

Rough Branch 41
9943 Rough Branch Rd
Mulberry, AR 72947

\$215,000
41.35± Acres
Franklin County



Rough Branch 41
Mulberry, AR / Franklin County

SUMMARY

Address

9943 Rough Branch Rd

City, State Zip

Mulberry, AR 72947

County

Franklin County

Type

Hunting Land, Recreational Land, Lot, Timberland

Latitude / Longitude

35.587246 / -94.050813

Acreage

41.35

Price

\$215,000

Property Website

<https://www.mossyoakproperties.com/property/rough-branch-41-franklin-arkansas/94581/>



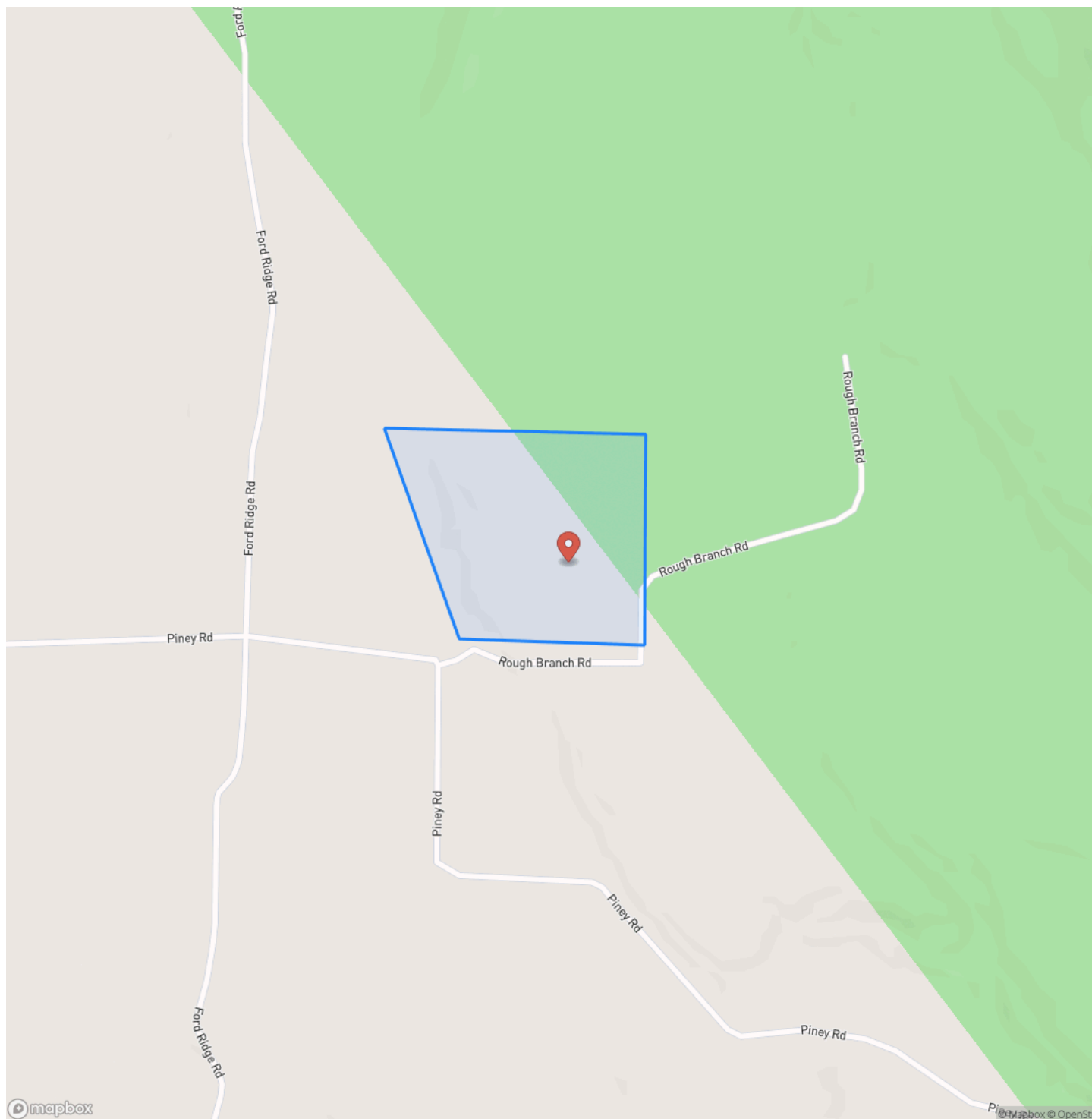
PROPERTY DESCRIPTION

Great spot to build your home or weekend cabin with easy access and just minutes from the Mulberry River! Situated on a dead end road, roughly 3 acres of flat ground is cleared and ready with power, fiber and a new well on site. Just 5 miles north of the Mulberry exit on I-40 and less than 2 miles off Hwy 215, you are only minutes away from Mulberry River access and thousands of acres of National Forest ground. This heavily wooded tract holds lots of wildlife and there is a major funnel on the north end for a great hunting spot. Mostly flat, the western third is a beautiful wet weather creek bottom with mature hardwoods. An old road travels through the property and needs only minimal clearing in order to be serviceable again. One storage building is already in place, with another enclosed shed for the well equipment. Tractor and camper are not included but are negotiable. Recently surveyed, this one is ready to go! 10 minutes to Mulberry, 20 minutes to Ozark or Alma, 1 hour from Fayetteville.

