

**20 +/- Acres of Recreational Timberland in the Arkansas Ozarks!!**  
MC 2084  
Peel, AR 72668

**\$65,000**  
**20± Acres**  
**Marion County**



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Peel, AR / Marion County

### SUMMARY

#### **Address**

MC 2084

#### **City, State Zip**

Peel, AR 72668

#### **County**

Marion County

#### **Type**

Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

36.375308 / -92.787477

#### **Acreage**

20

#### **Price**

\$65,000

#### **Property Website**

<https://arkansaslandforsale.com/property/20-acres-of-recreational-timberland-in-the-arkansas-ozarks-marion-arkansas/84069/>



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### PROPERTY DESCRIPTION

20 +/- Acres of Recreational Timberland in the Arkansas Ozarks!!

If you're looking for a place where you can enjoy the outdoors, hunt, build, or just escape to peace and quiet, this 20-acre m/l property in the heart of the Arkansas Ozarks checks every box. Located just minutes from the only working ferry in the state and the scenic Hwy 125 State Park and Marina on Bull Shoals Lake, this land offers endless potential for recreation, investment, or full-time living.

Whether you're dreaming of a rural homestead, a hunting basecamp, or a weekend getaway, this property is ready to go.

Perfect for the avid hunter or outdoor enthusiast. Whether you want to set up food plots, run trail cams, or just walk the land and hunt, you'll have the space and the freedom to do it.

With a mix of wildlife consisting of whitetail deer, wild turkey, black bear, and a wide variety of small game, makes it a prime hunting property.

#### Utilities & Access - Ready for Your Plans

Unlike many rural properties, this one already offers practical access and utilities:

- County road frontage for year-round, easy access
- Power, phone, and internet available

Whether you plan to build a permanent home, a hunting cabin, or just keep it as a long-term investment, the land offers easy access and is ready for your vision.

#### Privacy Without Being Too Remote

You'll feel like you're in the middle of nowhere, but still close to everything you need:

- 25 minutes to Yellville, AR - for groceries, gas, restaurants, schools, and daily needs
- 40 minutes to Harrison, AR - shopping, hospital, and a wider range of services
- 1 hour to Branson, MO - for entertainment, dining, shopping, and fun for the whole family

This is the perfect balance of privacy and convenience. You can hunt in the morning, fish in the afternoon, and still grab dinner and supplies in town before dark.

It's truly a blank slate - and it's ready for whatever you have in mind.

#### A Rare Find in a Growing Area

Affordable, land with utilities available and access is getting harder to find - especially this close to Bull Shoals Lake, Highway 125 State Park. Whether you're looking to build now or just hold on to land as an investment, this property has long-term value written all over it.



Want to see it in person?

Contact Exclusive Listing Agent David Wallis at [870-448-7280](tel:870-448-7280) to schedule a private showing.



