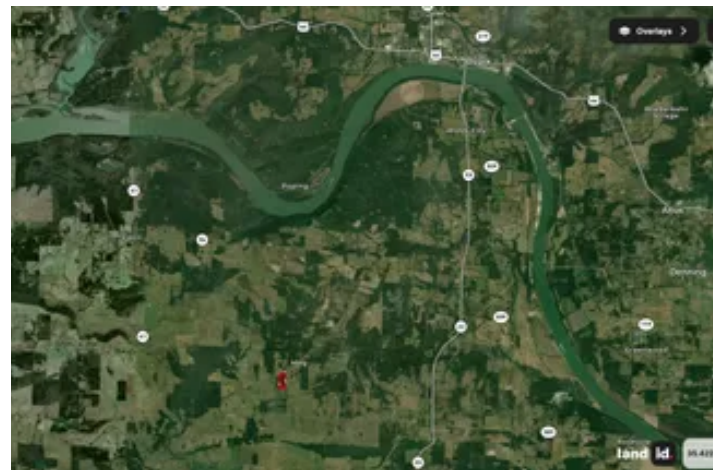


5644 Oak Bend Rd, Ozark, AR
5644 Oak Bend Rd
Ozark, AR 72949

\$98,000
19.510± Acres
Franklin County



5644 Oak Bend Rd, Ozark, AR
Ozark, AR / Franklin County

SUMMARY

Address

5644 Oak Bend Rd

City, State Zip

Ozark, AR 72949

County

Franklin County

Type

Recreational Land, Lot

Latitude / Longitude

35.401553 / -93.893127

Acreage

19.510

Price

\$98,000

Property Website

<https://www.mossoakproperties.com/property/5644-oak-bend-rd-ozark-ar-franklin-arkansas/84828/>



5644 Oak Bend Rd, Ozark, AR
Ozark, AR / Franklin County

PROPERTY DESCRIPTION

For sale: +/- 19.51 acres on Oak Bend rd south of Ozark. Located between Cecil and Webb City just south of HWY 96. Property is mostly all wooded with a wet weather creek running west to east just south of the road. There is a pear tree located next to the manufactured home (no value) with septic and rural water on site. Owner has current lease with the Energy Transfer gas company, mineral rights will transfer to new owner.

Contact Chris Malinowski @ [214-738-7320](tel:214-738-7320) for more information.

