Charleston Ranch
142 Moores Mill Rd
Charleston, AR 72933

$2,700,000
390± Acres
Franklin County







SUMMARY

Address
142 Moores Mill Rd

City, State Zip
Charleston, AR 72933

County
Franklin County

Type
Hunting Land, Ranches, Farms, Recreational Land

Latitude / Longitude
35.231015 / -93.998372

Dwelling Square Feet
1,008

Acreage
390

Price
$2,700,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

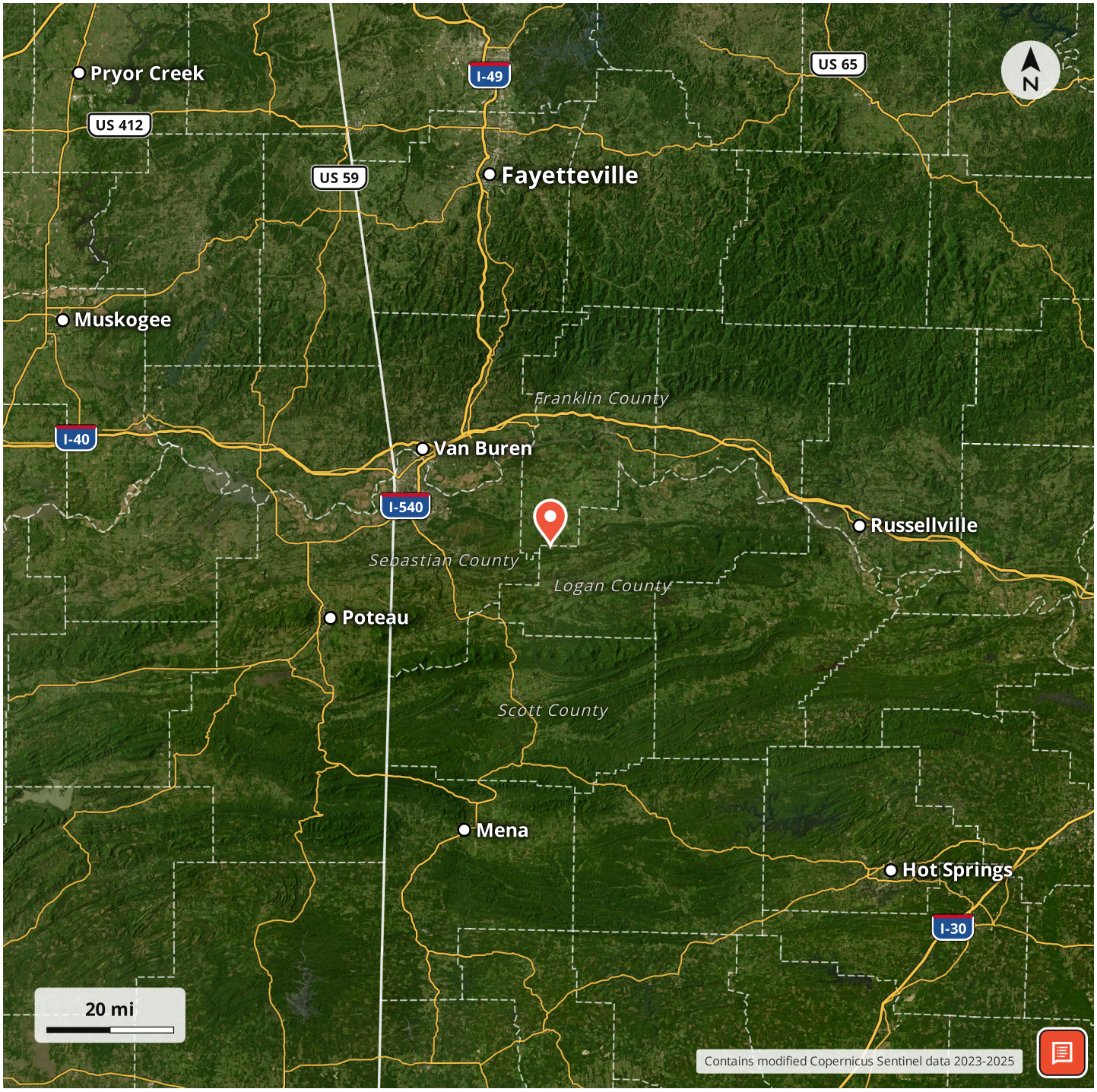
Great opportunity to own a gorgeous, well cared for ranch just south of Charleston, AR. 390 acres +/- with a wonderful mix of flat pasture, intersecting woodlots and hardwood timber. Rattlesnake creek meanders its way through the property and a large reservoir sits right on the western boundary. Great deer and turkey hunting opportunities with multiple deer stands, feeders, trails and areas for food plots. Fenced and cross fenced for your livestock and hay operations. Metal shop building with utilities is perfect for a workshop or equipment storage. Completely renovated house with backup generator offers beautiful views of the countryside in every direction. The equipment needed to maintain and continually improve this property are part of the package. Including, but not limited to tractor with multiple brush hog sizes, skid steer with two Fecon forestry mulchers and other attachments, mini excavator, Ford F350 flatbed and Polaris Ranger 1500. Just 4 miles South of Charleston, you'll love everything this turnkey property has to offer. 20 miles to Fort Smith and 23 miles to Ozark.







