Bluffton 120
23788 W. Hwy 28
Bluffton, AR 72827

$850,000
120± Acres
Yell County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
23788 W. Hwy 28

City, State Zip
Bluffton, AR 72827

County
Yell County

Type
Farms

Latitude / Longitude
34.890019 / -93.623709

Dwelling Square Feet
3,059

Bedrooms / Bathrooms
3 / 3

Acreage
120

Price
$850,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Welcome to 23788 W Highway 28 in Bluffton, Arkansas -

This is a turnkey cattle operation featuring approximately 120 acres of level, productive pastureland and a spacious 3,059 square foot brick home. This well-maintained property offers a rare combination of comfortable country living and income-producing agricultural potential.

The home features 3 bedrooms, 3 bathrooms, and plenty of living space or ranch operation headquarters. Outside, the property is fenced and cross-fenced for efficient livestock management and includes working pens, a metal shop, and a barn, making it ready for your cattle operation from day one.

The mostly level acreage provides excellent grazing opportunities and easy access throughout the property. With direct frontage on Highway 28, the farm also offers outstanding accessibility and infrastructure potential.

Whether you're looking to expand your cattle herd, establish a multi-use farming operation, or simply enjoy country living on a beautiful piece of Arkansas land, this property delivers the space, improvements, and potential to make it happen.

Properties offering this combination of acreage, improvements, highway access, and agricultural versatility are increasingly difficult to find. Schedule your private showing today and discover everything this exceptional Bluffton property has to offer.





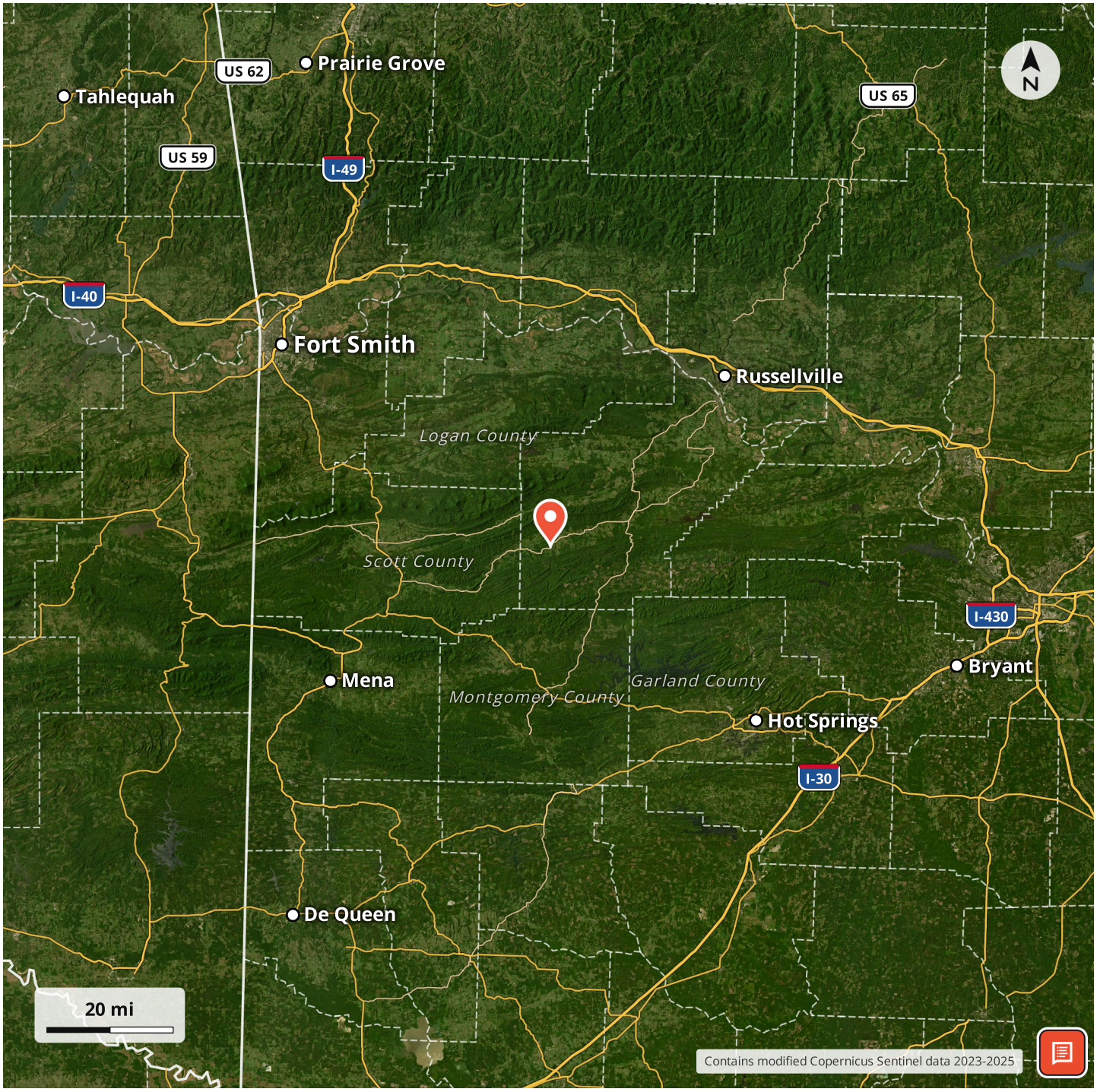








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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.

Mossy Oak Properties Field, Farm, and Homes
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