

5176 CR 5099  
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Pettigrew, AR 72752

**\$649,000**  
5.570± Acres  
Johnson County





**5176 CR 5099**  
**Pettigrew, AR / Johnson County**

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**SUMMARY**

**Address**

5176 CR 5099

**City, State Zip**

Pettigrew, AR 72752

**County**

Johnson County

**Type**

Residential Property, Riverfront, Recreational Land

**Latitude / Longitude**

35.722322 / -93.629679

**Dwelling Square Feet**

1120

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

5.570

**Price**

\$649,000

**Property Website**

<https://www.mossyoakproperties.com/property/5176-cr-5099-johnson-arkansas/98336/>



**PROPERTY DESCRIPTION**

Exceptional Ozark retreat in the heart of the Little Mulberry Creek Valley, just 5 miles north of Hwy 215. This rare opportunity offers 670 ft of Little Mulberry Creek frontage and 650 ft of Friley Creek frontage. Just over 100 yards from their confluence sits a beautiful cabin with over 1700 sq ft of covered porch space, partially enclosed to ensure you can take in the beauty of the surrounding landscape year round. Open kitchen and living area with lots of windows for awesome lighting and gorgeous views. It's hard to describe this peaceful setting until you experience it for yourself. Gated entrance for complete seclusion and privacy. Well, electric and fiber on site. Roughly 5.5 acres with additional acreage available. National forest in close proximity in every direction. One of the most scenic and secluded valleys in the Ozarks.

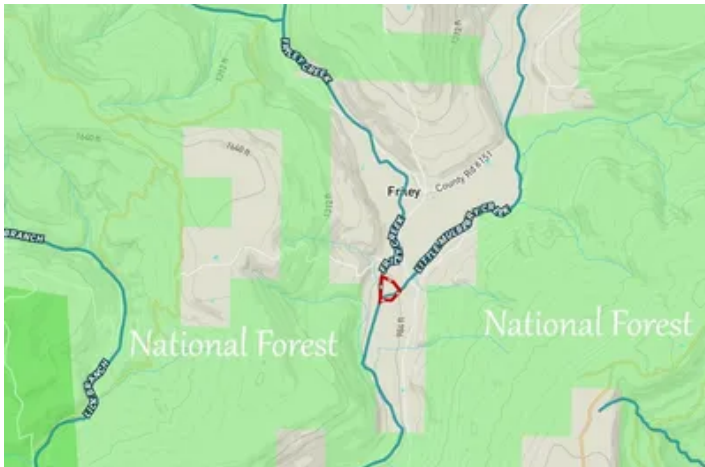
Distances:

