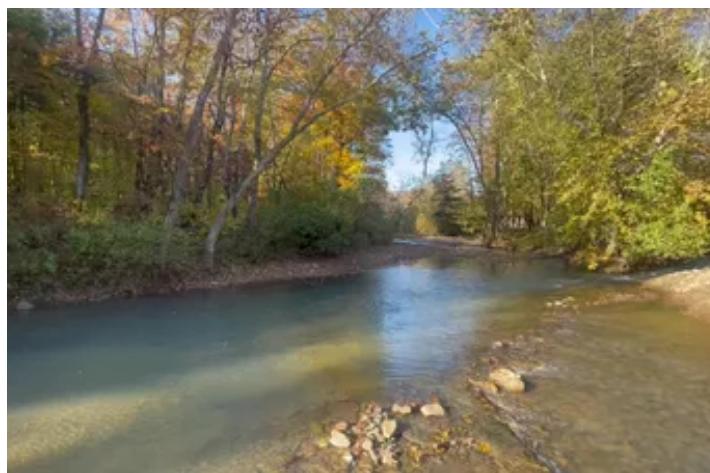
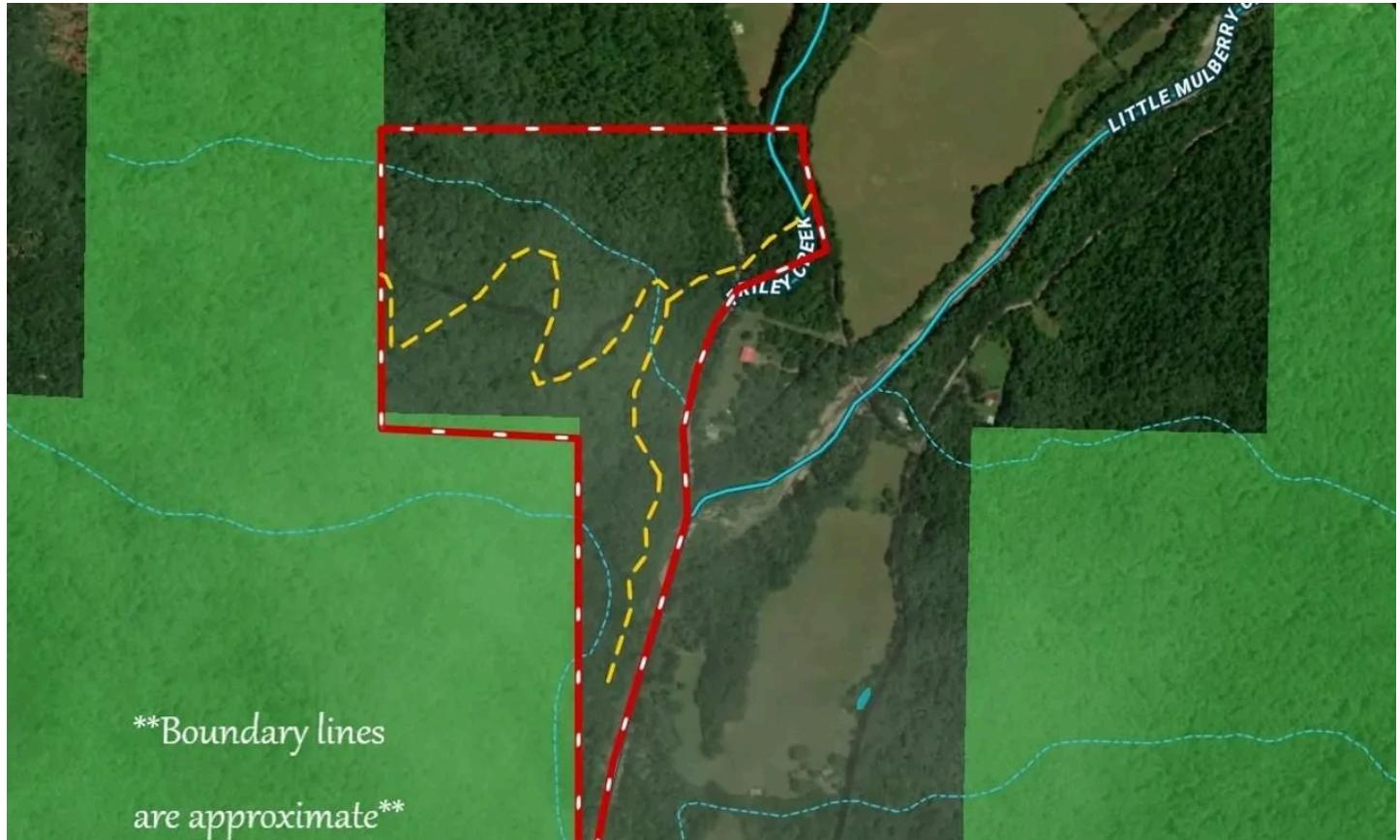


