Boston 100
000 Madison 3345
Witter, AR 72776

$400,000
100± Acres
Madison County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
000 Madison 3345

City, State Zip
Witter, AR 72776

County
Madison County

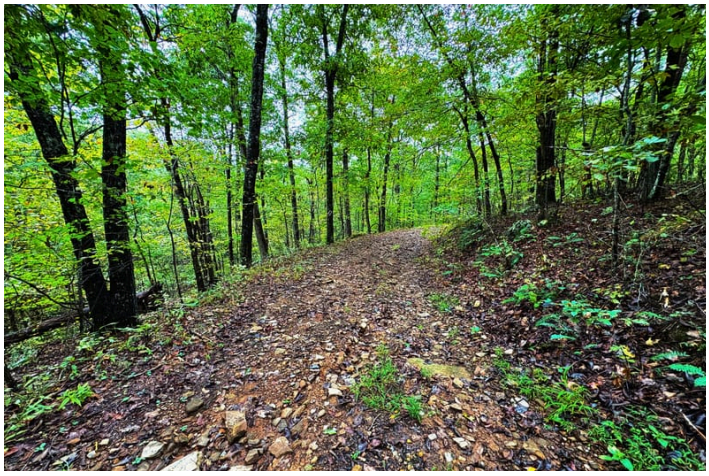
Type
Hunting Land, Recreational Land, Undeveloped Land

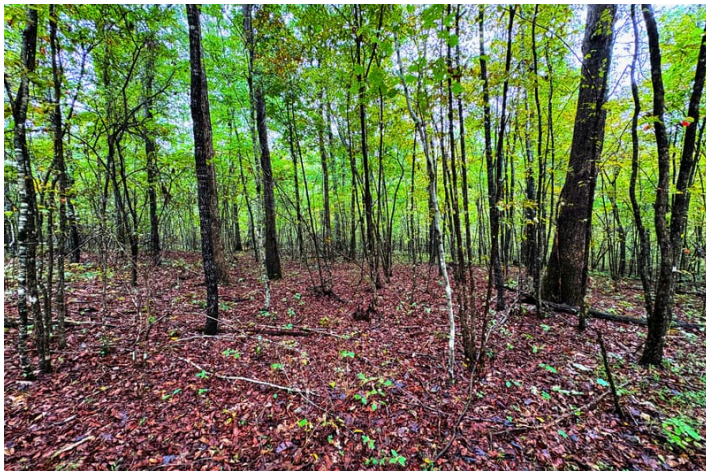
Latitude / Longitude
35.883811 / -93.61192

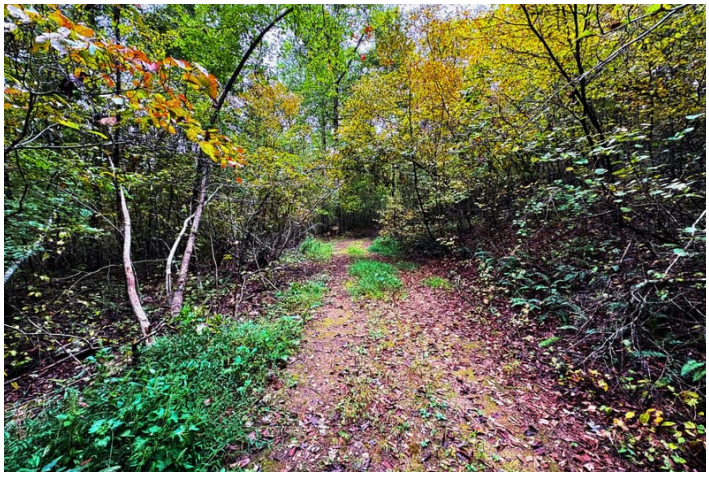
Acreage
100

Price
$400,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

+/- 100 wooded acres located on Madison County Road 3345, about three miles north of Highway 16 between Boston and Venus, Arkansas Electricity and rural water are available along the county road. No utility easement currently in place. The property offers a diverse mix of mature hardwoods, younger timber, gum, elm, and creek-bottom vegetation. Mitchell Branch winds through the property for approximately 380 yards, creating a consistent water source and valuable wildlife corridor. Deer and bear sign are common, with turkey scratch also noted throughout the property. Roughly 1.6 miles of established 4x4 trail systems are already in place, with at least that or more dirt bike trails meandering through the entire property. The land features gently rolling ridges, hollows, and several steeper sections, providing varied terrain for hunting and outdoor recreation. The property is also surrounded by Ozark National Forest to the north, south, and east, including a 380-acre National Forest tract approximately 900 yards to the north. The combination of timber, water, terrain, and nearby public land creates a strong setting for hunting, wildlife viewing, and other recreational uses.

