

Tract 2 Mulberry Riverfront 3 Acre Lot  
000 HWY 23 N  
Ozark, AR 72949

**\$159,000**  
3± Acres  
Franklin County



**Tract 2 Mulberry Riverfront 3 Acre Lot  
Ozark, AR / Franklin County**

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**SUMMARY**

**Address**

000 HWY 23 N

**City, State Zip**

Ozark, AR 72949

**County**

Franklin County

**Type**

Riverfront, Lot, Business Opportunity

**Latitude / Longitude**

35.665482 / -93.83404

**Acreage**

3

**Price**

\$159,000

**Property Website**

<https://www.mossoakproperties.com/property/tract-2-mulberry-riverfront-3-acre-lot/franklin/arkansas/96686/>



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### PROPERTY DESCRIPTION

TRACT 2

Surveyed 3.01 Acre Mulberry Riverfront lot with 170 ft of river frontage on one of the Mulberry river's best floating stretches. Water and electric at the road with deeded access via shared gravel road. Just 13 miles north of I-40 on scenic Hwy 23. Enjoy Ozark National Forest views, waterfront serenity, and the sound of the river from your future deck or cabin site. A rare chance to own prime riverfront property in the Ozarks.

Contact Chris Malinowski @ [214-738-7320](tel:214-738-7320) or [cmalinowski@mossyoakproperties.com](mailto:cmalinowski@mossyoakproperties.com)

*for more information or to schedule a private showing.*

Fayetteville, AR - 1 hour , 43 miles

Fort Smith, AR - 53 minutes, 48 miles

Little Rock, AR - 2 hours, 136 miles

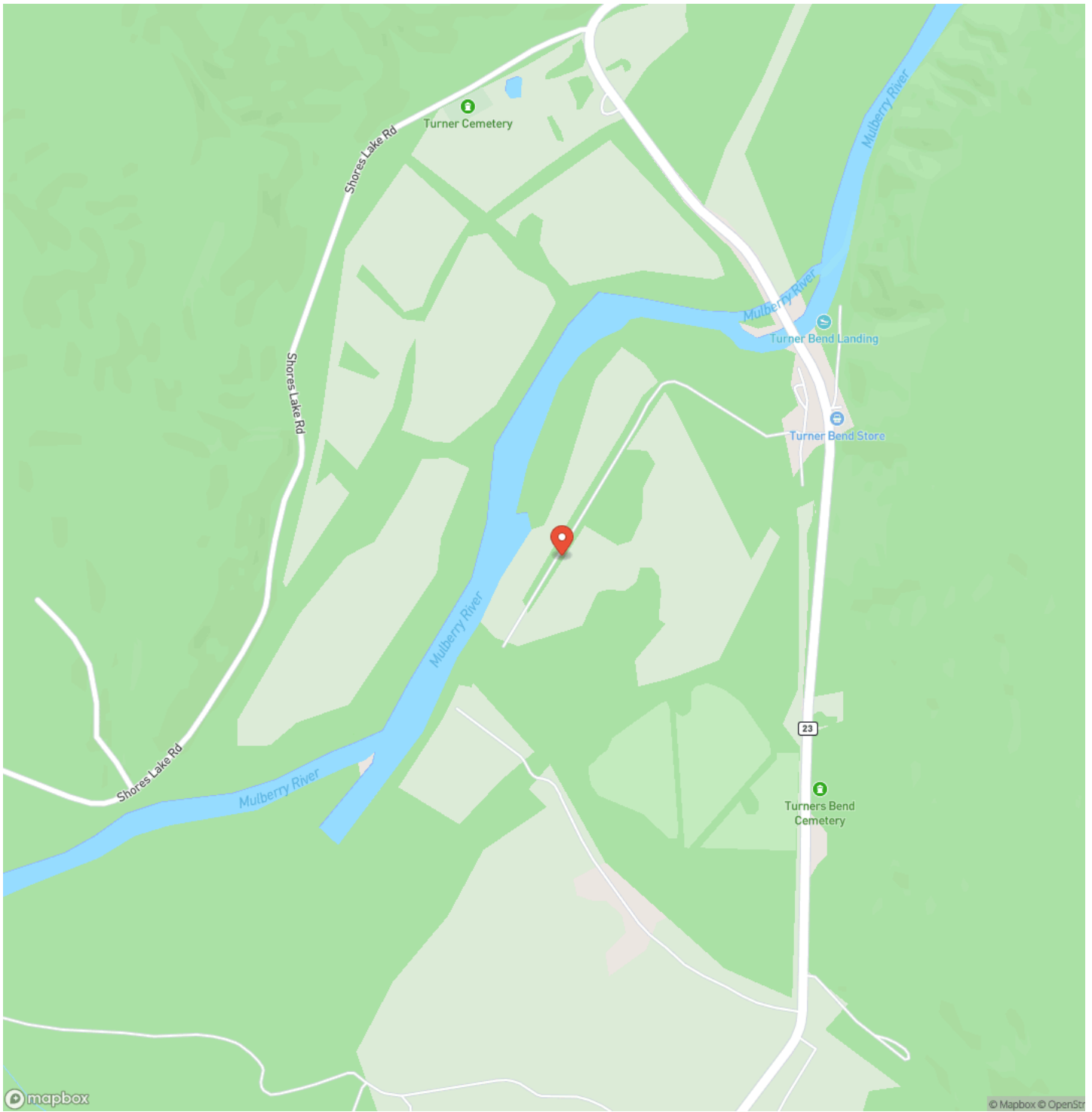
Tulsa, OK - 2 hours 25 minutes, 163 miles

Dallas, Tx - 4 hour 56 minutes

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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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