

Blue Hole 39
4018 Blue Hole RD
Rudy, AR 72952

\$695,000
39.150± Acres
Crawford County



Blue Hole 39
Rudy, AR / Crawford County

SUMMARY

Address

4018 Blue Hole RD

City, State Zip

Rudy, AR 72952

County

Crawford County

Type

Residential Property, Recreational Land, Hunting Land, Farms

Latitude / Longitude

35.514545 / -94.306895

Dwelling Square Feet

3143

Bedrooms / Bathrooms

3 / 4

Acreage

39.150

Price

\$695,000

Property Website

<https://www.mossyoakproperties.com/property/blue-hole-39-crawford-arkansas/84129/>



PROPERTY DESCRIPTION

Privacy and Seclusion? Convenient Location? Large Home? Close to 40 acres? Swimming Pool? Does this check your boxes? Look no further than 6018 Blue Hole Road!

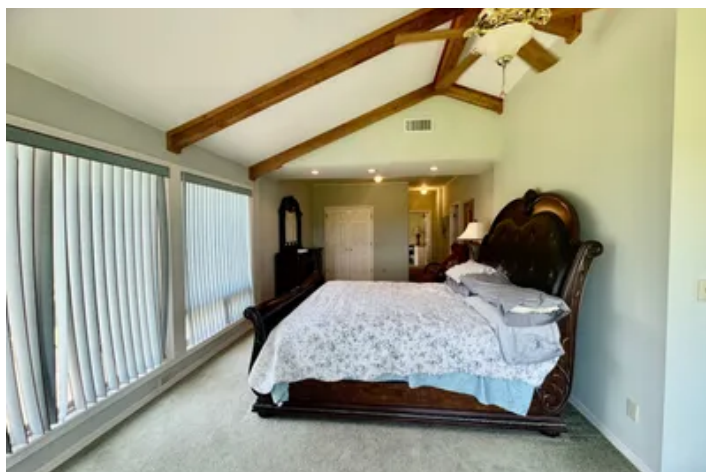
Here is your escape to a secluded two-story home offering the perfect balance of country living and convenience, just a short drive to Van Buren and major roadways. Nestled on approximately 39.15 serene acres, this 3-bed, 4-bath home sits amongst mature trees, a small pear orchard, and a picturesque landscape. The acreage is abundant with wildlife, including whitetail deer and turkeys for the hunting enthusiast. Several open fields are ready for your choice of food plots and stand locations. Inside the home, you will find brilliant woodwork, wood cabinets, and numerous other upgrades for the pleasure of a new owner. You will also love the beautiful ceramic tile flooring and abundant closet space throughout the home. Additional highlights include a built-in home vacuum system and a finished basement. The home is well equipped with a new roof, updated double oven, and dishwasher. Step outside to enjoy the backyard oasis, featuring an abundant wood decking, hot tub, rock work, and an in-ground saltwater pool - perfect for unwinding or hosting gatherings. Unwind feeding your koi fish swimming beneath a beautiful handmade waterfall. Most of the property is fenced and includes an insulated shop with a rear roll-up door and a separate lean-to to store all your implements out of the weather. Another perk of living on this property is that it is located within the highly respected and sought-after Alma School District. Don't miss the opportunity to make this dream property yours.

Located just 12 minutes from the Walmart Supercenter in Van Buren, 16 minutes from Alma, AR, 11 minutes to I-49 access, and just 25 minutes to Fort Smith.

