

**Canova Trail 15**  
11939 Canova Trail  
Mountainburg, AR 72946

**\$639,900**  
15± Acres  
Crawford County





**Canova Trail 15**  
**Mountainburg, AR / Crawford County**

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**SUMMARY**

**Address**

11939 Canova Trail

**City, State Zip**

Mountainburg, AR 72946

**County**

Crawford County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

35.705396 / -94.16102

**Dwelling Square Feet**

2312

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

15

**Price**

\$639,900

**Property Website**

<https://www.mossyoakproperties.com/property/canova-trail-15-crawford-arkansas/81776/>



## Canova Trail 15

### Mountainburg, AR / Crawford County

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#### **PROPERTY DESCRIPTION**

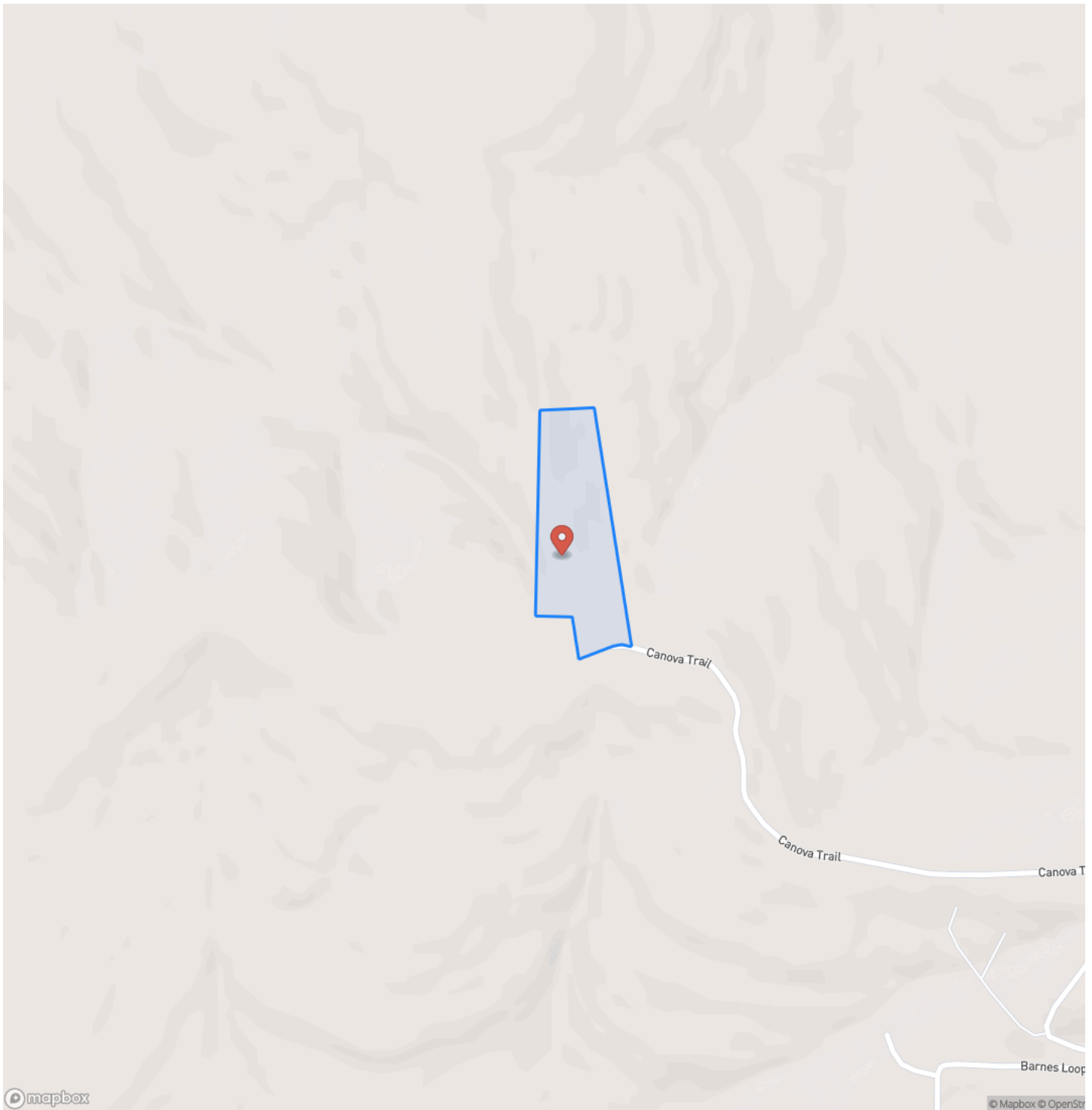
An outdoor lovers dream! Welcome to your secluded cabin at the end of a private road. This beautiful 15 acres is the perfect fit for those that want to enjoy nature and the peace and quiet that comes with it. Cabin features lots of natural light, a very spacious, open concept in living/kitchen area and numerous upgrades. Large laundry/pantry with extra storage. New Samsung appliances, imported beams, maple cabinets, pellet stove, 2 new Trane HVAC units, new water heater, Generac generator for backup power to home and pool house. 1 bed and bath downstairs, 1 bed and bath upstairs with walk out deck. Pool house is 1 bed and 1 bath with large deck around above ground pool. Stocked pond next to the house and lots of trails and space to explore outside. The views are simply awesome and the wildlife is plentiful. Whether you are a hunter or just prefer to watch the wildlife, you will not be disappointed. Many deer, turkey and bear call this area home. A park-like setting is the best way to describe it. Just a few minutes from Lake Fort Smith for access to even more trails and fishing. Situated perfectly between Fayetteville and Fort Smith and less than 10 minutes from I-49. Great opportunity!



