

Venus 100  
TBD Madison 3445  
Witter, AR 72776

**\$420,000**  
100± Acres  
Madison County



**Venus 100**  
**Witter, AR / Madison County**

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**SUMMARY**

**Address**

TBD Madison 3445 null

**City, State Zip**

Witter, AR 72776

**County**

Madison County

**Type**

Hunting Land, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

35.885099 / -93.605634

**Acreage**

100

**Price**

\$420,000

**Property Website**

<https://www.mossoakproperties.com/property/venus-100-/madison/arkansas/111617/>



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**PROPERTY DESCRIPTION**

+/- 100 wooded acres located 3 miles north of Highway 16 near Boston, AR, on Madison 3345 between Boston and Venus. Electricity and rural water are available at the county road. Access is provided by a 400-yard easement along a private road. The property features a mix of mature hardwood timber, younger regeneration, cedar glades, and scattered pines. Mitchell Branch runs through the property for approximately 950 yards, providing a reliable water feature and excellent wildlife habitat. Bear and deer sign are prevalent throughout the property, and turkey scratching has been observed on numerous visits, making this an excellent recreational and hunting tract. The terrain consists of gently sloping ridges and hollows with a few steeper bluff areas. The northeast corner adjoins the Kings River Natural Area, providing direct access to approximately 40 acres of public land that connects to nearly 1,200 additional acres of conservation land. The Ozark National Forest surrounds the area to the north, south, and east, including a 380-acre tract located just 400 yards north of the property, offering outstanding opportunities for hunting, hiking, and recreation.

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

Distances:

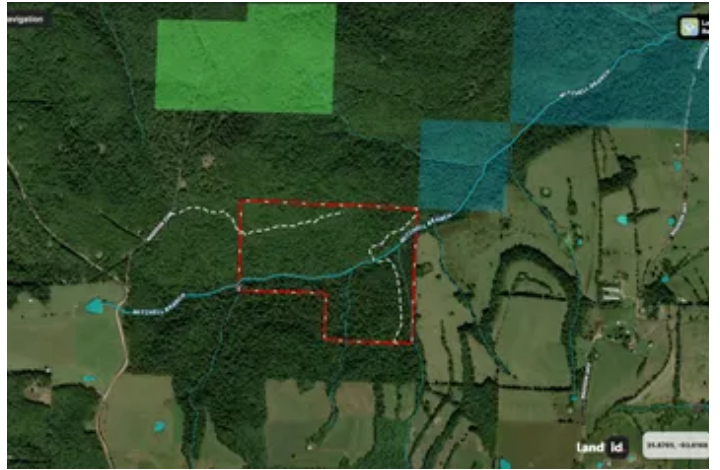
Fayetteville, AR - 1 hour 5 minutes, 47 miles

