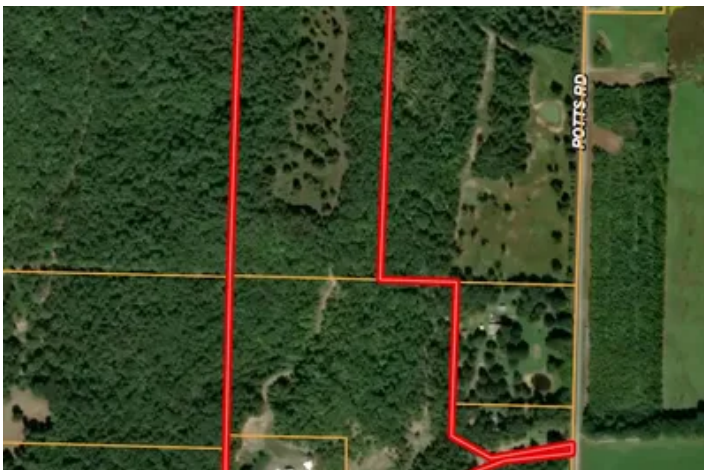


Spiers 42
17425 Potts Rd.
Charleston, AR 72933

\$350,000
42± Acres
Franklin County



Spiers 42
Charleston, AR / Franklin County

SUMMARY

Address

17425 Potts Rd.

City, State Zip

Charleston, AR 72933

County

Franklin County

Type

Residential Property

Latitude / Longitude

35.239198 / -93.990272

Dwelling Square Feet

1,676

Bedrooms / Bathrooms

2 / 2

Acreage

42

Price

\$350,000

Property Website

<https://www.mossyoakproperties.com/property/spiers-42/franklin/arkansas/98777/>



Spiers 42
Charleston, AR / Franklin County

PROPERTY DESCRIPTION

17425 Potts Rd., Charleston, AR 72933

Escape to the peace and freedom of country living with this 42± acre property in Franklin County. Tucked away in a quiet rural setting, this 1,676 sq. ft. two-story, cabin-style home overlooks a beautiful mix of open ground and timber, offering the perfect setup for a full-time residence, weekend getaway, or hunting retreat.

The land provides plenty of room to roam, with two small ponds located near the home and a balanced blend of open areas and woods ideal for recreation, wildlife, or future improvements. Several outbuildings offer ample storage for equipment, tractors, and tools, and could easily serve as a workshop or support a small farming operation. The home also features supplemental solar power, helping keep utility costs low.

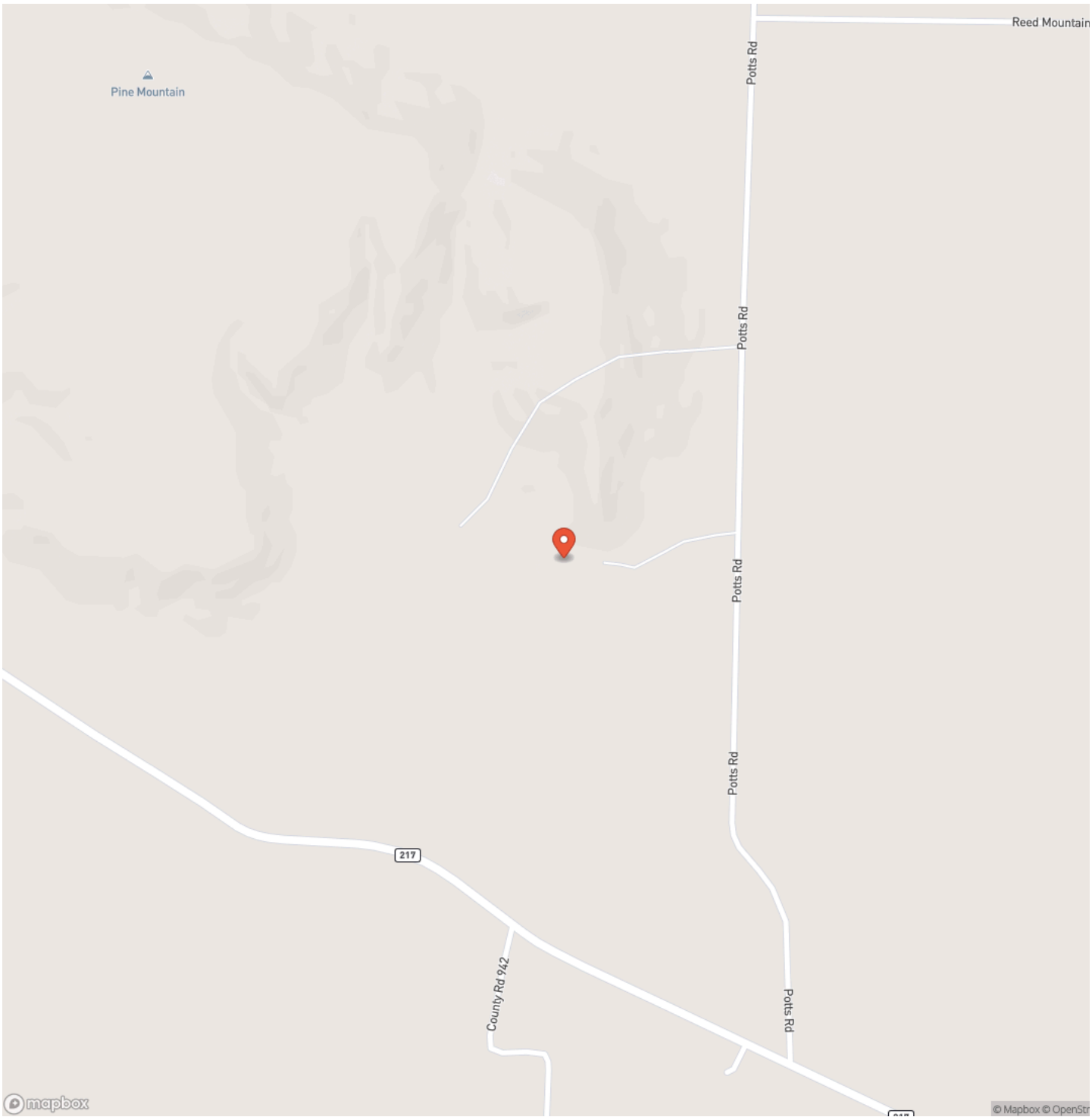
Conveniently located within a reasonable drive to Charleston, this property offers privacy, versatility, and opportunity. Whether you're looking to establish a homestead, invest in acreage, or simply enjoy the outdoors, this tract delivers space, functionality, and long-term potential.