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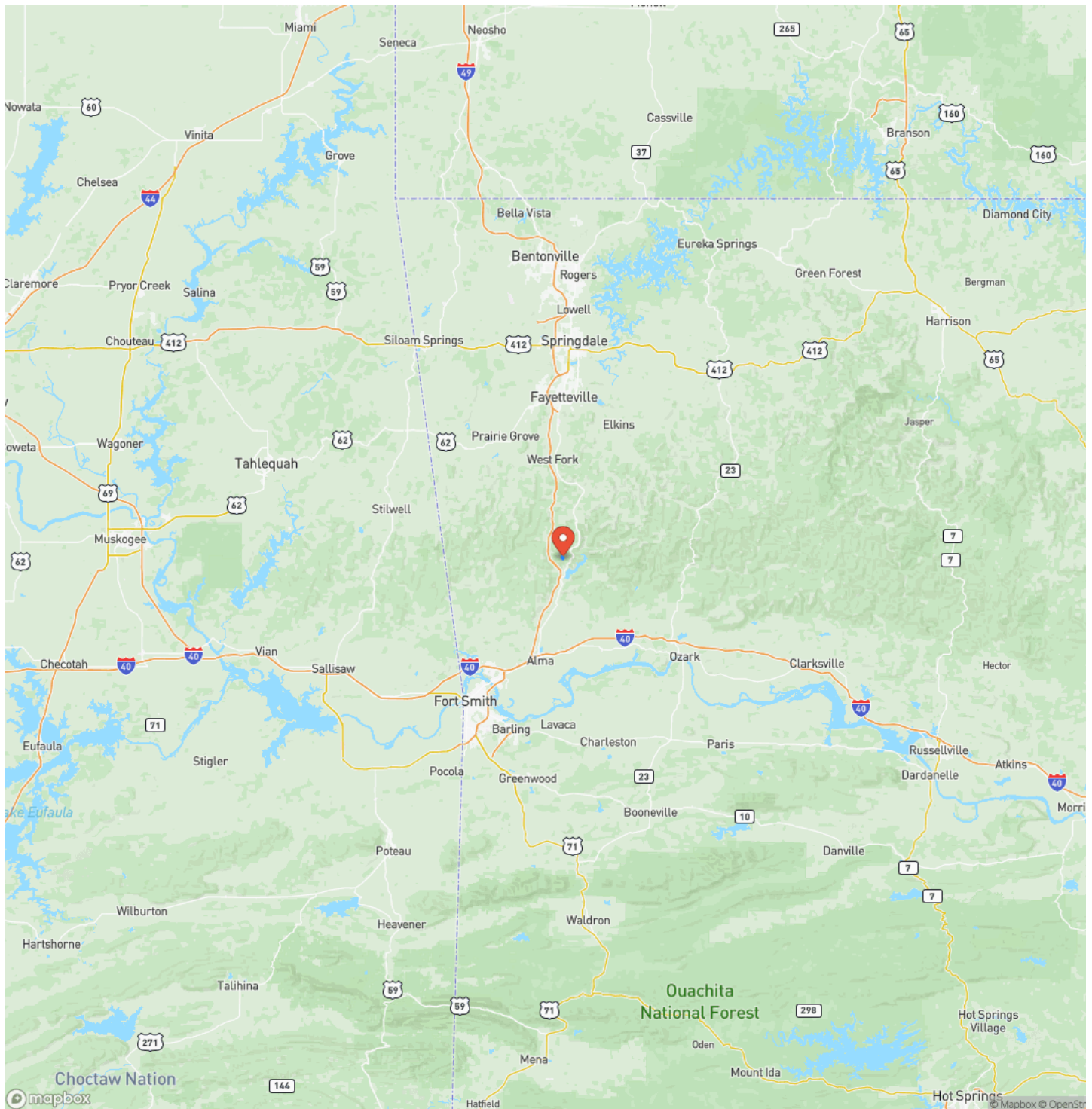


