

5176 CR 5099
5176 CR 5099
Pettigrew, AR 72752

\$649,000
5.570± Acres
Johnson County



5176 CR 5099

Pettigrew, AR / Johnson County

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/>



5176 CR 5099

Pettigrew, AR / Johnson County

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

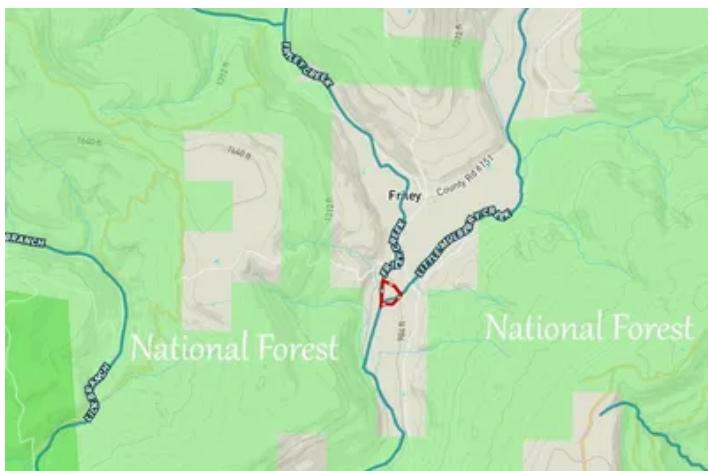
Clarksville, AR - 58 minutes, 30 miles

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.