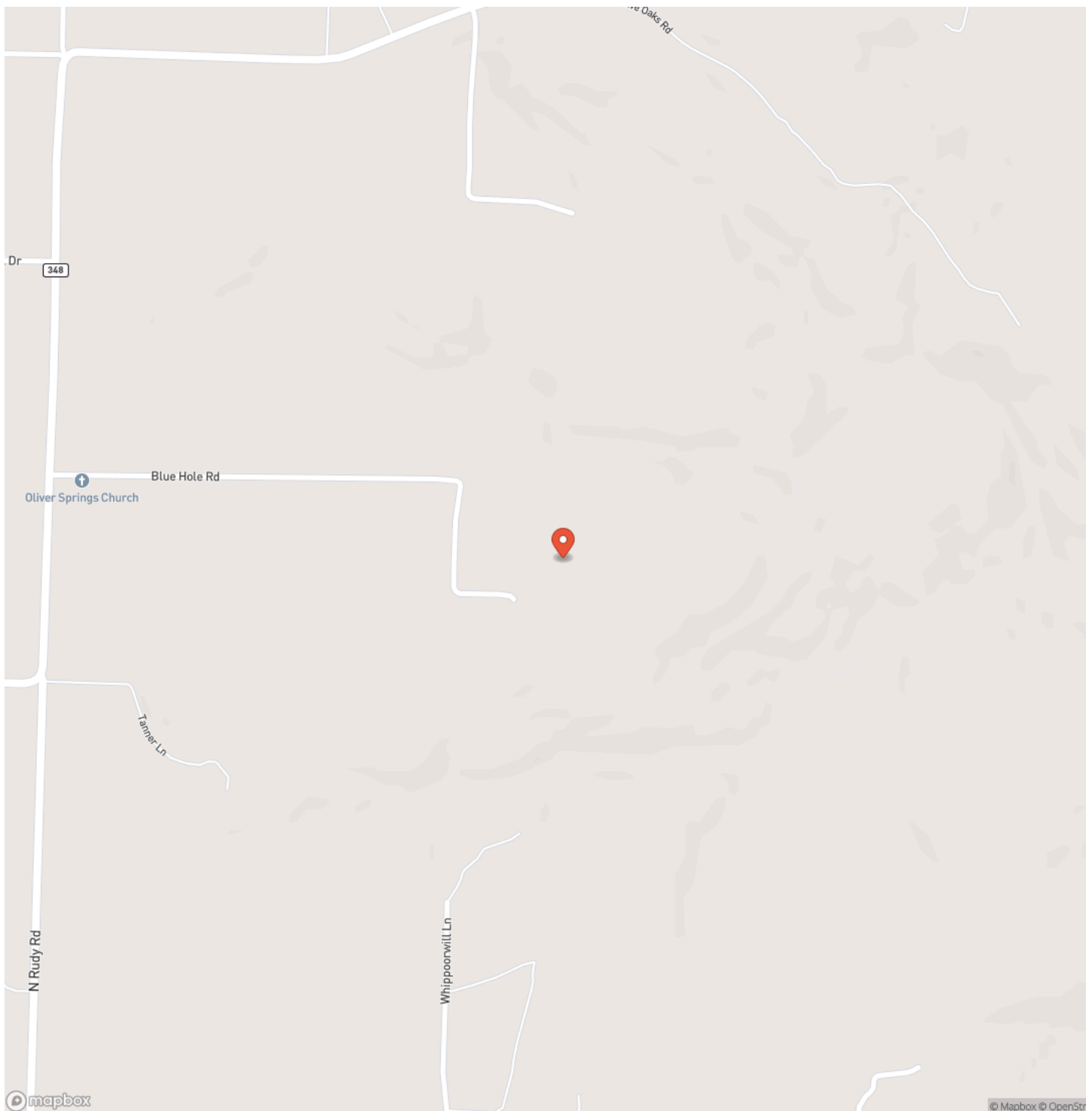
For more information or to schedule a showing call Chris Hacker, Joey Deer, or Will Dawson at [479-480-7000](tel:479-480-7000).

The proper is sold as-is, where is, no faults to the seller.