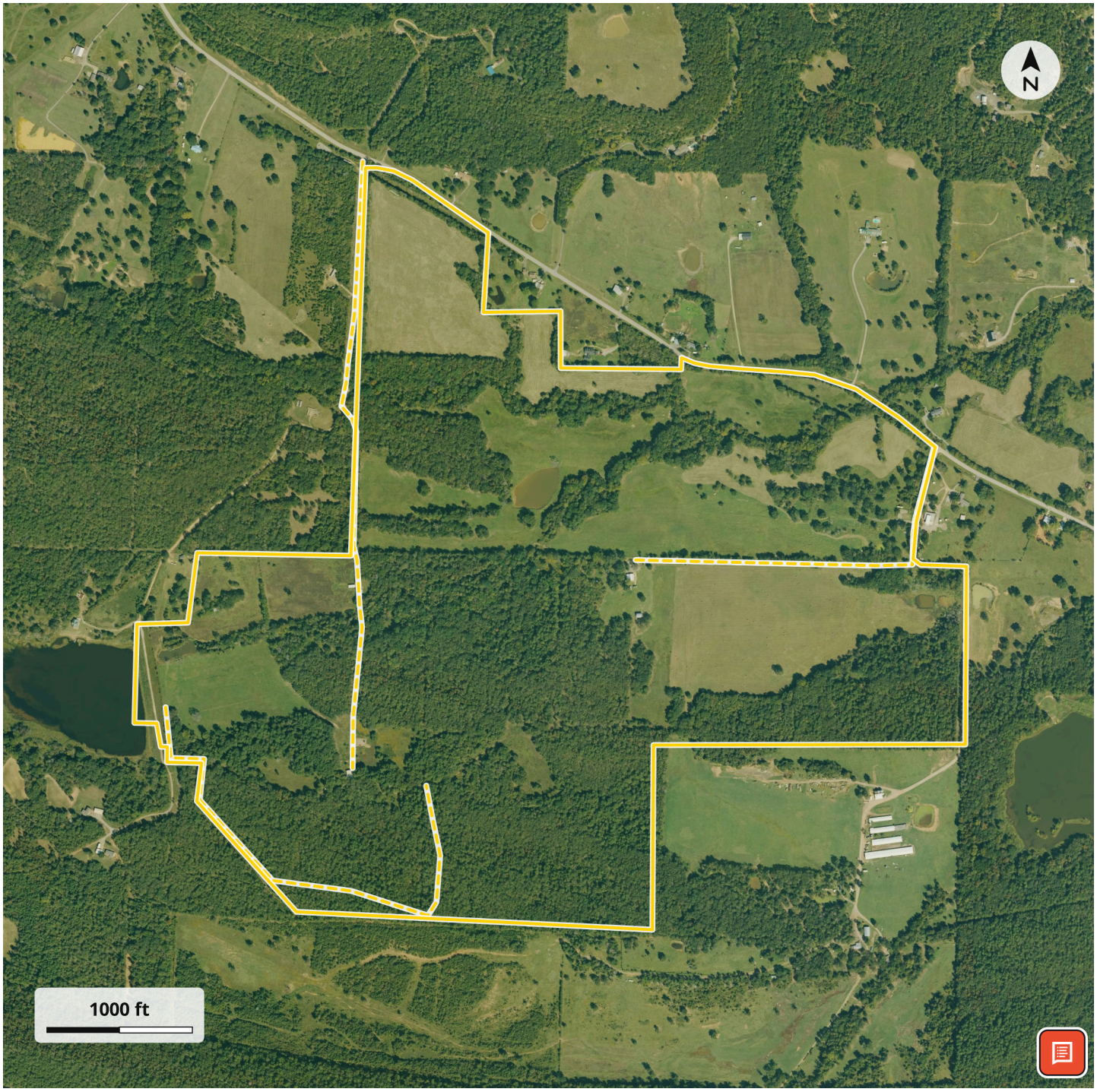

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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.

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