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

Distances:

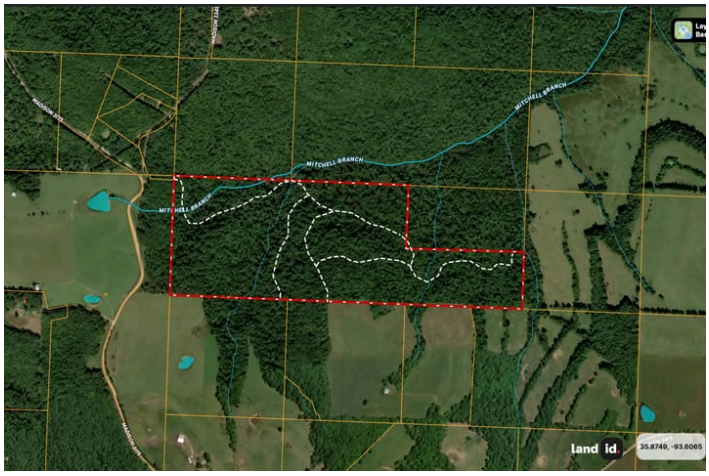
Fayetteville, AR - 1 hour 5 minutes, 47 miles

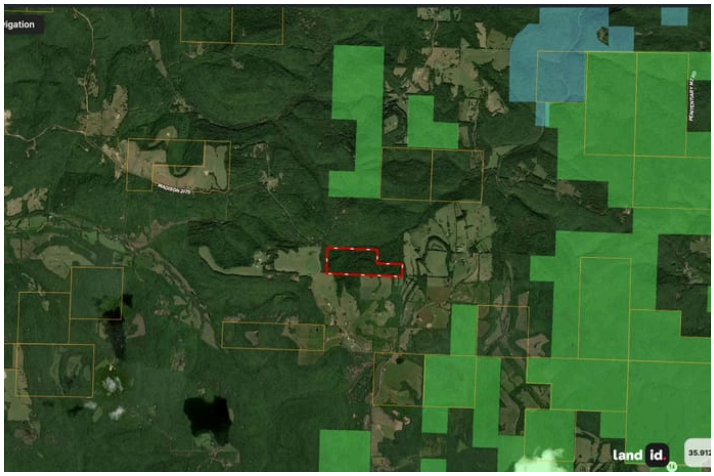
Huntsville, AR - 34 minutes, 20 miles

Ozark, AR 1 hour, 10 minutes, 45 miles

Call or text Chris Malinowski at 214-738-7320 for more information or to schedule a private showing.