5176 CR 5099

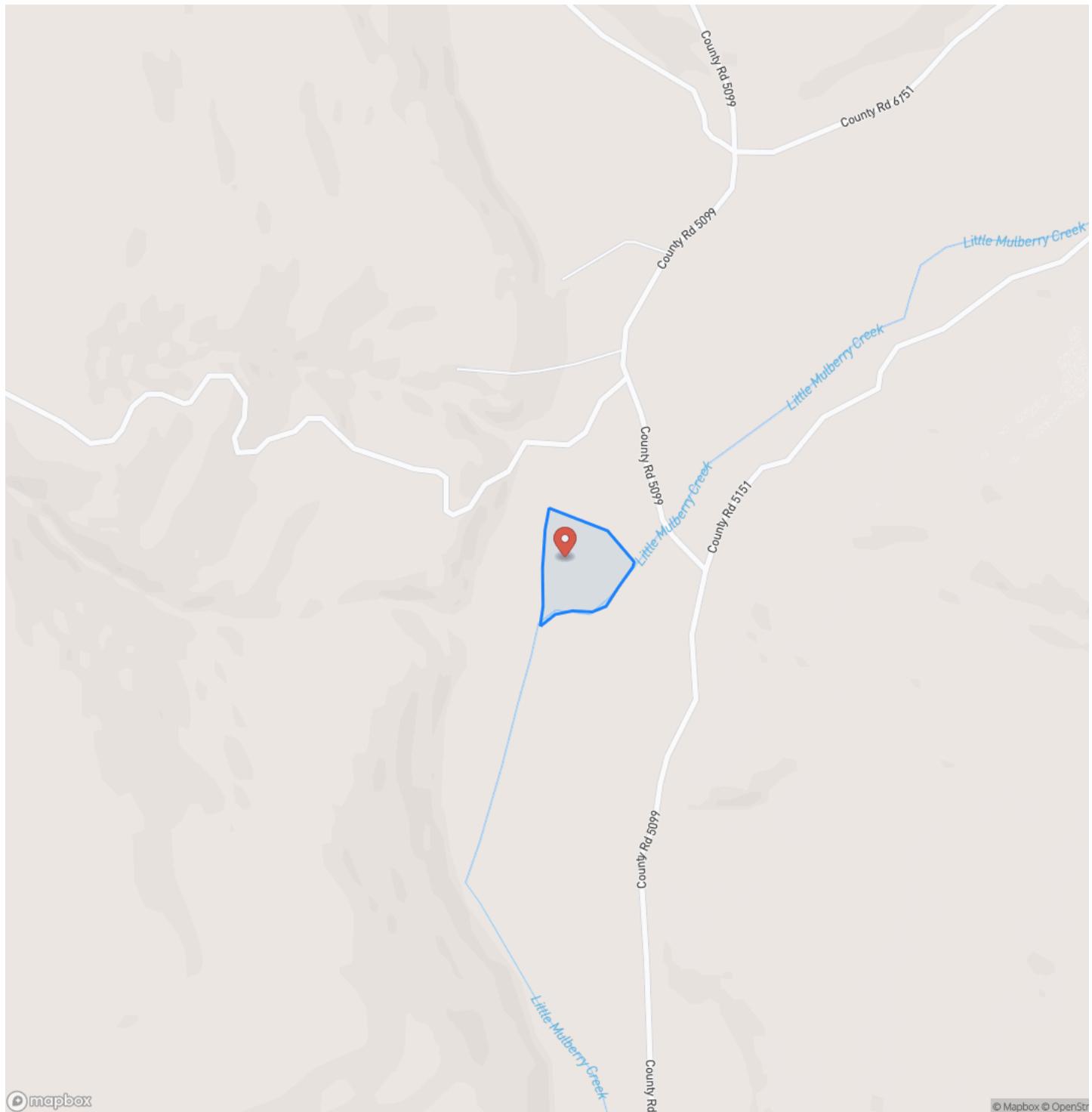
Pettigrew, AR / Johnson County



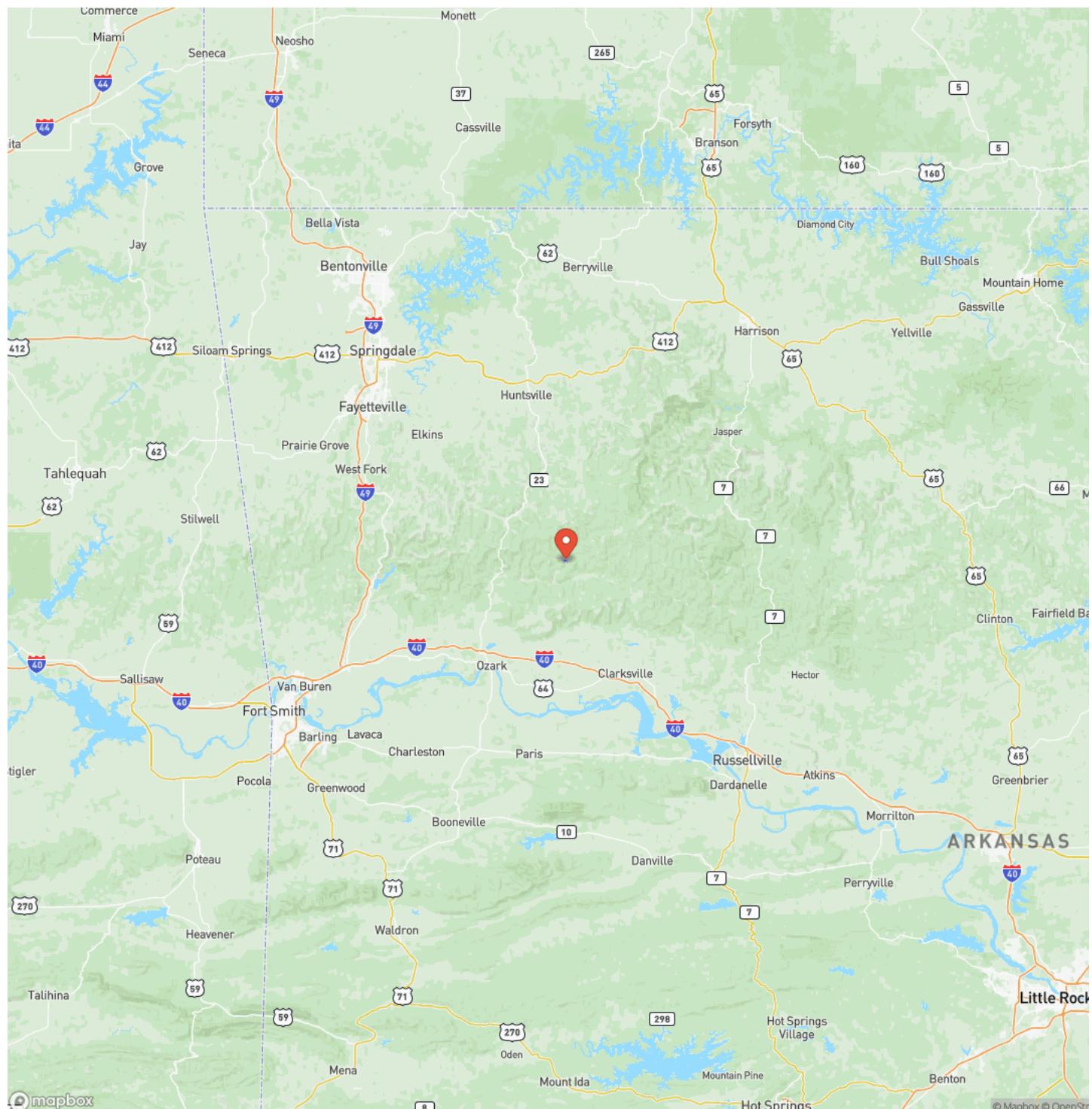
5176 CR 5099

Pettigrew, AR / Johnson County

Locator Map



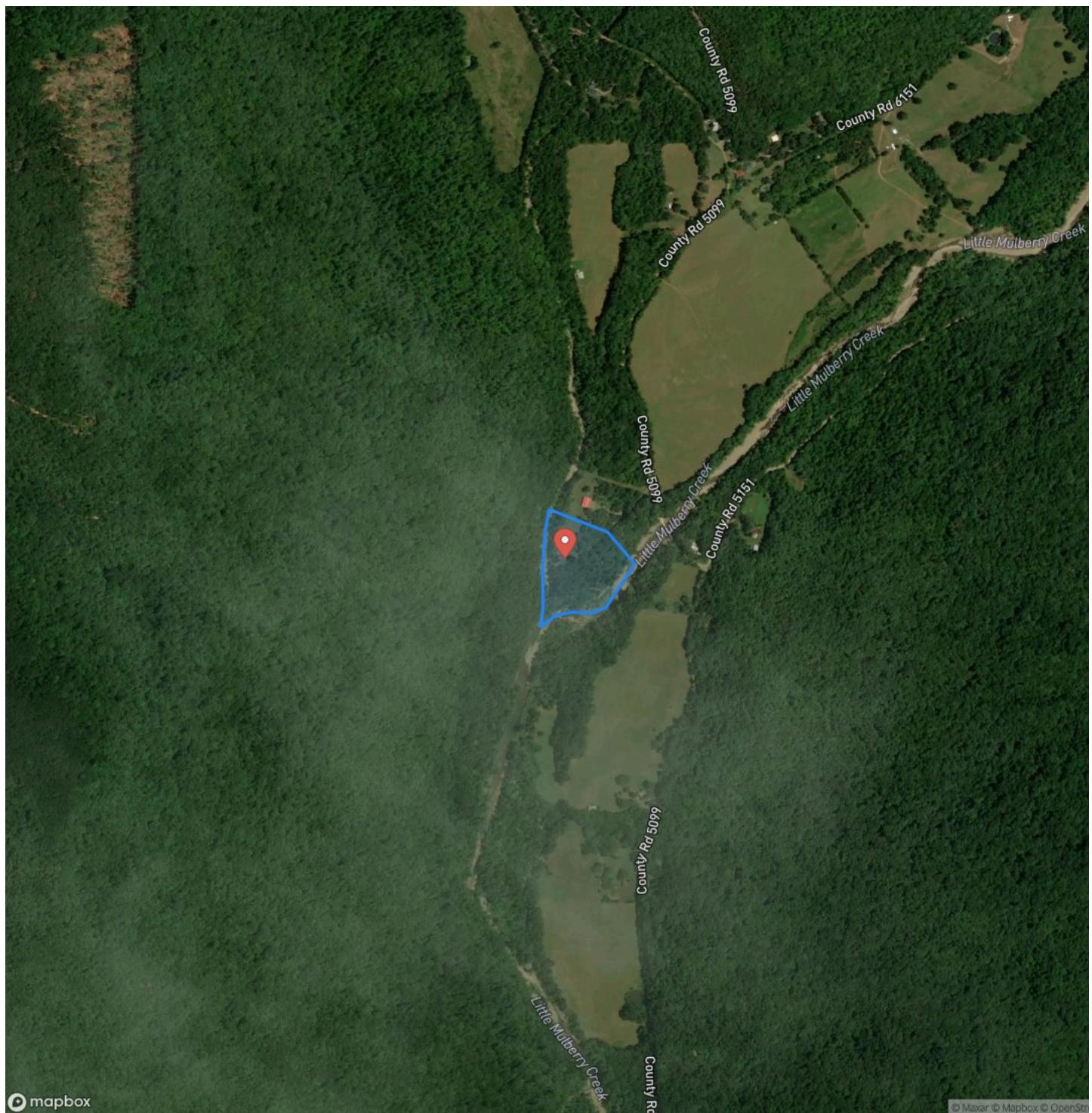
Locator Map



5176 CR 5099

Pettigrew, AR / Johnson County

Satellite Map



© mapbox

© Maxar © Mapbox © OpenStre

5176 CR 5099

Pettigrew, AR / Johnson County

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

NOTES

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
, AZ 72923
(479) 480-7000
moparkansasland.com
