

**Perfect Blend of Privacy and Convenience!!!**  
289 S  
Horseshoe Bend, AR 72512

**\$40,000**  
10± Acres  
Izard County



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Horseshoe Bend, AR / IZARD County**

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**SUMMARY**

**Address**

289 S

**City, State Zip**

Horseshoe Bend, AR 72512

**County**

Izard County

**Type**

Undeveloped Land, Hunting Land

**Latitude / Longitude**

36.203223 / -91.756018

**Acreage**

10

**Price**

\$40,000

**Property Website**

<https://arkansaslandforsale.com/property/perfect-blend-of-privacy-and-convenience-izard/arkansas/98937/>



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### **PROPERTY DESCRIPTION**

Welcome to this exceptional 10± acre property located within the city limits of Horseshoe Bend, Arkansas—where convenience meets the unspoiled beauty of the Ozarks. This unique offering provides the rare opportunity to enjoy peaceful acreage living while remaining just minutes from town amenities, including shopping, dining, and everyday essentials.

Ideally situated only minutes from Crown Lake and within walking distance of the scenic Strawberry River, this property is perfectly positioned for outdoor enthusiasts. Spend your days fishing, boating, kayaking, paddleboarding, swimming, or exploring miles of nearby hiking trails. Whether you crave adventure or relaxation, this location offers year-round recreational opportunities right at your doorstep.

With electric and water available and approximately 363 feet of highway frontage, the property offers excellent accessibility. The generous road frontage provides flexibility for multiple building sites, easy driveway access. Whether you're dreaming of a secluded weekend getaway cabin, a custom-built forever home, or an investment property in a growing area, this land is ready to bring your vision to life.

Nestled among mature hardwoods and native Ozark landscape, the property offers a serene, private setting rich with natural character. The wooded terrain provides shade, wildlife habitat, and the peaceful ambiance that makes the Ozarks so desirable. Imagine morning coffee surrounded by birdsong, evenings by a firepit under star-filled skies, and the quiet comfort of country living without sacrificing convenience.

Properties like this, within city limits, near major recreational attractions, and with utilities available—are increasingly hard to find. Additional acreage is available for those seeking expanded space, added privacy, or future development potential.

Don't miss this rare opportunity to own a beautiful piece of Arkansas land in one of the most desirable areas of the Ozarks. Your private retreat, investment opportunity, or dream home site awaits.

To set up a private showing contact Exclusive Listing Agent David Wallis [870-448-7280](tel:870-448-7280)