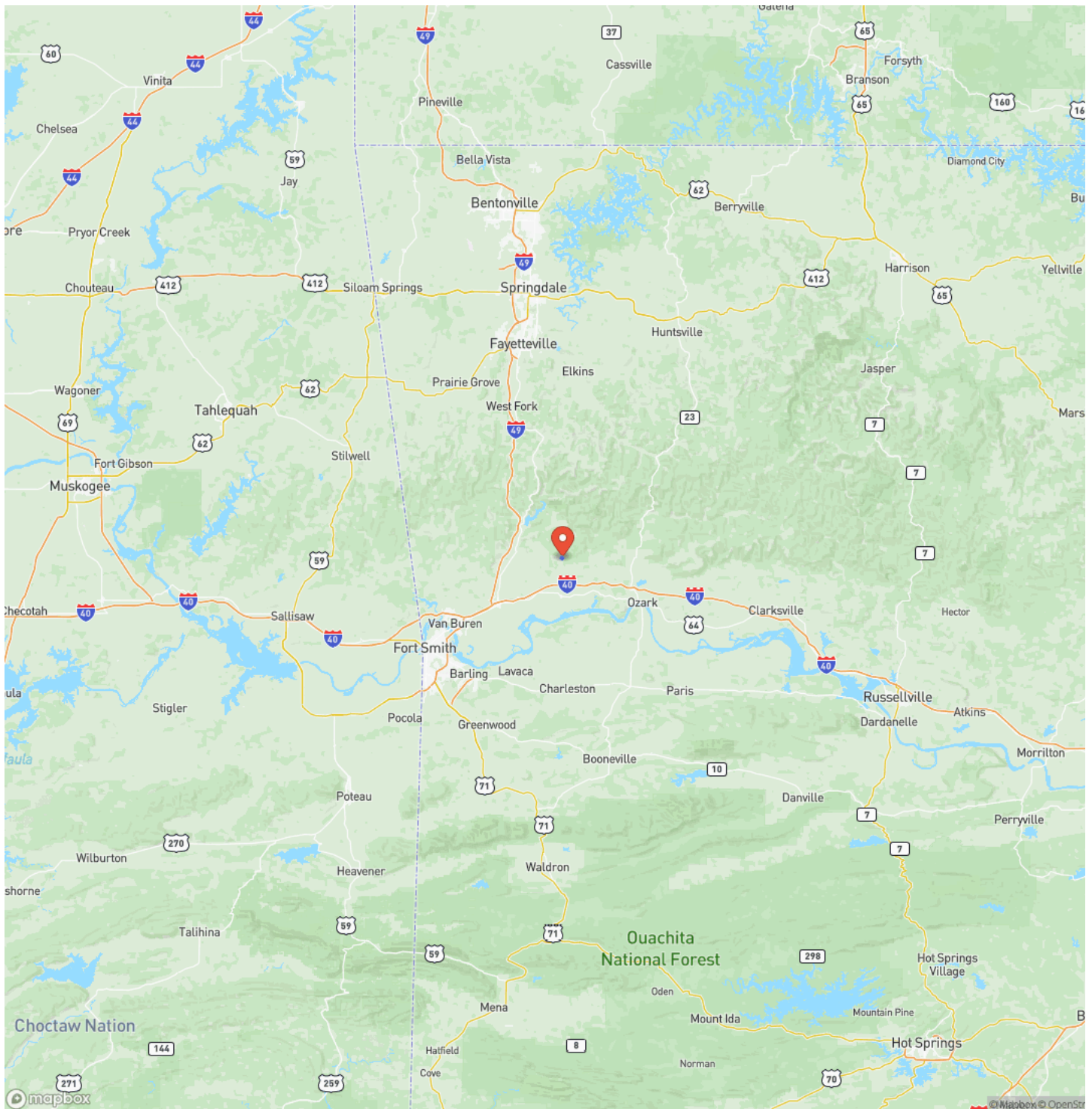
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Locator Map



Locator Map



Satellite Map



Rough Branch 41
Mulberry, AR / Franklin County

LISTING REPRESENTATIVE

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NOTES

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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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