Friley Creek 65
65 Acres CR 5099
Pettigrew, AR 72752

\$649,000
65± Acres
Johnson County



Friley Creek 65
Pettigrew, AR / Johnson County

SUMMARY

Address

65 Acres CR 5099

City, State Zip

Pettigrew, AR 72752

County

Johnson County

Type

Hunting Land, Riverfront, Recreational Land

Latitude / Longitude

35.724569 / -93.63084

Acreage

65

Price

\$649,000

Property Website

<https://www.mossyoakproperties.com/property/friley-creek-65/johnson/arkansas/99001/>



Friley Creek 65
Pettigrew, AR / Johnson County

PROPERTY DESCRIPTION

65 acres +/- bordering National Forest with Friley Creek and Little Mulberry Creek frontage. Numerous wells and electric already on the property, along with an older house that could be remodeled and a homestead from the settler days. Lots of flat acreage along the creek that's perfect for building a cabin or multiple cabins. Direct access from CR 5099. Excellent hunting opportunities, with a strong age class in the unpressured local deer herd. Turkeys are plentiful in this area as well. Over 1700 feet of Friley Creek frontage and over 1500 feet of Little Mulberry Creek frontage. This is as beautiful and secluded as anything you will find in the Ozarks, with direct easy access. Once you enter this valley and the surrounding gorgeous views, you'll be wanting to plan your next trip back. Bordering National Forest and thousands of acres of it in every direction for more hunting and trail riding opportunities. You simply will not find many places like this, come check it out!

Distances:

