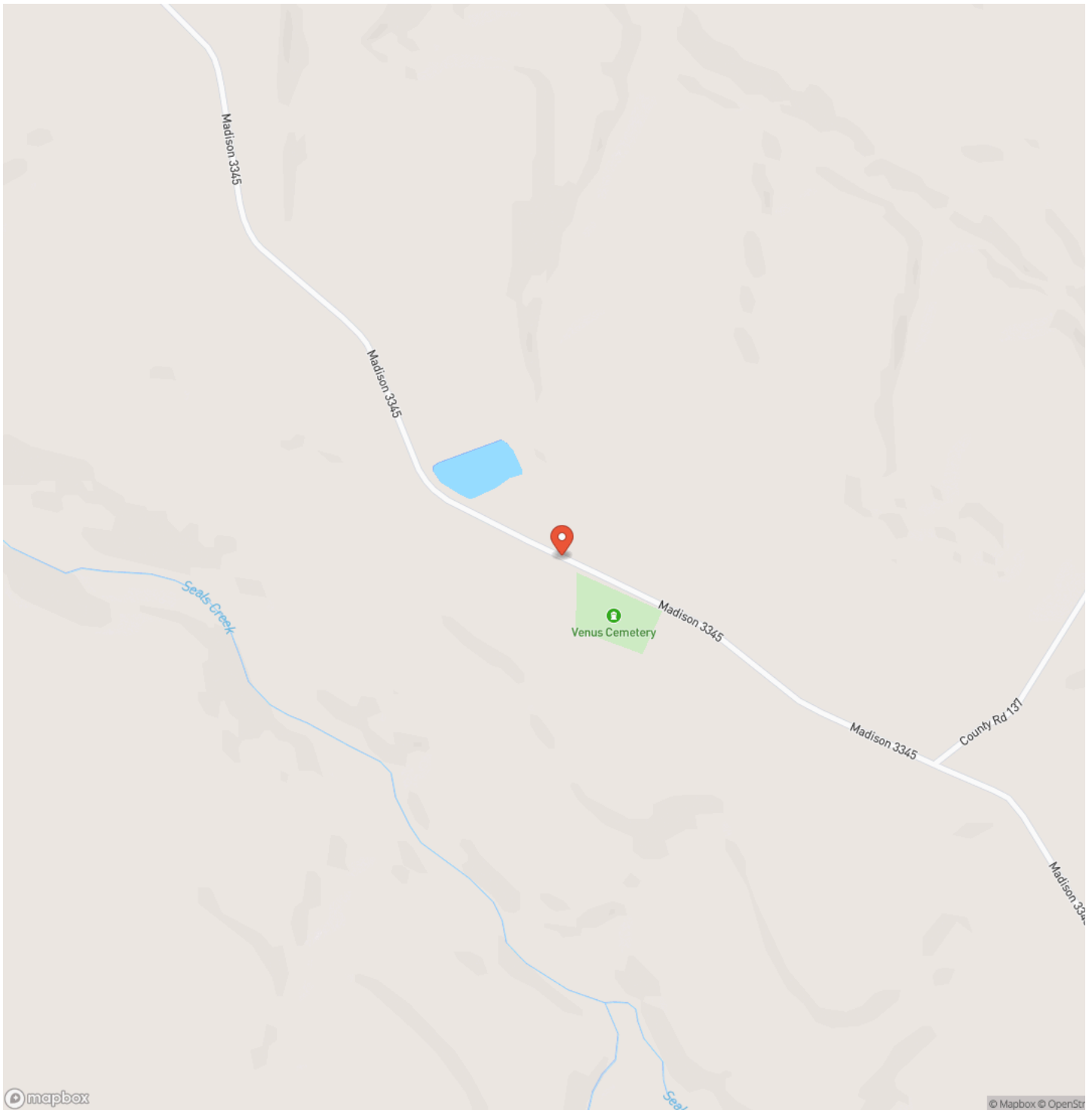
Ozark, AR 1 hour, 10 minutes, 45 miles

Call or text Chris Malinowski at [214-738-7320](tel:214-738-7320) for more information or to schedule a private showing.