Ozark, AR - 12 minutes, 8.2 miles

Fort Smith, AR - 53 minutes, 35 miles

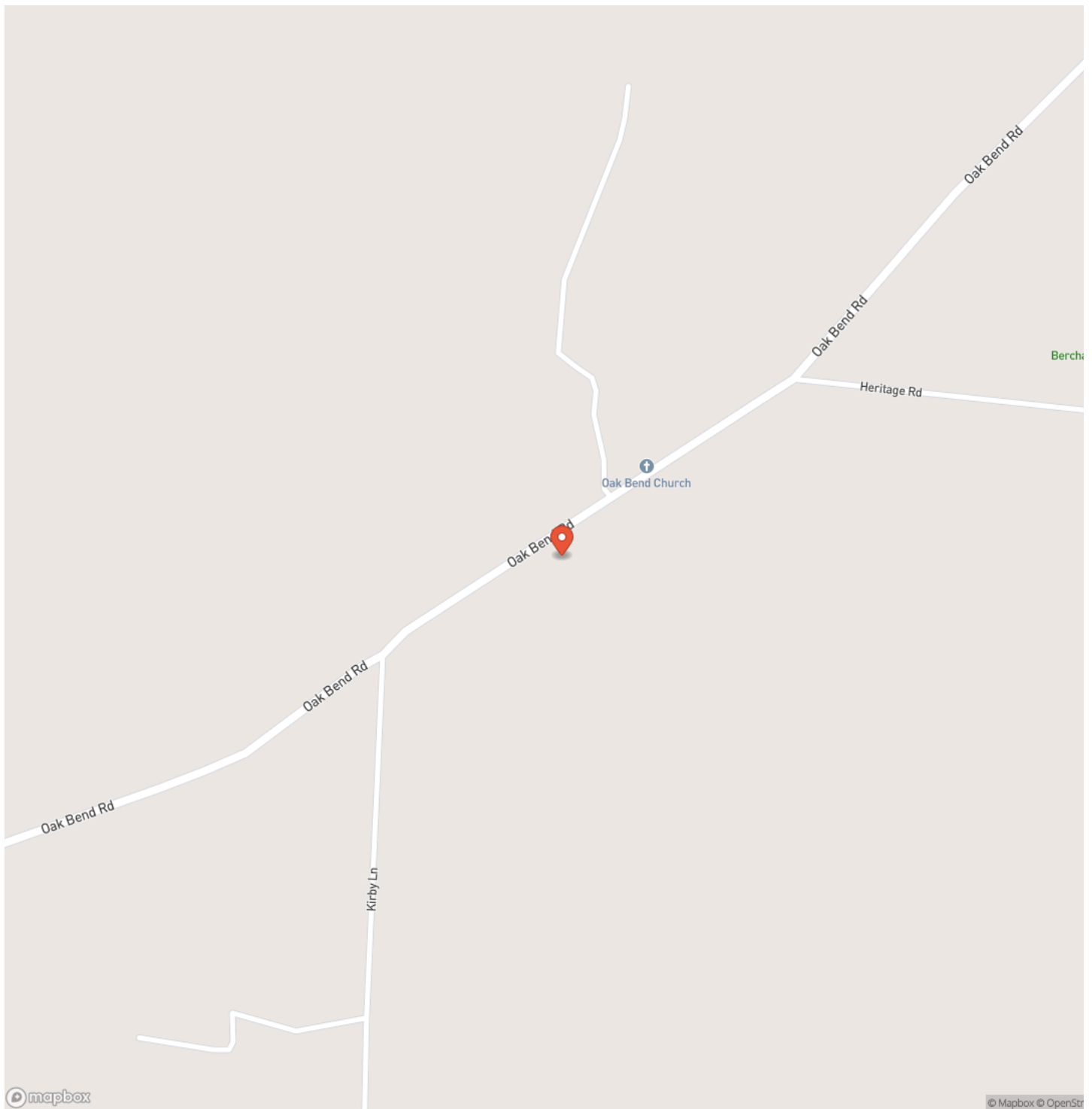
Clarksville, AR - 36 minutes, 31 miles



5644 Oak Bend Rd, Ozark, AR
Ozark, AR / Franklin County

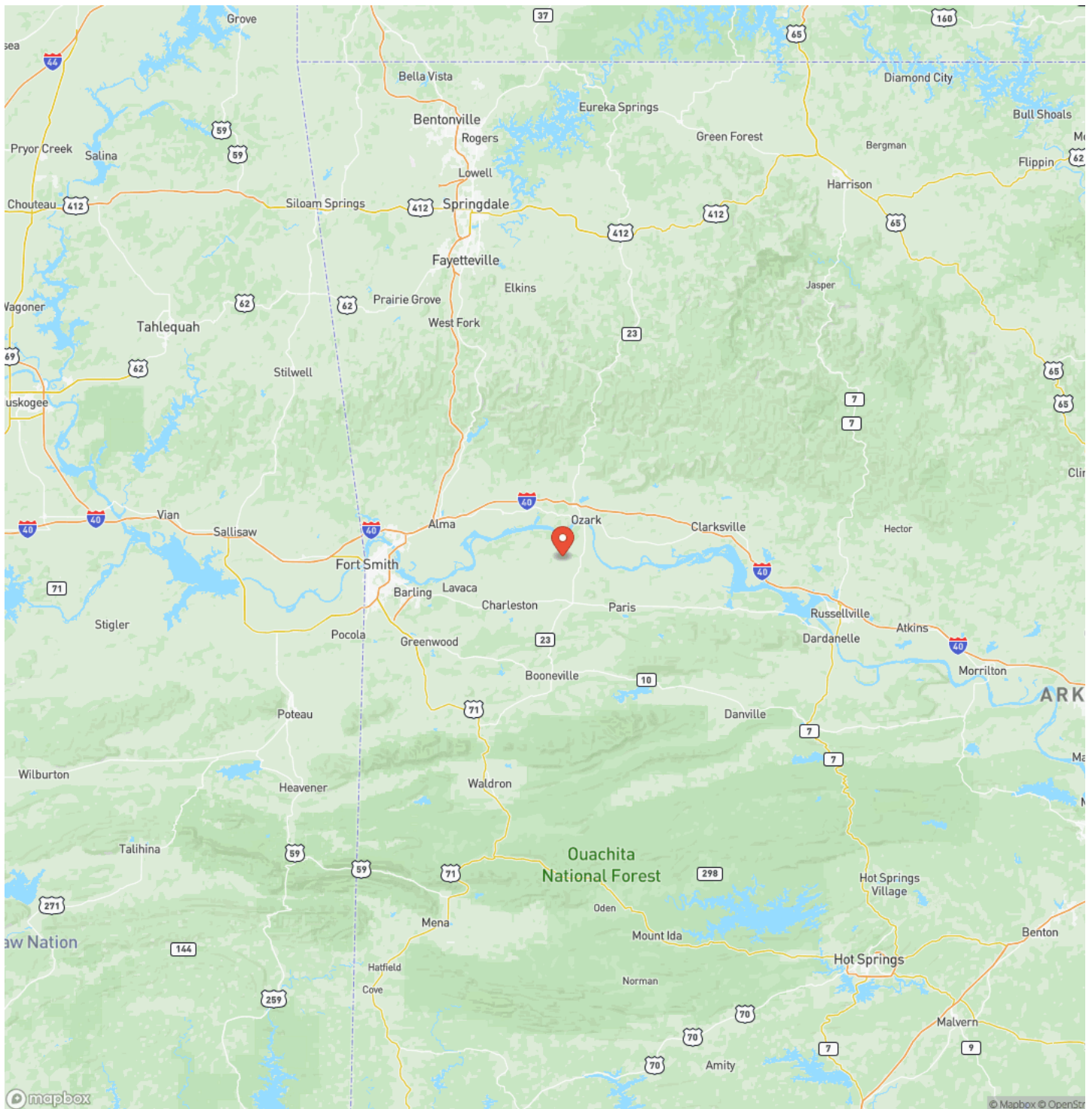


Locator Map



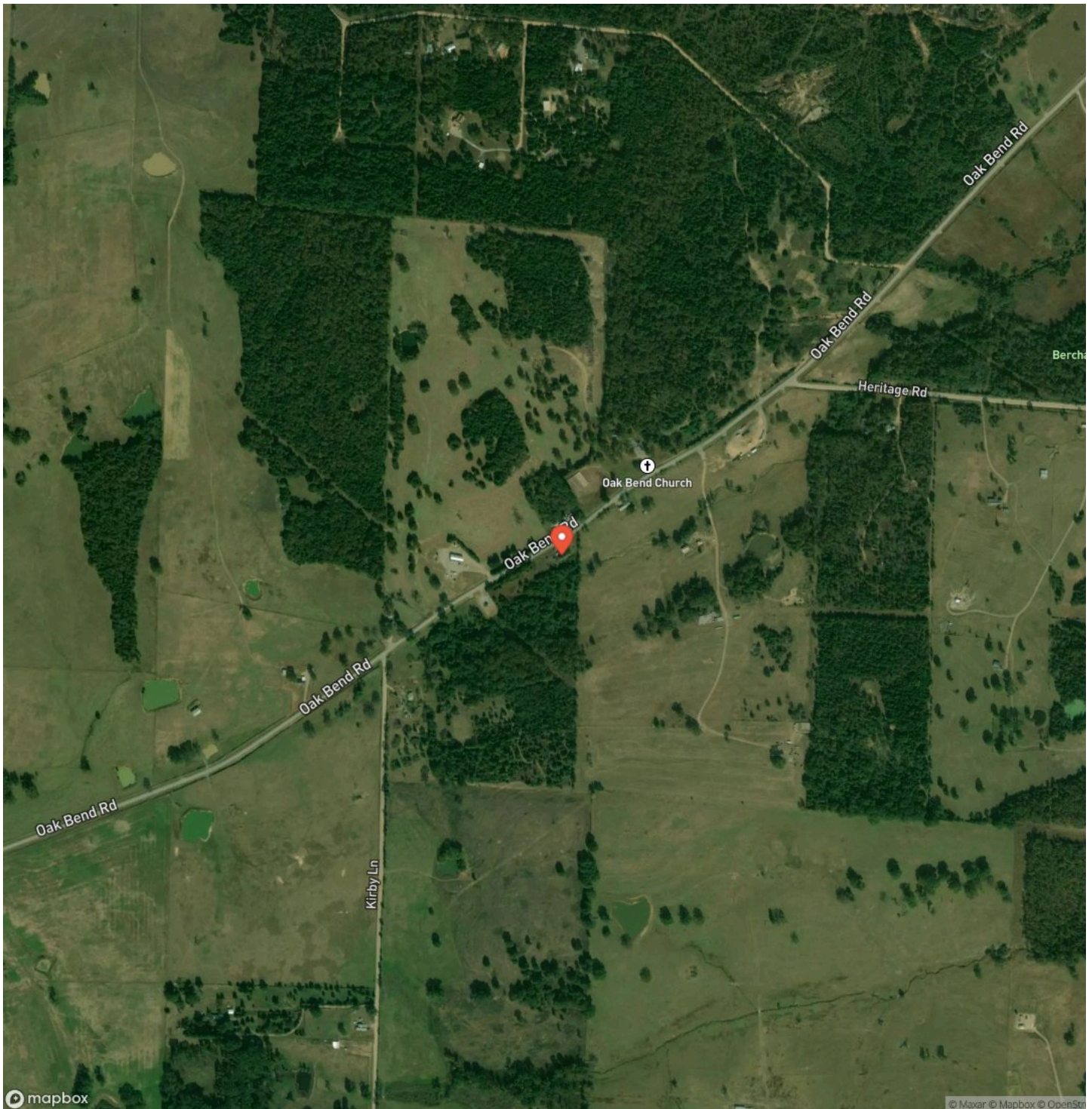
5644 Oak Bend Rd, Ozark, AR
Ozark, AR / Franklin County

Locator Map



5644 Oak Bend Rd, Ozark, AR
Ozark, AR / Franklin County

Satellite Map



5644 Oak Bend Rd, Ozark, AR
Ozark, AR / Franklin 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



MORE INFO ONLINE:

moparkansasland.com

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



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

