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

**$38,500**
**3.5± Acres**
**Franklin County**










**MORE INFO ONLINE:**

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

## 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**
3.5

**Price**
$38,500

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

Opportunity to own +/- 3.5 acres of highway-front pastureland just south of Webb City, AR. Build your dream home and enjoy peaceful country living just minutes from the Arkansas River. The property measures approximately 226 feet wide by 671 feet long, with Highway 309 bordering the west side and the beautiful pasture land to the east. The land is level and offers access to power along the highway. Conveniently located just minutes from downtown Ozark. Tract 2, 3, and 4 (+/- 3.5 Acres) all located directly south of the property are also available. Buyer is responsible for inspecting access to utilities.

Contact Chris Malinowski for more information @ 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




Lines Approximate

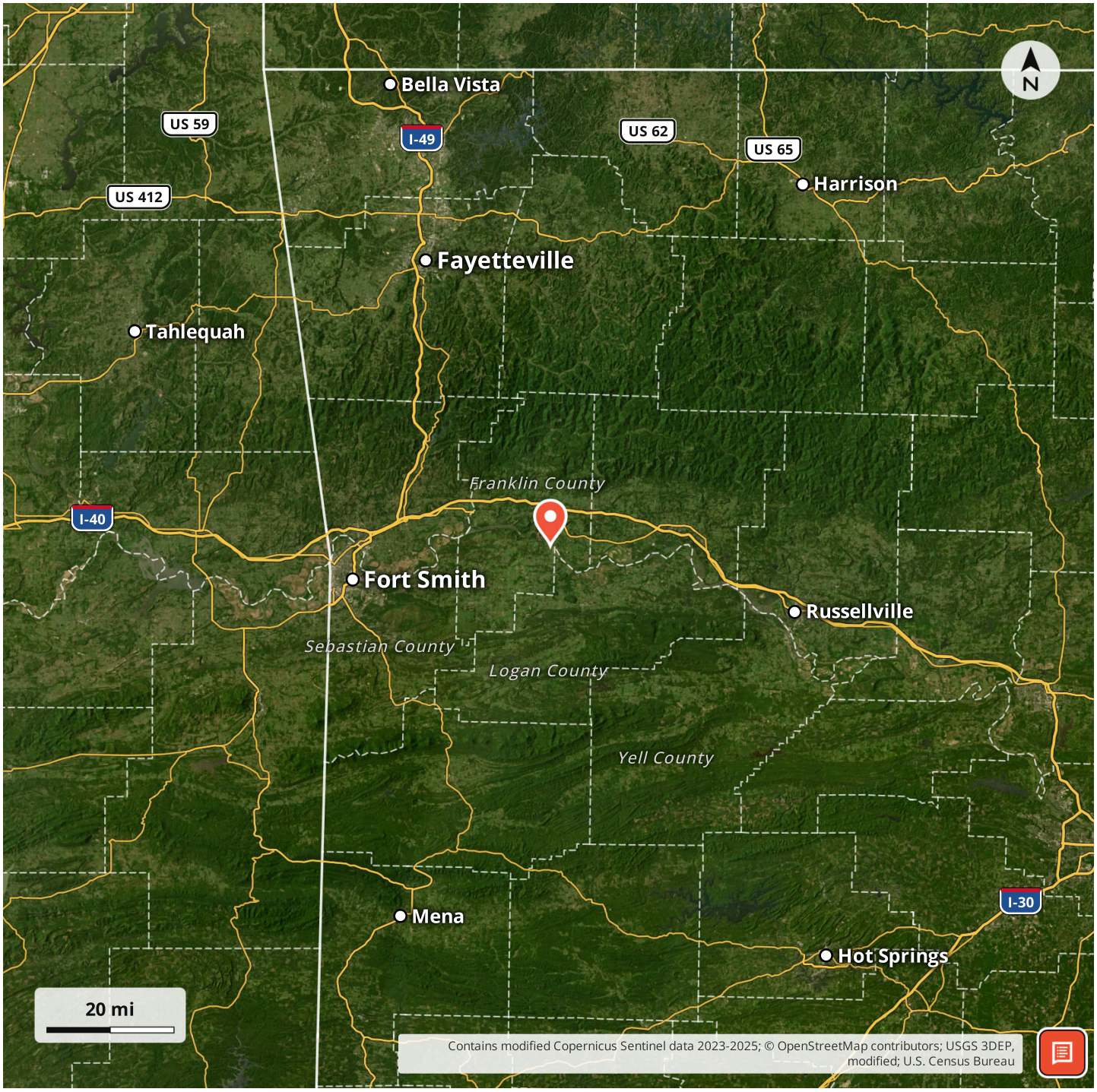








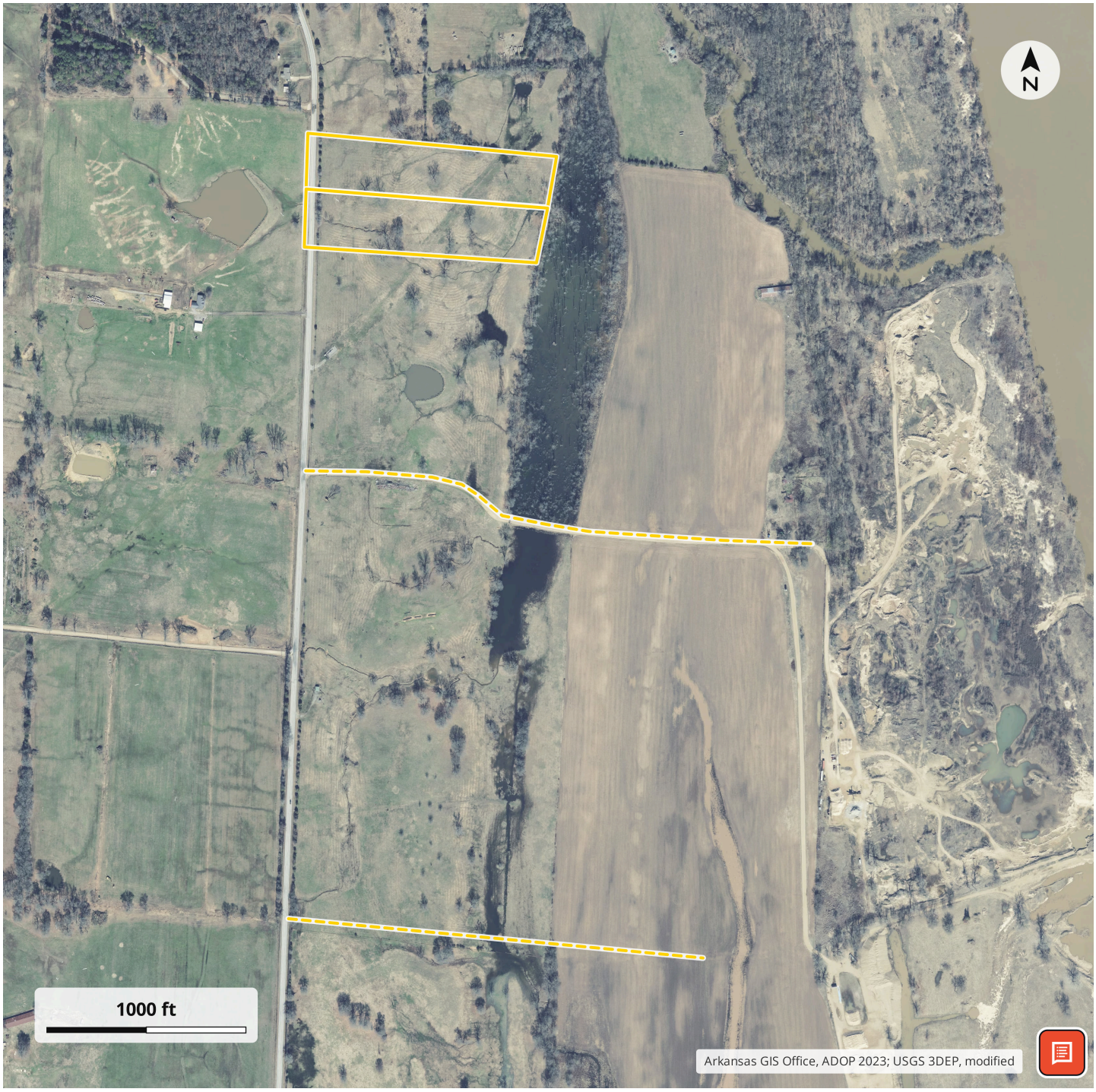
# Regional Map



# Locator Map


S Hwy 23
State Hwy 309
N
0.5 mi
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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Chris Malinowski

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**City / State / Zip**
Fayetteville, AR 72704

## NOTES

**NOTES**

## 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.

**Mossy Oak Properties Field, Farm, and Homes**
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