Fayetteville, AR - 1 hour 20 minutes, 50 miles

Clarksville, AR - 58 minutes, 30 miles

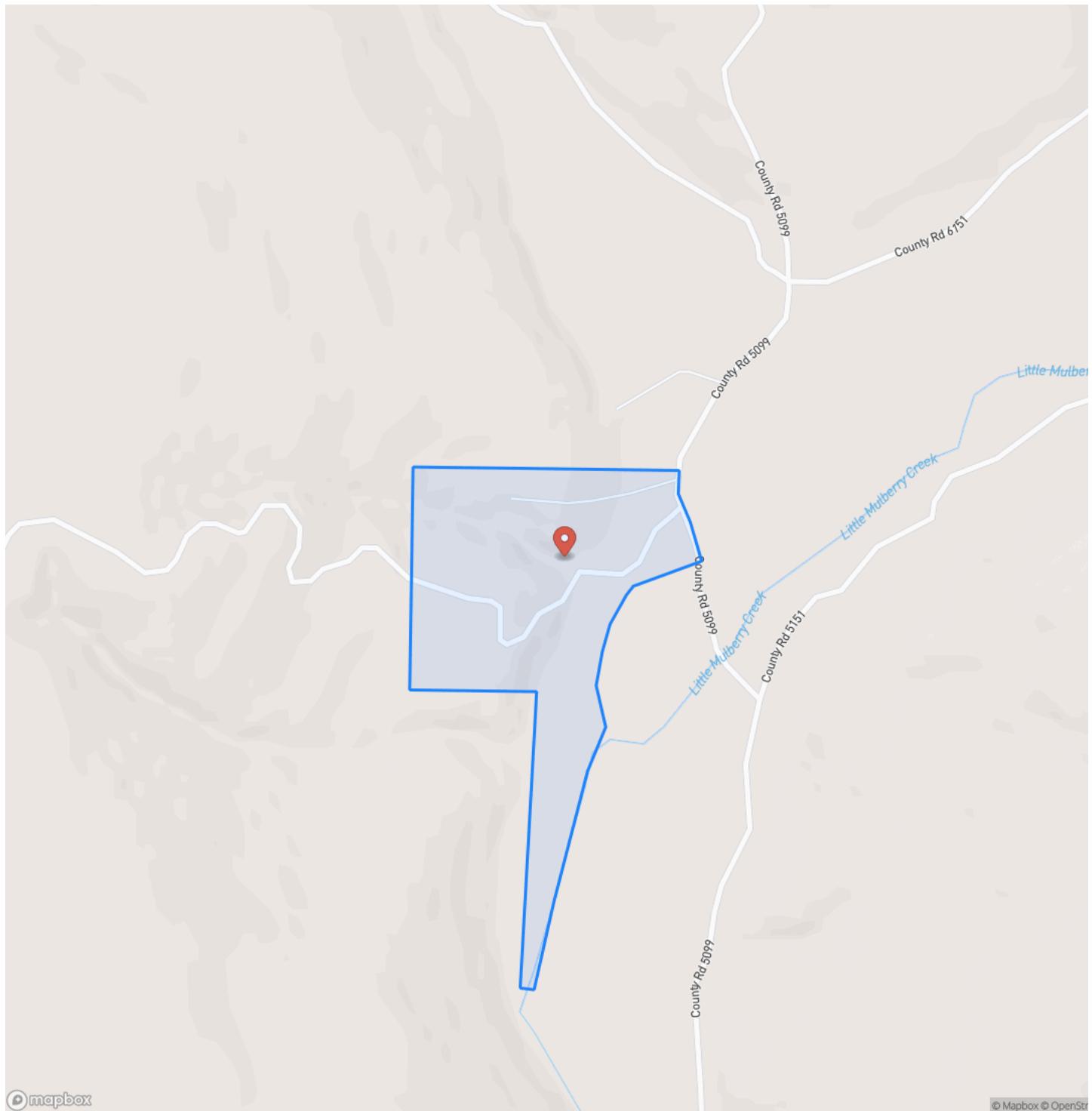
Ozark, AR 1 hour, 5 minutes, 35 miles

Contact Jonathan Maynard @ [479-249-5994](tel:479-249-5994) or Chris Malinowski @ [214-738-7320](tel:214-738-7320) for more information or to schedule a private showing.

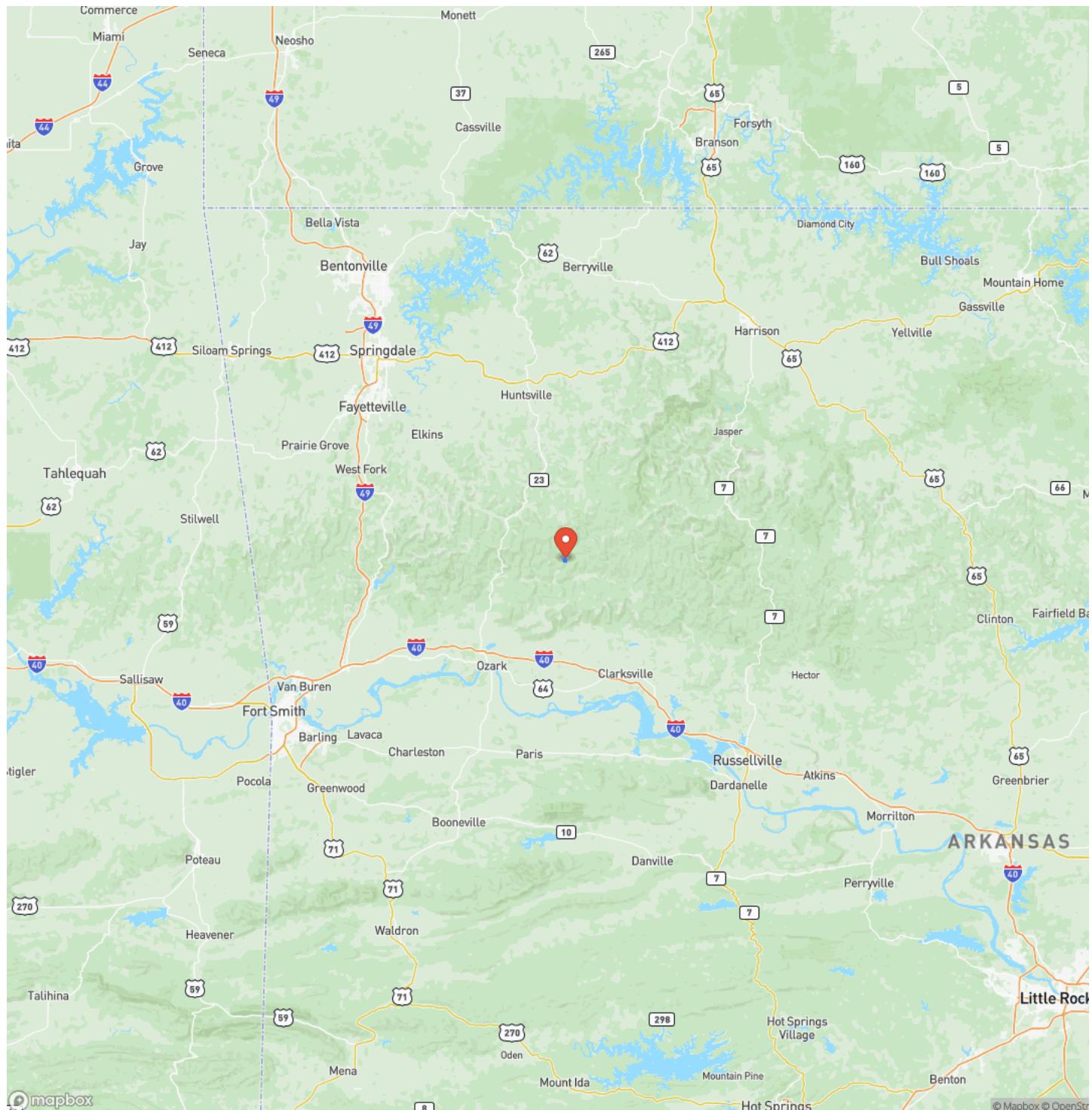
Friley Creek 65
Pettigrew, AR / Johnson County