Huntsville, AR - 34 minutes, 20 miles

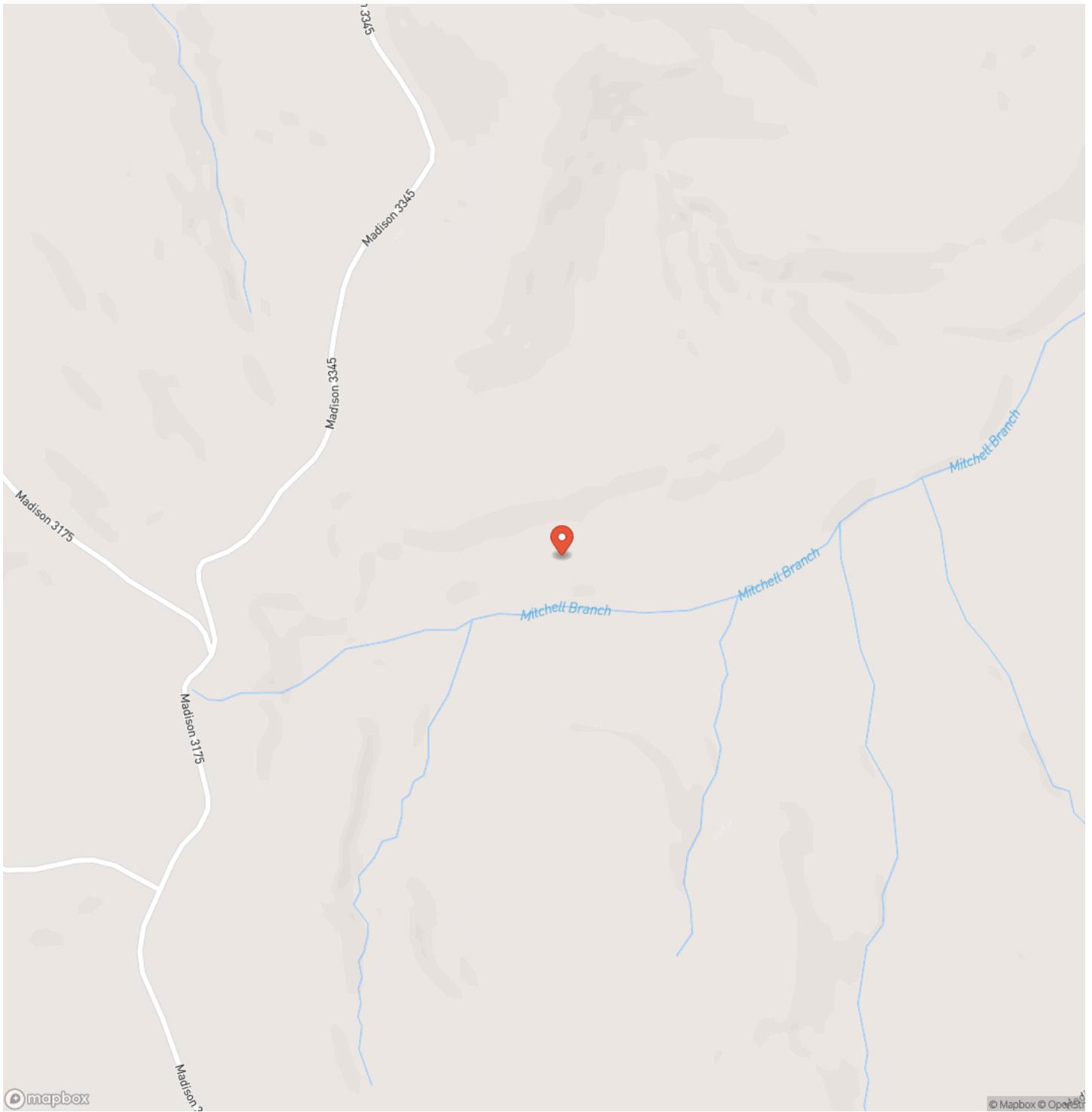
Ozark, AR 1 hour, 10 minutes, 45 miles

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

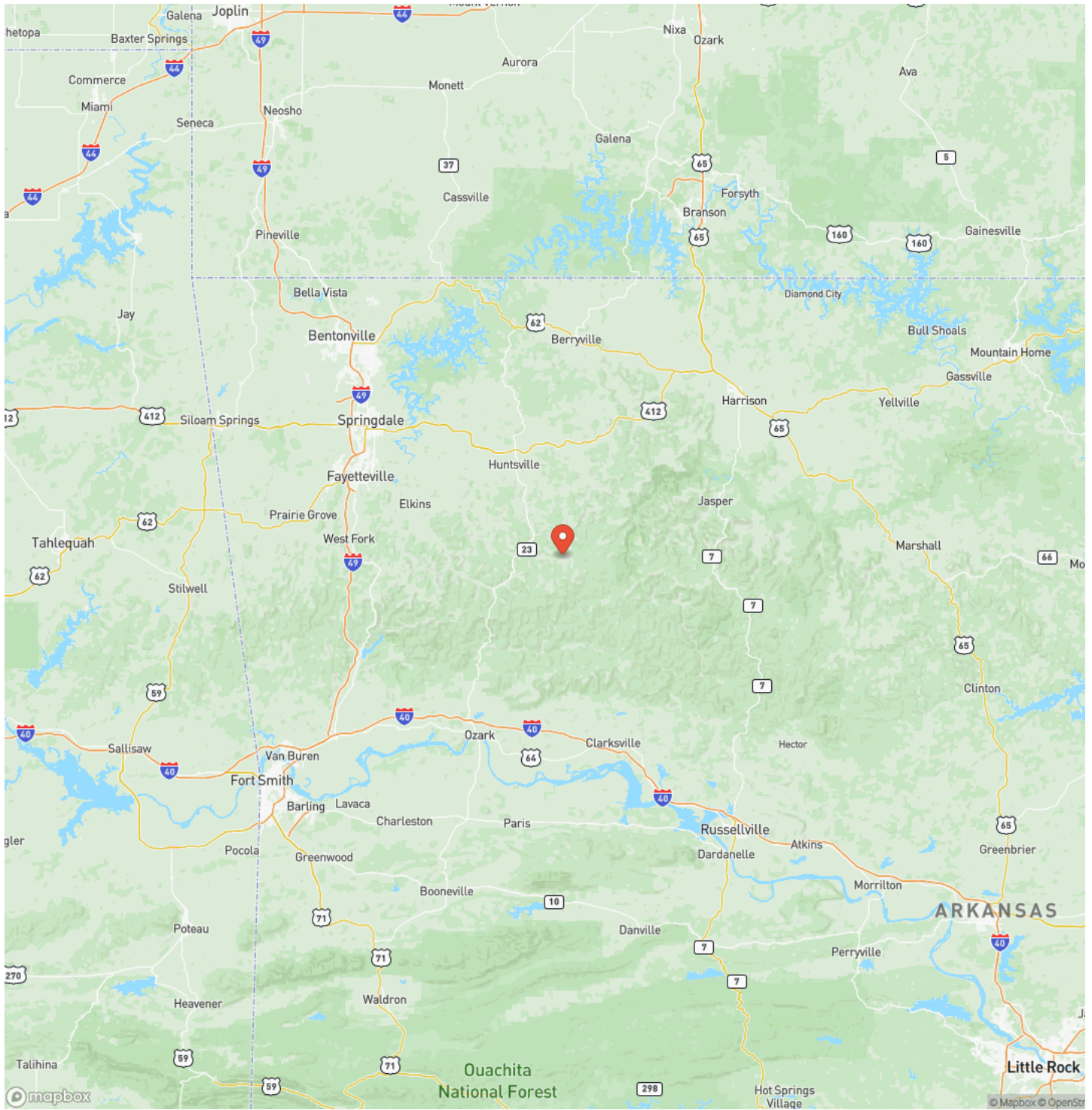
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## Locator Map



# Locator Map



## Satellite Map







## **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**

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

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