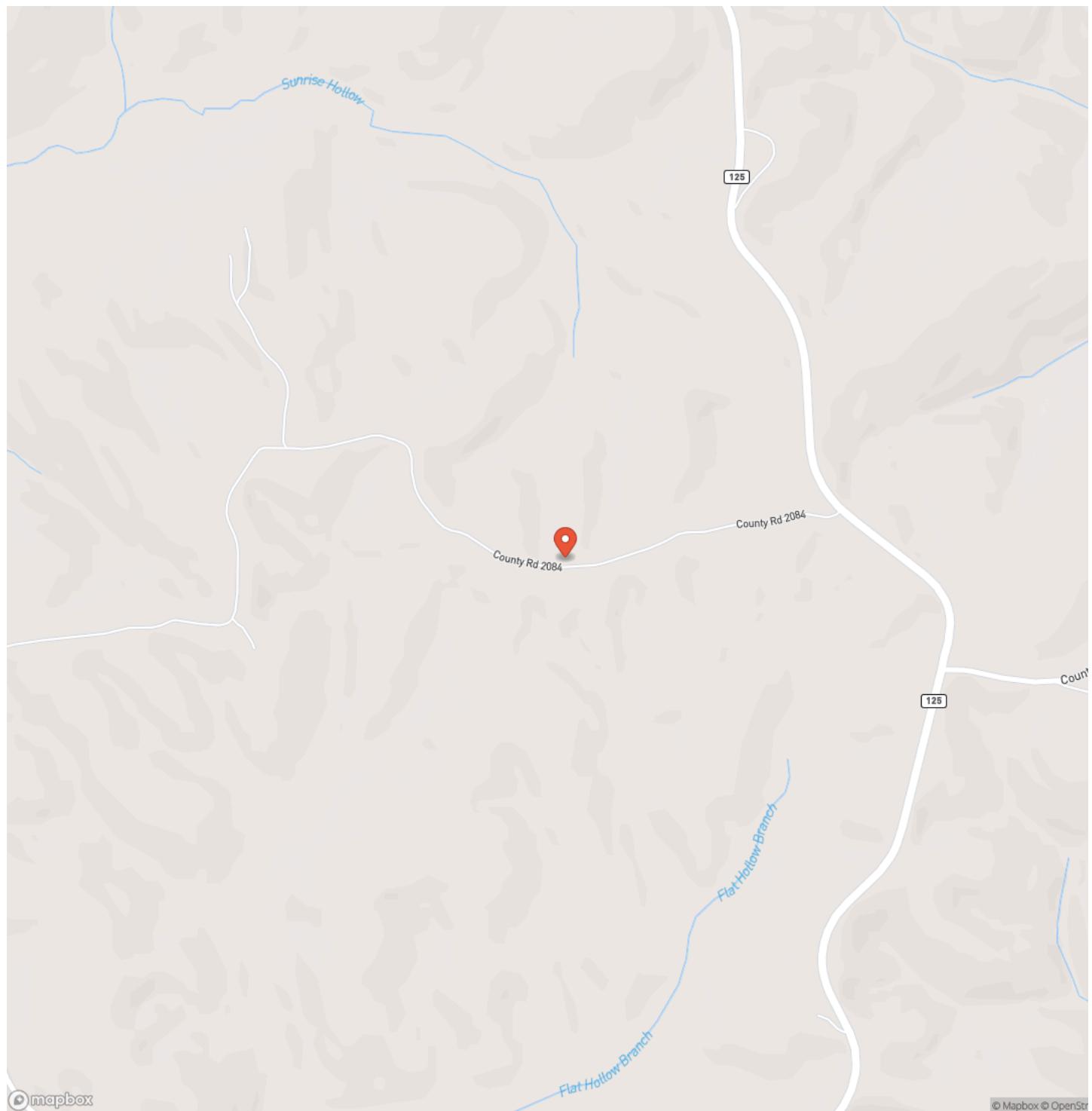
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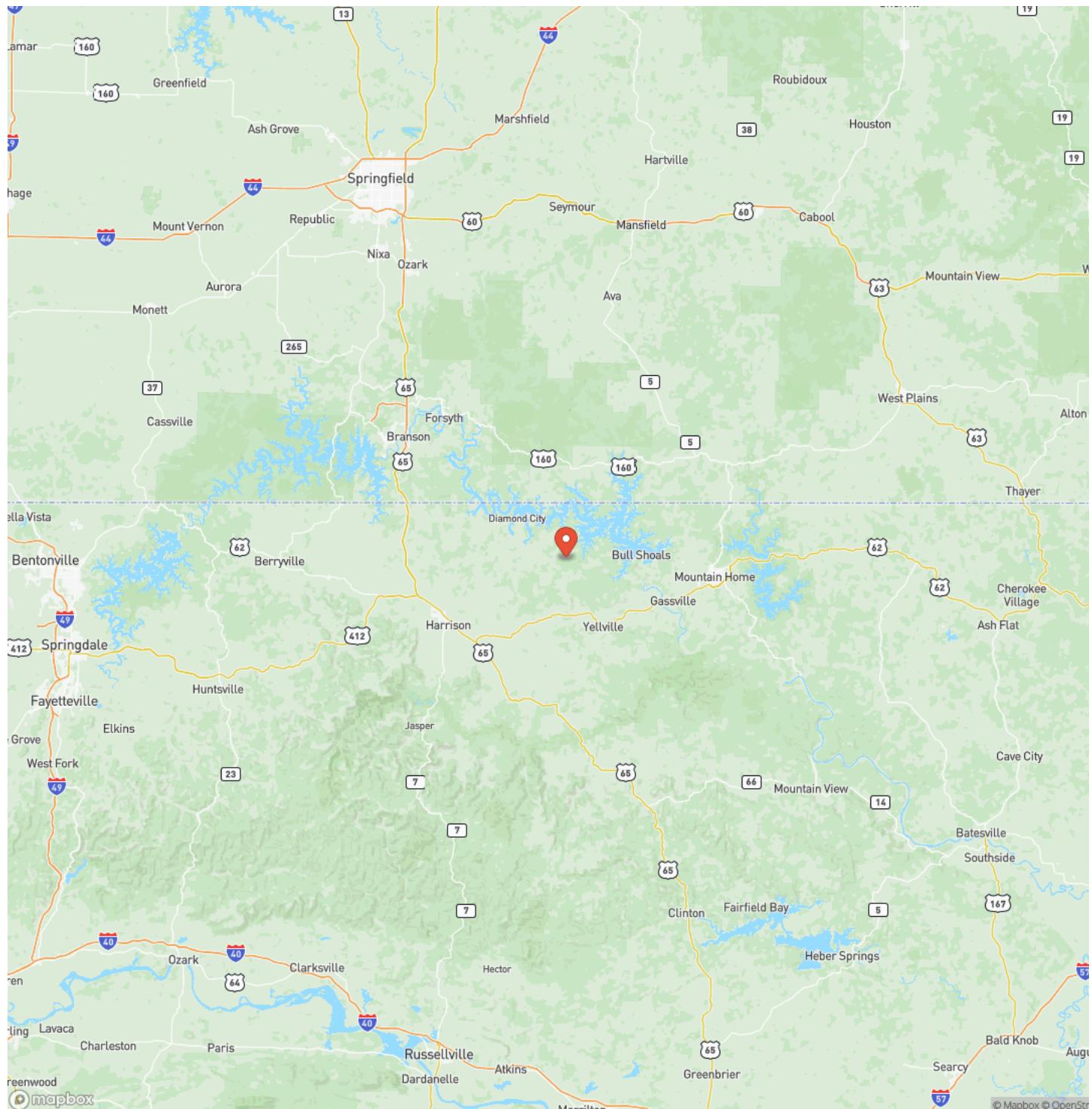
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## Locator Map