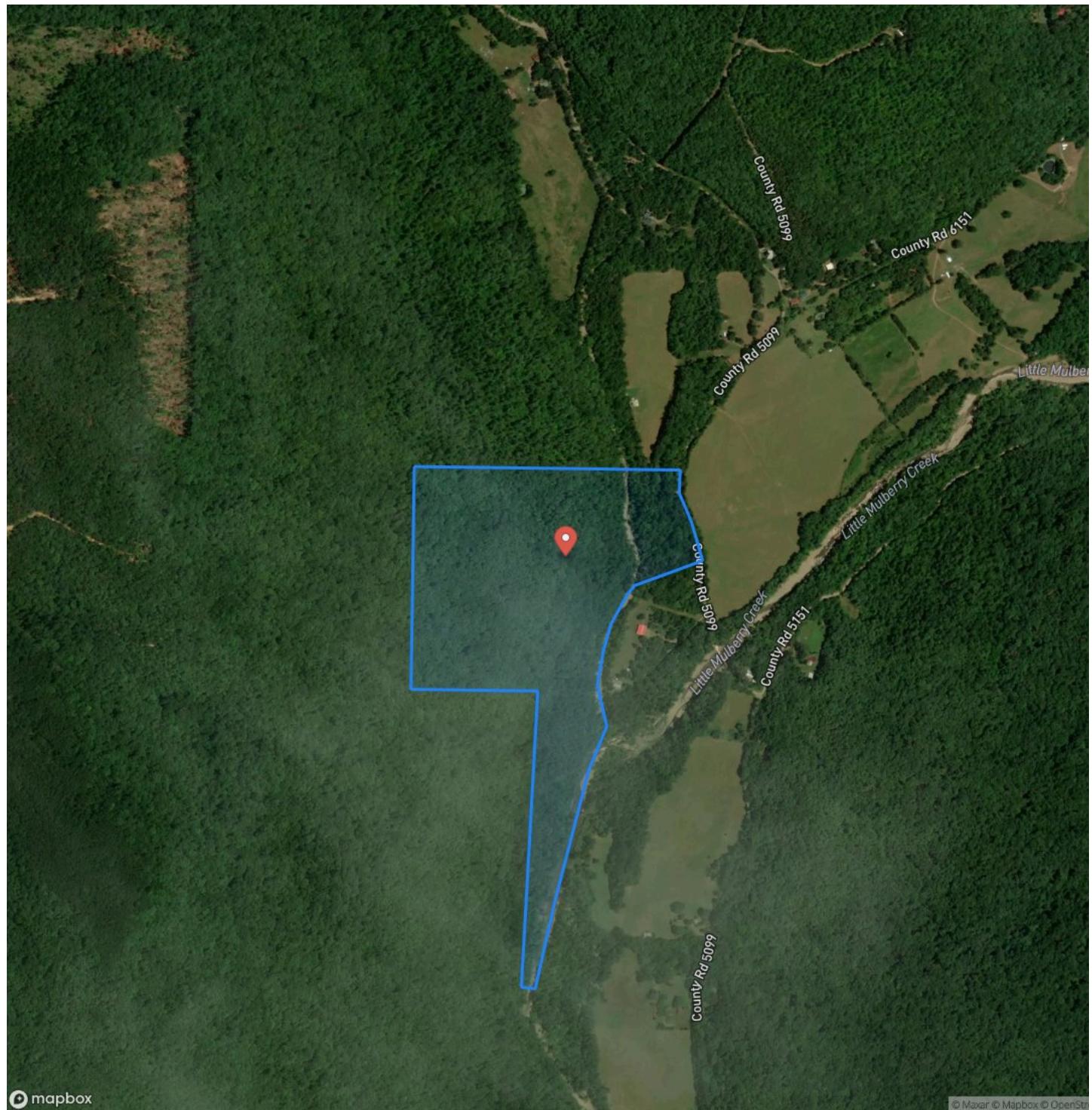
Locator Map



Locator Map



Satellite Map



Friley Creek 65

LISTING REPRESENTATIVE

For more information contact:



Representative

Jonathan Maynard

Mobile

(479) 249-5994

Office

(479) 480-7000

Email

jmaynard@mossyoakproperties.com

Address

City / State / Zip

Fayetteville, AR 72704

NOTES



MORE INFO ONLINE:

moparkansasland.com

NOTES

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
