Little Mulberry Creek +/- 16 Acres
TBD 16 acres, CR 6151
Pettigrew, AR 72752

$285,000
16.86± Acres
Johnson County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
TBD 16 acres, CR 6151

City, State Zip
Pettigrew, AR 72752

County
Johnson County

Type
Recreational Land, Lot, Riverfront

Latitude / Longitude
35.730536 / -93.621581

Acreage
16.86

Price
$285,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Don't miss this rare opportunity to own ±16 acres on the banks of Little Mulberry Creek in the scenic Little Mulberry Valley. Located just 5.9 miles north of Highway 215 in the Hazen Ford community, this property offers approximately 850 feet of creek frontage, 5.8 acres of partially fenced pasture, and an unmatched creekside setting with the relaxing sound of flowing water.

Property joins the Ozark National Forest across the creek, so you'll have endless opportunities for hunting, hiking, and trail riding, with the Ozark Highlands Trail just a couple of miles away. The property is mostly level with direct access from CR 6151 and has electricity and fiber internet on site. Well and septic needed. Seller may consider dividing into two 8-acre tracts.

Distances:

Fayetteville, AR - 1 hour 20 minutes, 50 miles

Clarksville, AR - 58 minutes, 30 miles

Ozark, AR - 1 hour 5 minutes, 35 miles





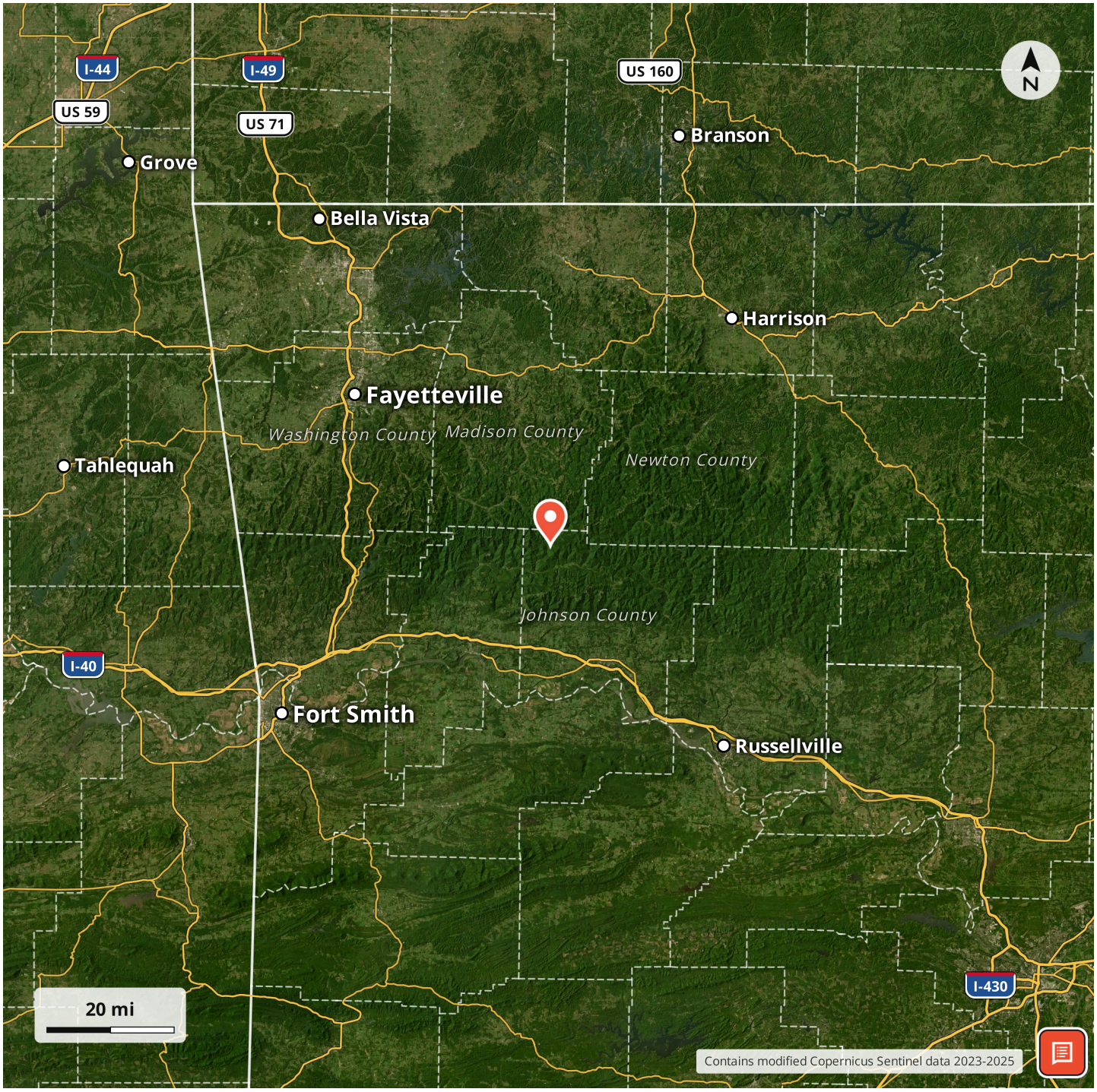








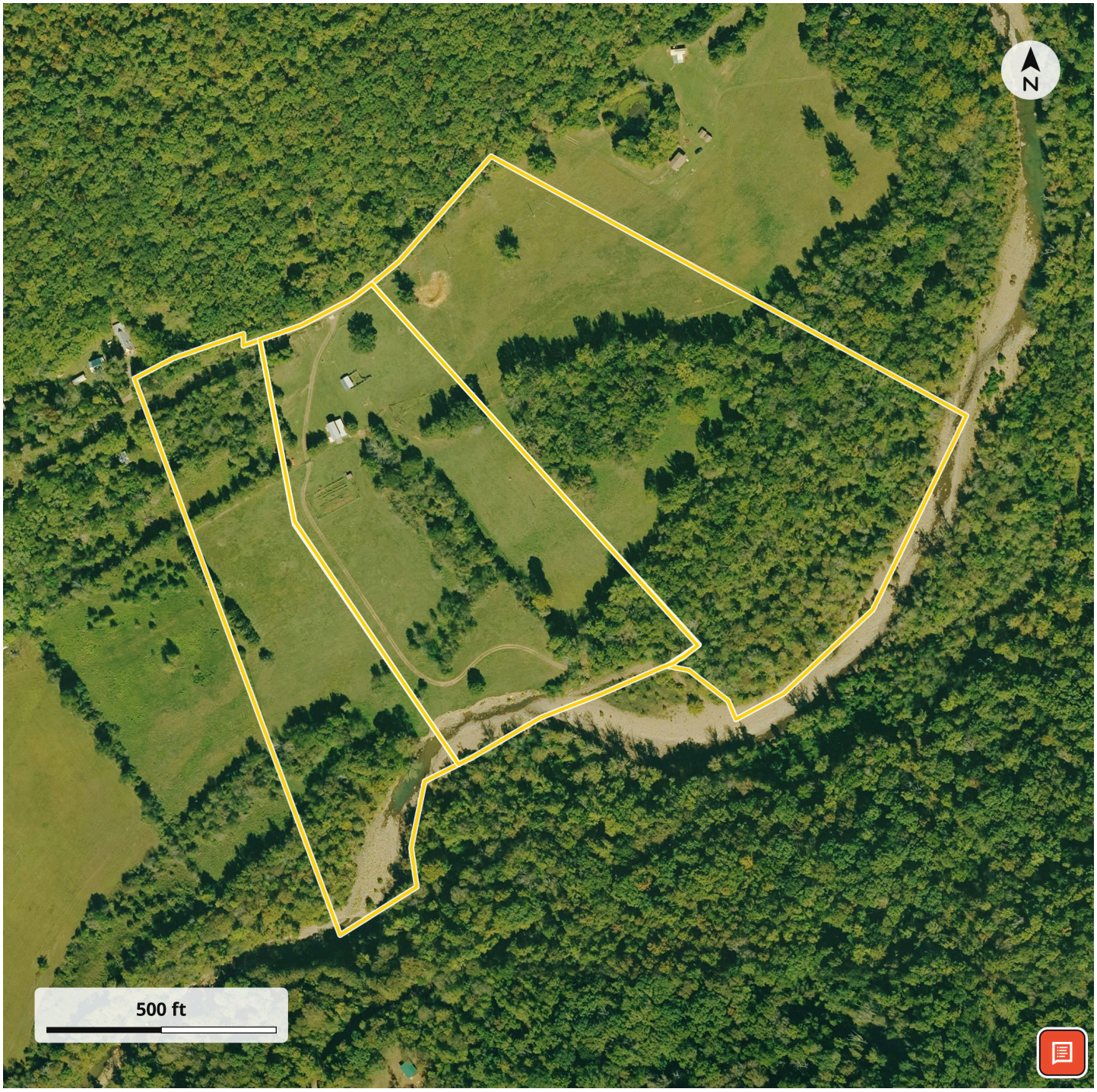
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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