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## Locator Map

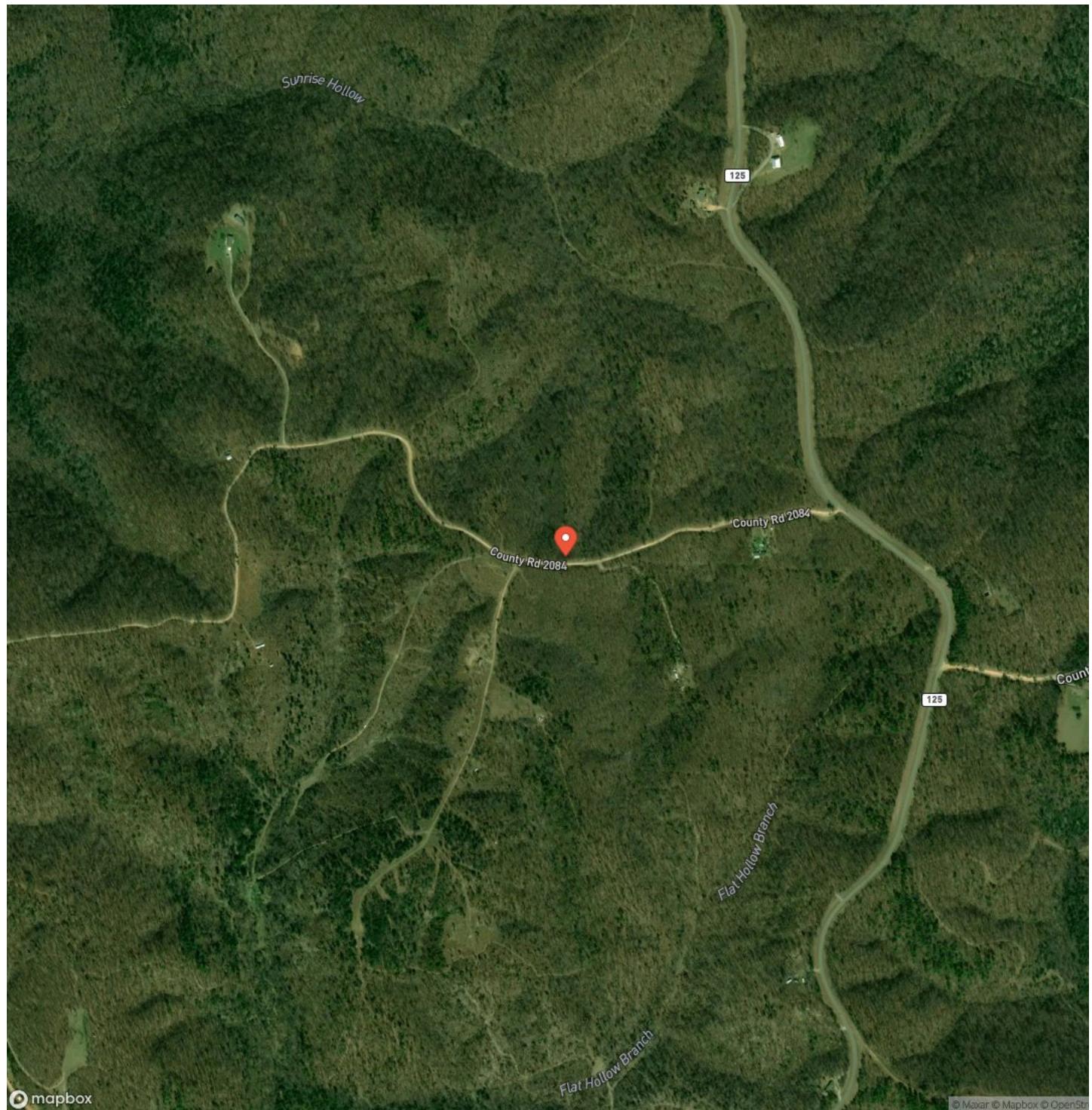


MORE INFO ONLINE:

[ArkansasLandForSale.com](http://ArkansasLandForSale.com)

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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

David Wallis

## Mobile

(870) 448-7280

## Office

(870) 448-7280

david@a

**City / State / Zip**

## NOTES



## NOTES



## **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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