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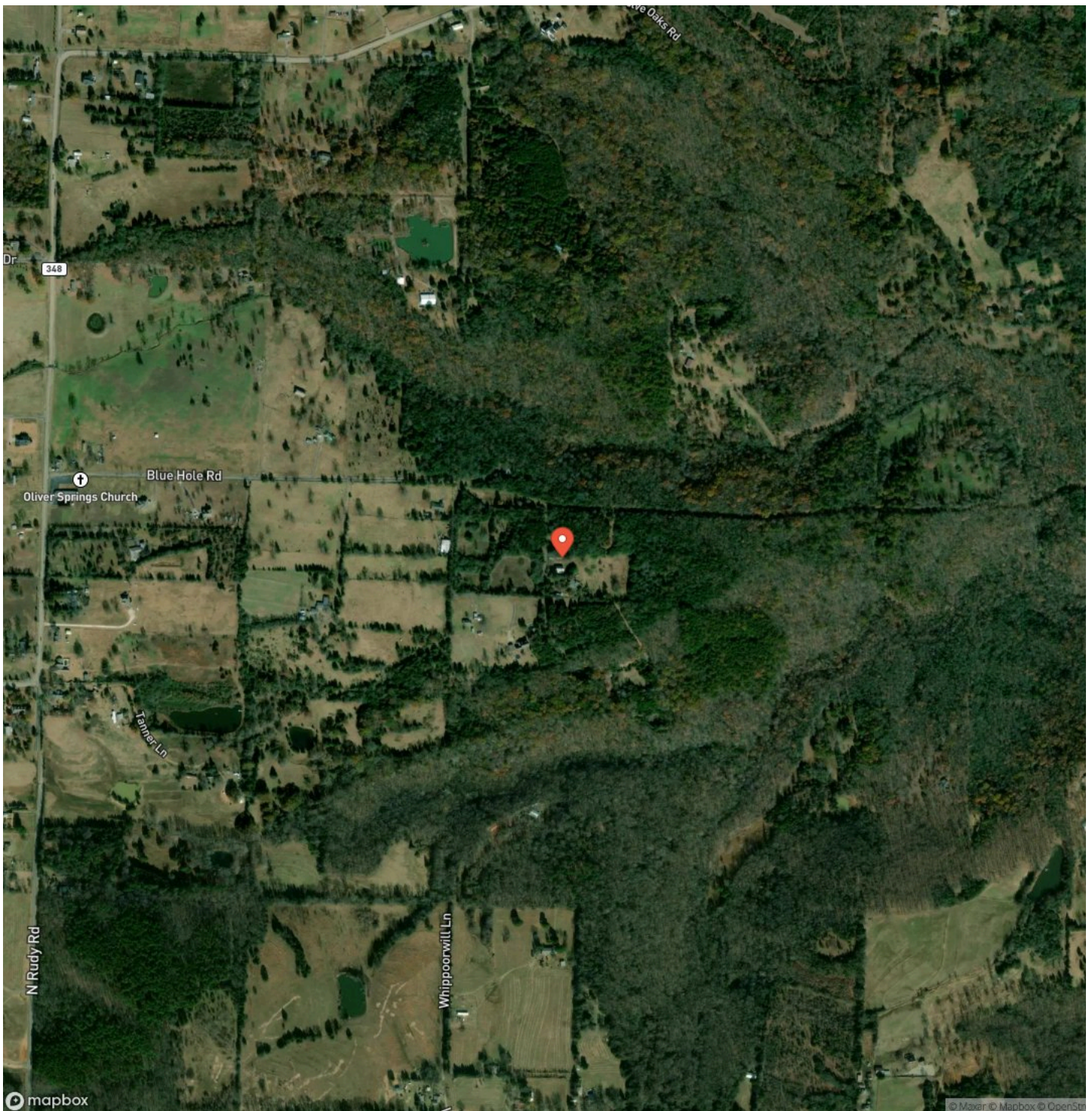
Locator Map



Locator Map



Satellite Map



Blue Hole 39
Rudy, AR / Crawford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Dawson

Mobile

(479) 597-0333

Office

(479) 480-7000

Email

wdawson@mossyoakproperties.com

Address

1200 Fort Street

City / State / Zip

NOTES



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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.

Mossy Oak Properties Field, Farm, and Homes
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