Shown by appointment only. ***Being sold As-Is.***

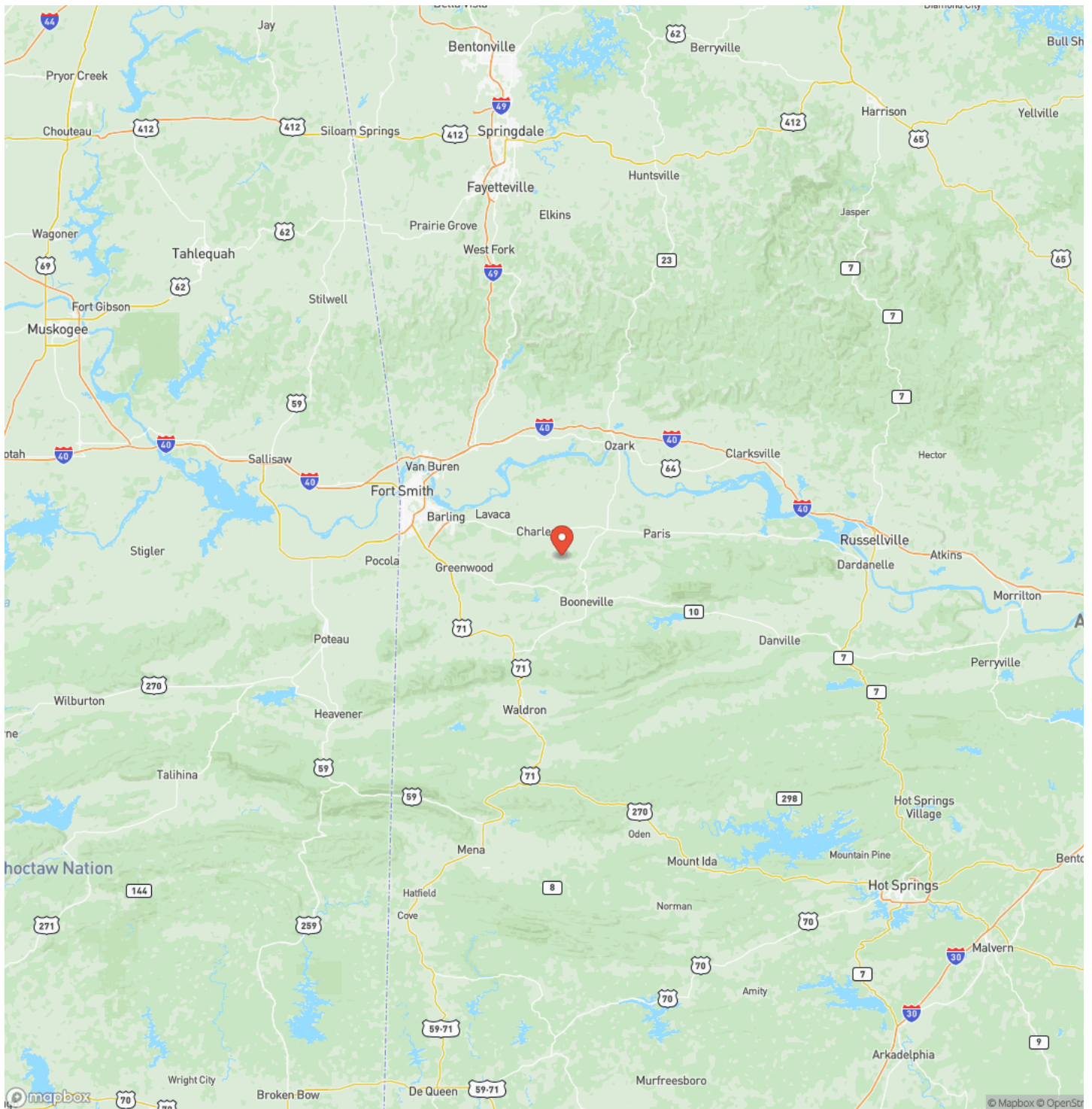
Spiers 42
Charleston, AR / Franklin County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Joey Deer

Mobile

(479) 252-5498

Office

(479) 480-7000

Email

jdeer@mossyoakproperties.com

Address

1200 Fort Street

City / State / Zip

Barling, AR 72926

NOTES

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