Fayetteville, AR - 1 hour 20 minutes, 50 miles

Clarksville, AR - 58 minutes, 30 miles

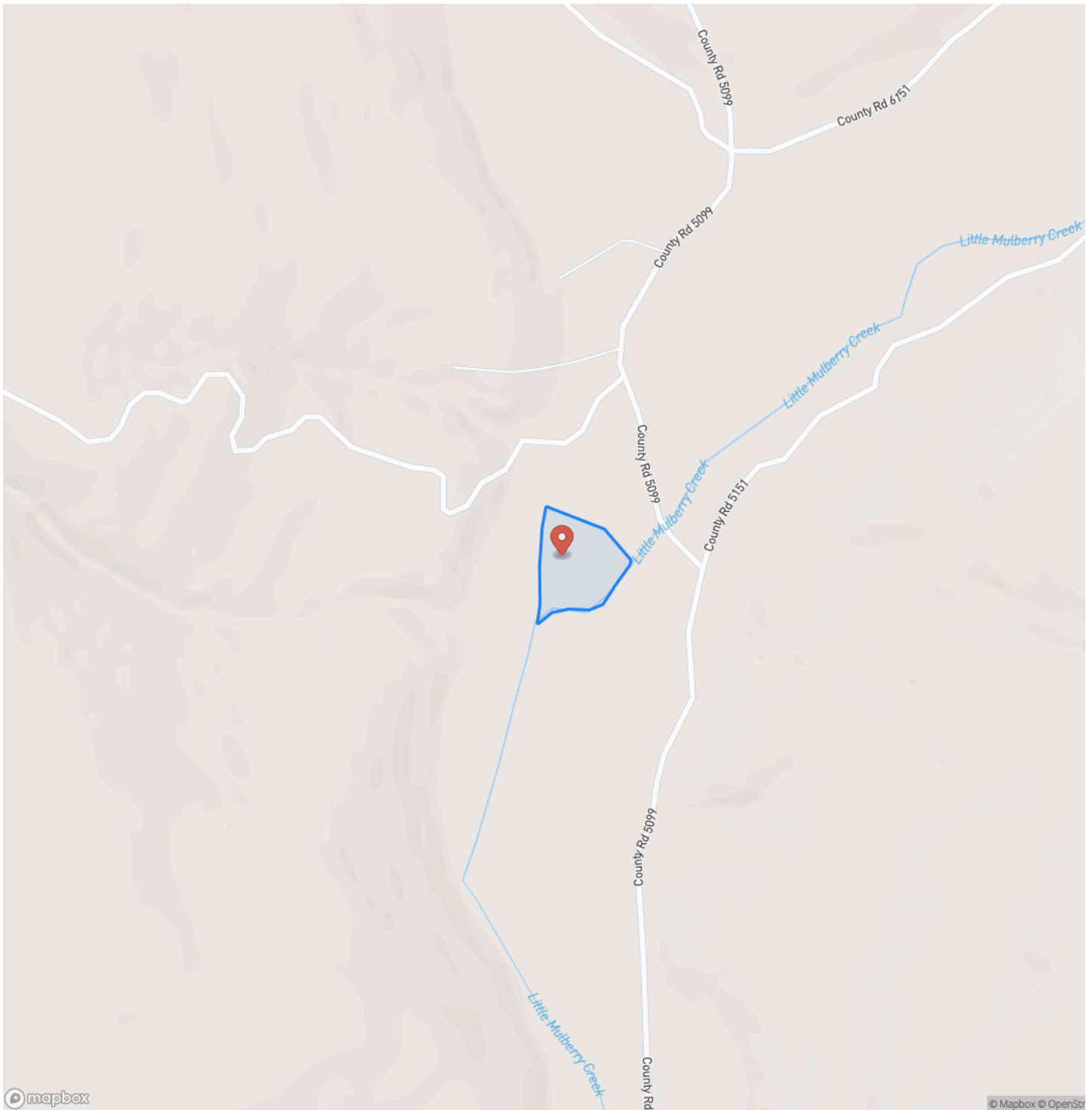
Ozark, AR 1 hour, 5 minutes, 35 miles

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

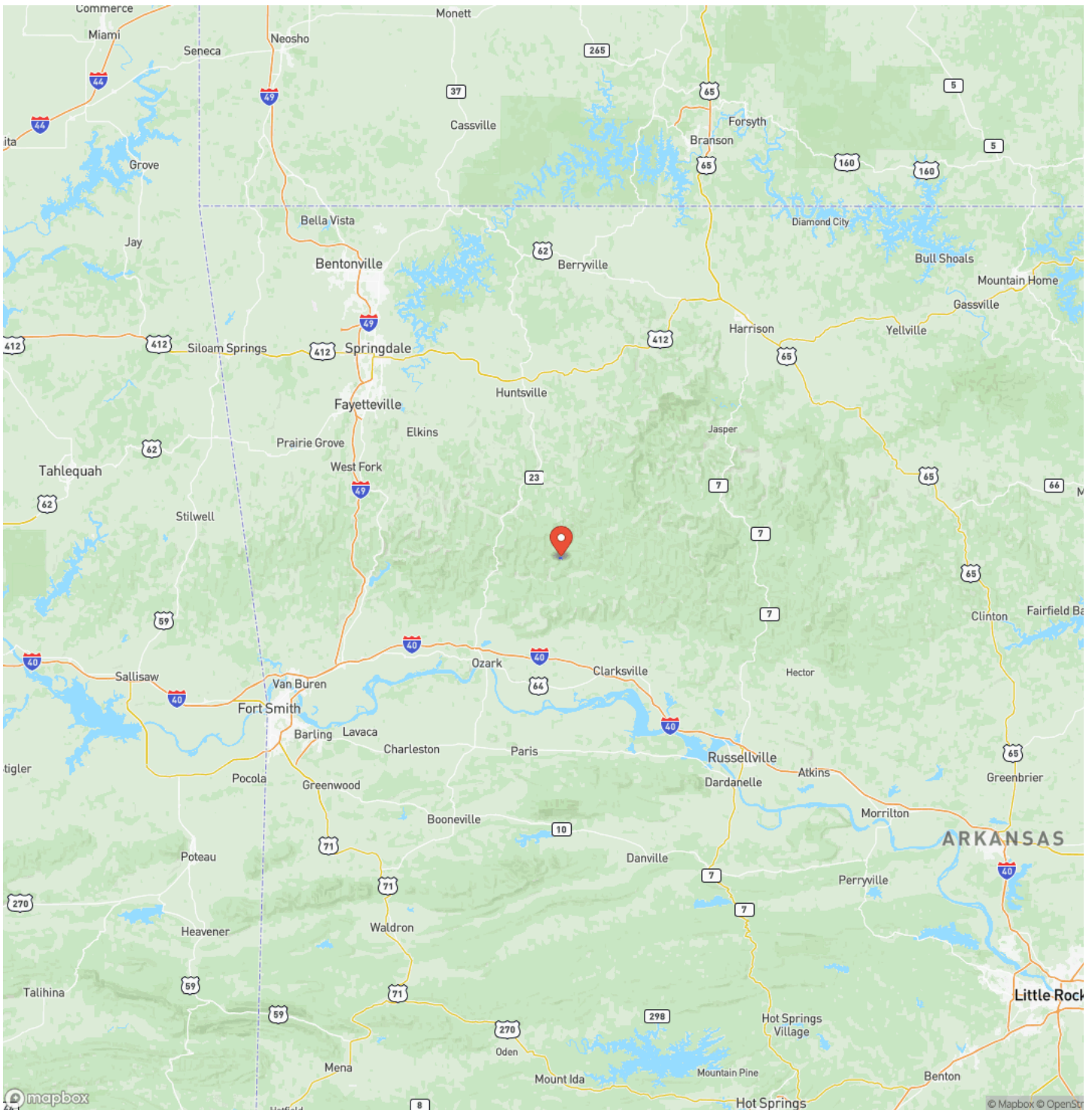




## Locator Map

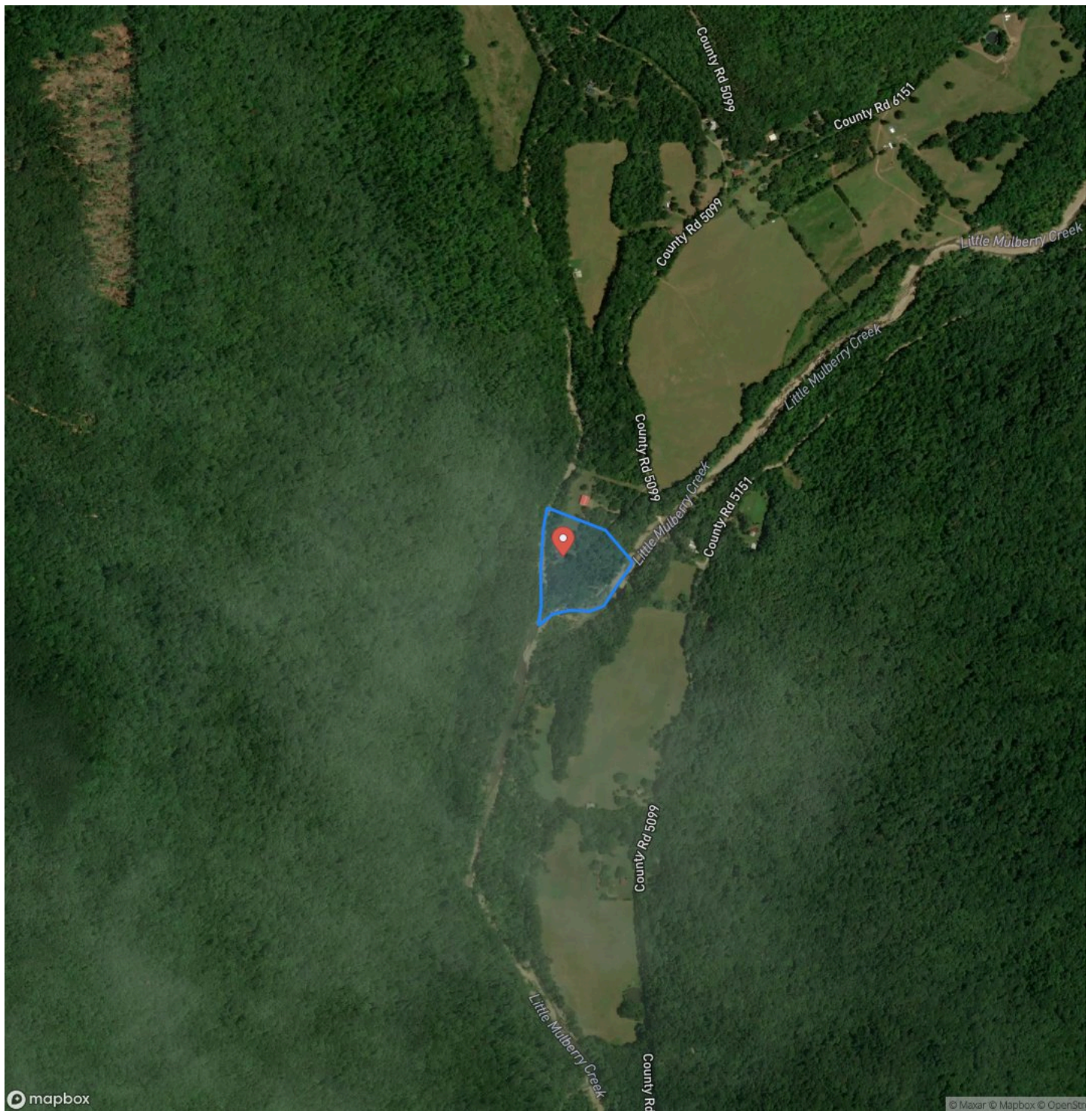


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Malinowski

## Mobile

(214) 738-7320

## Office

(479) 480-7000

## Email

cmalinowski@mossyoakproperties.com

## Address

1200 Fort Street

## City / State / Zip

## NOTES

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.

**MORE INFO ONLINE:**

**moparkansasland.com**



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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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**Mossy Oak Properties Field, Farm, and Homes**  
1200 Fort Street  
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