MITCHELL BRANCH
land id

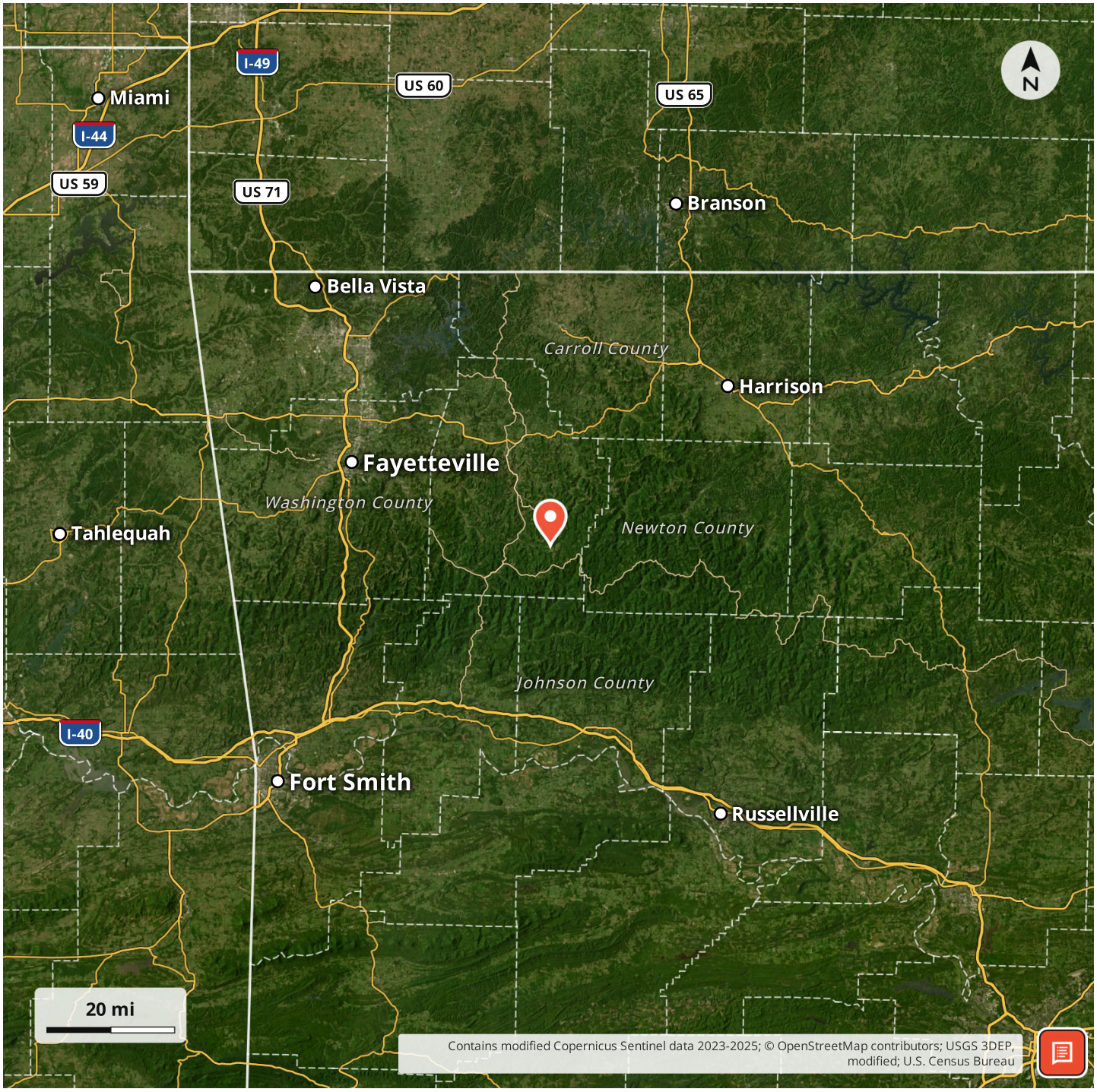

land id



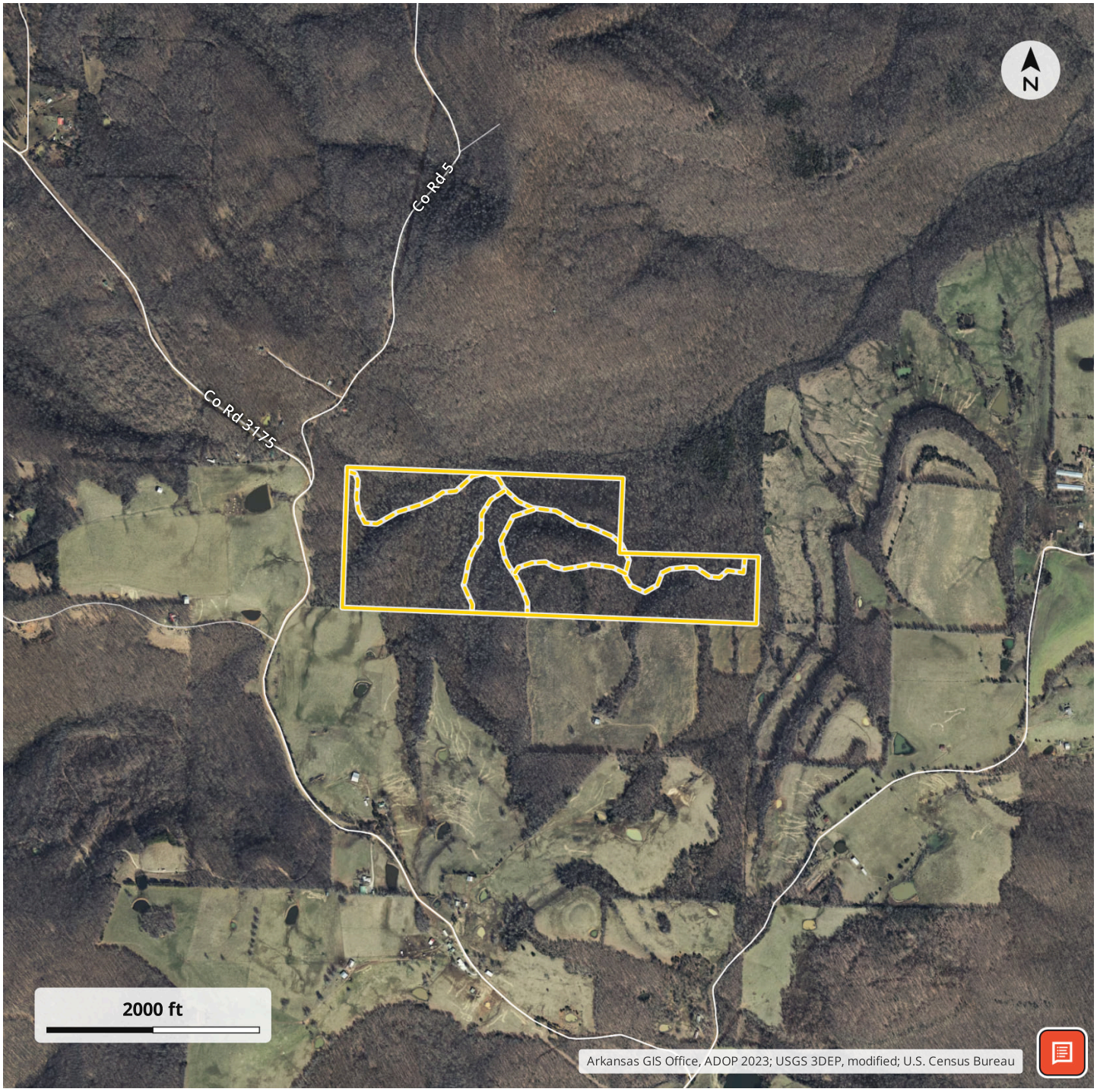




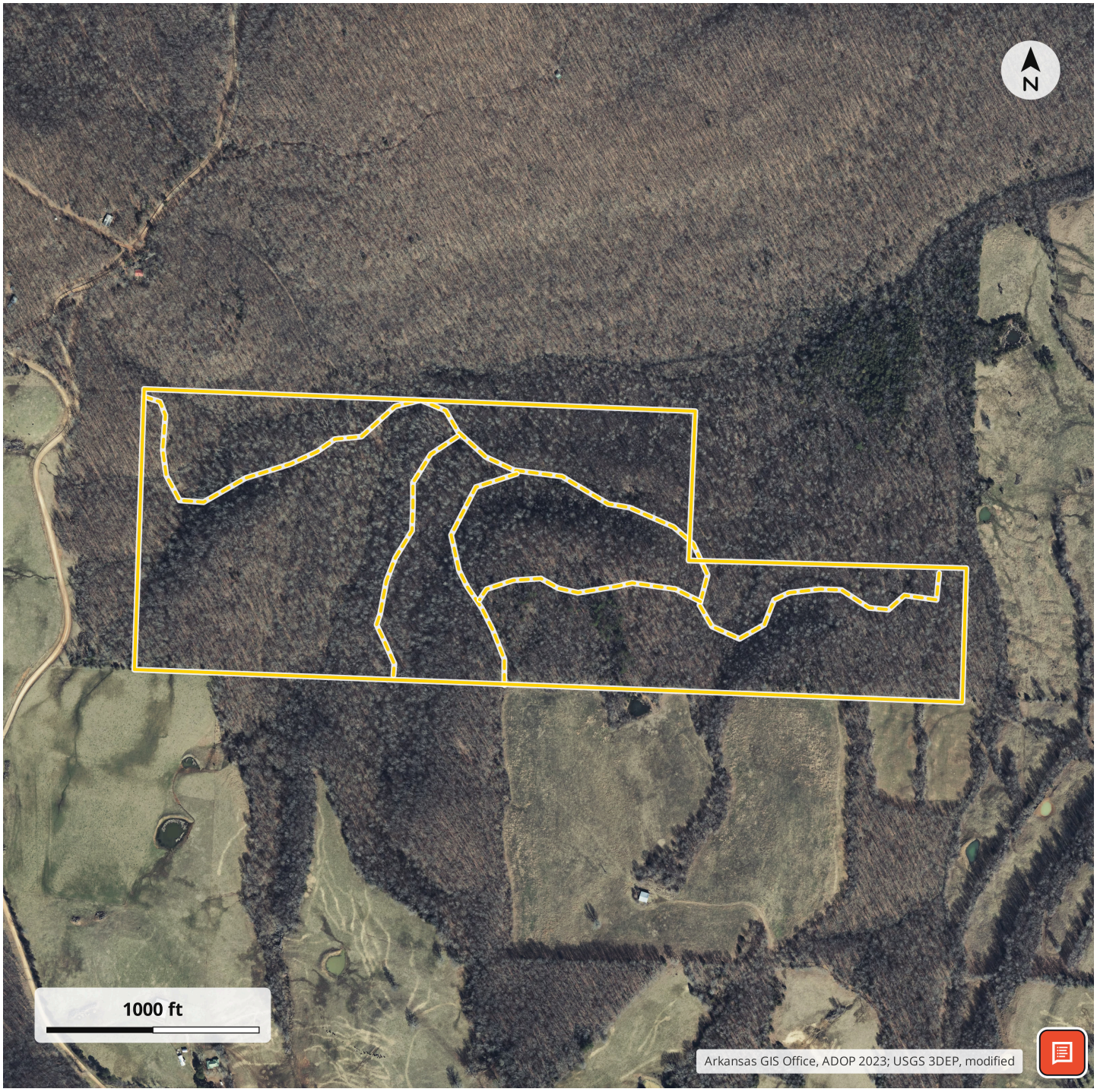
Regional Map



Locator Map


N
Co Rd 5
Co Rd 3175
2000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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