

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

\$189,000
3± Acres
Franklin County



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

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

\$189,000

Property Website

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



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

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

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

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



Locator Map



Locator Map



Satellite Map



Tract 2 Mulberry Riverfront 3 Acre Lot
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

[illegible]

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.



moparkansasland.com

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