## Locator Map



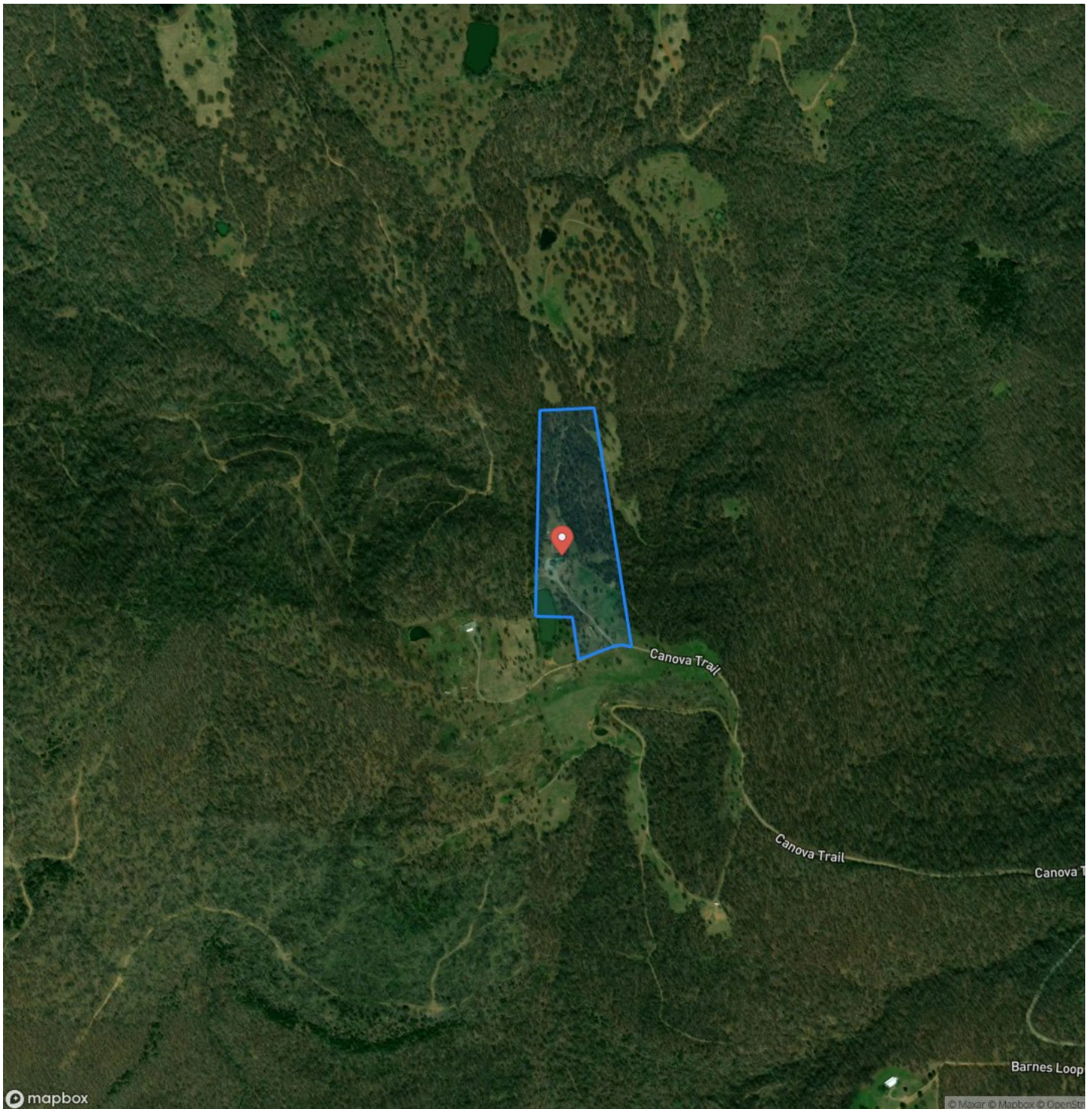


## Locator Map





## Satellite Map



## Canova Trail 15

### Mountainburg, AR / Crawford County

## 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

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## 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.



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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.



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