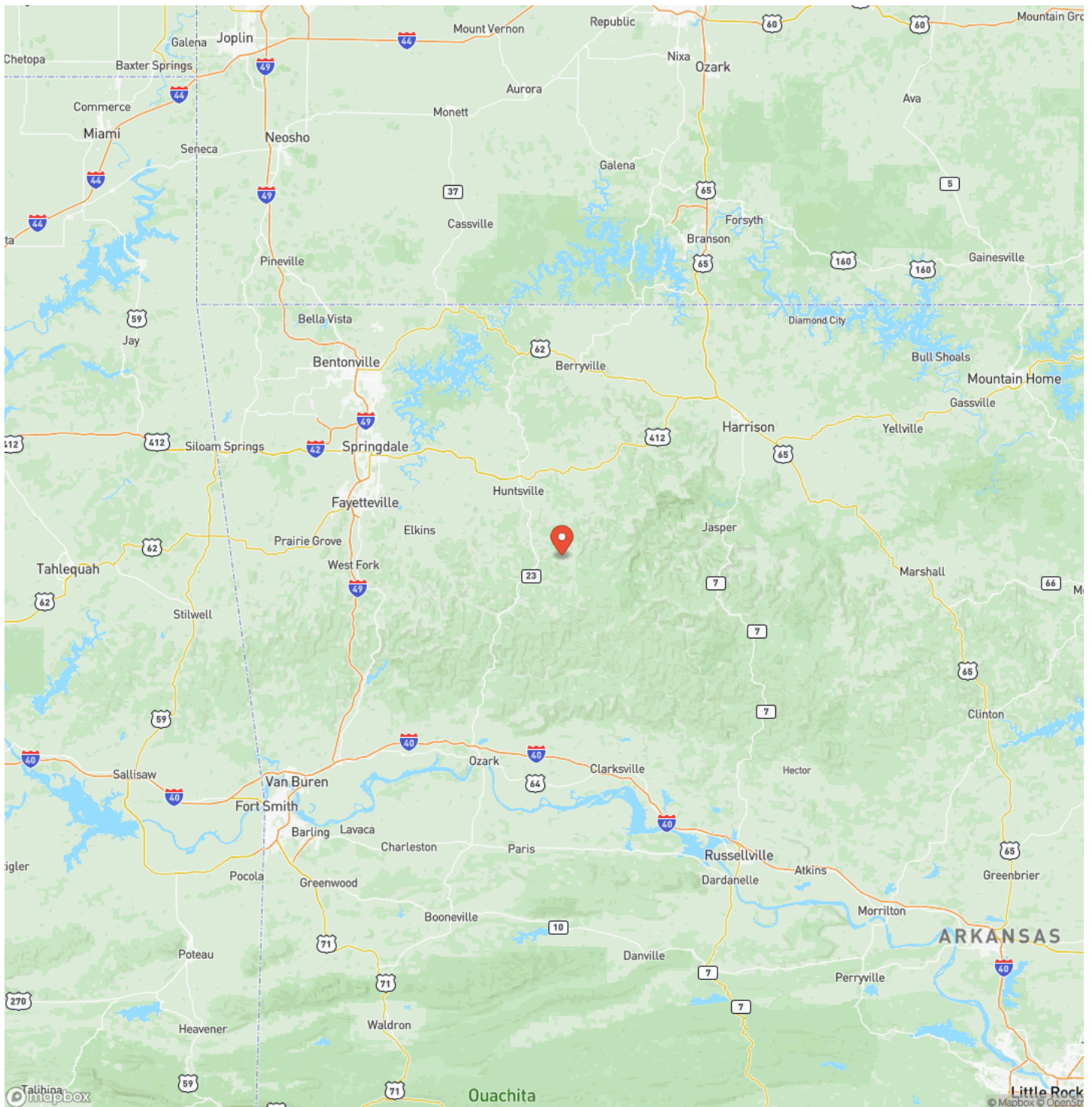
Boston 100
Witter, AR / Madison County



Locator Map



Locator Map



Satellite Map



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/>