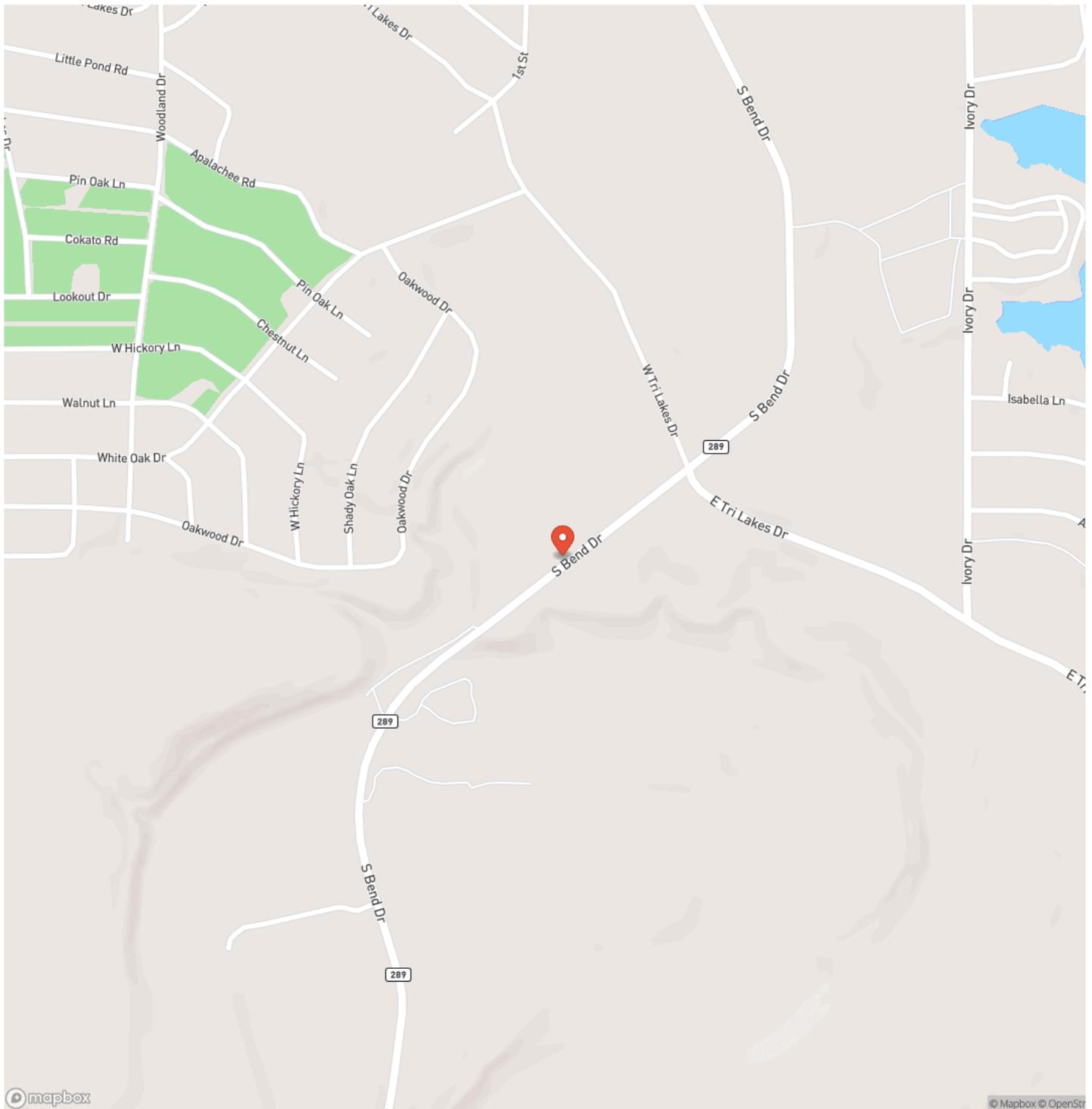


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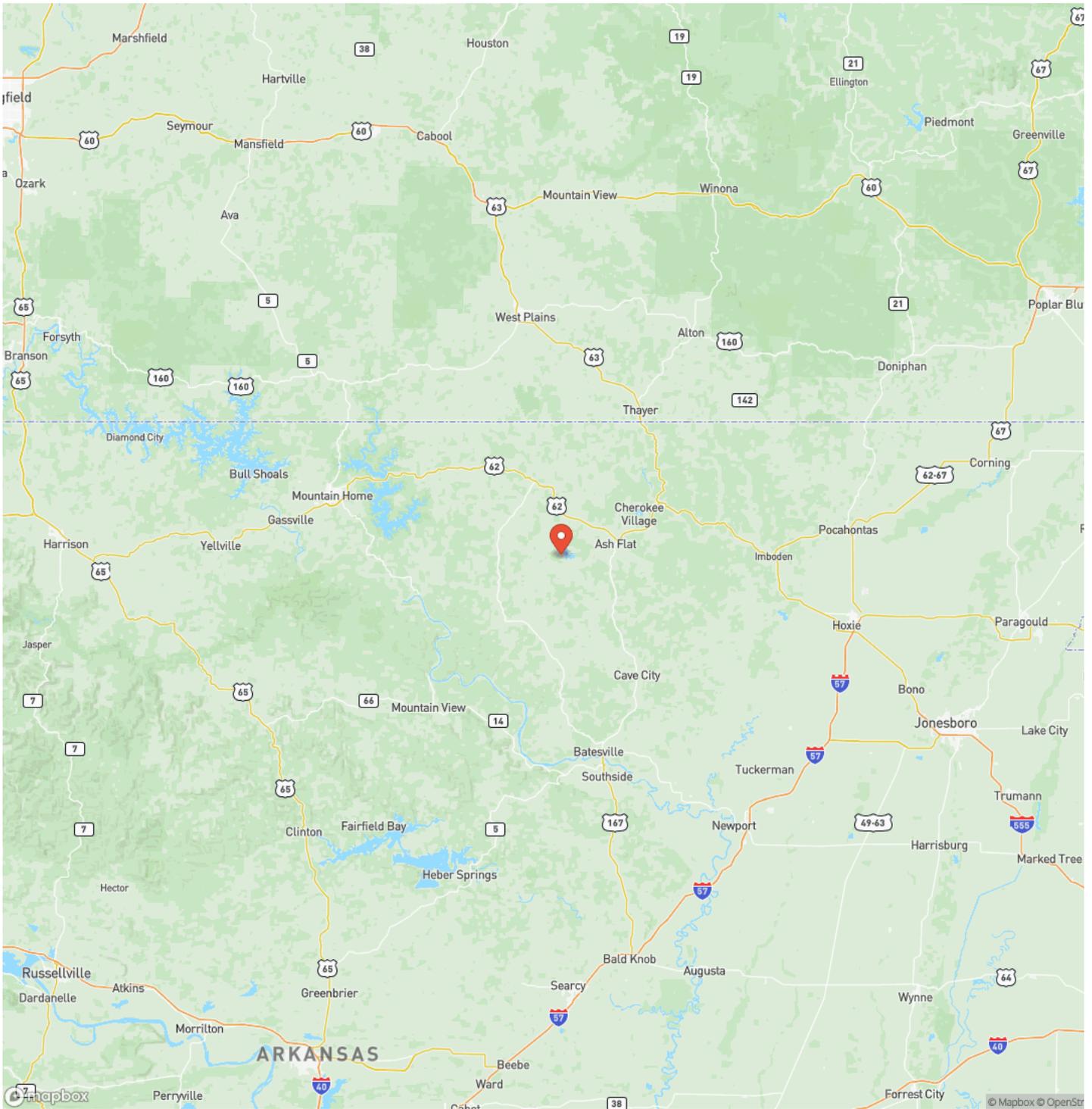
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## Locator Map



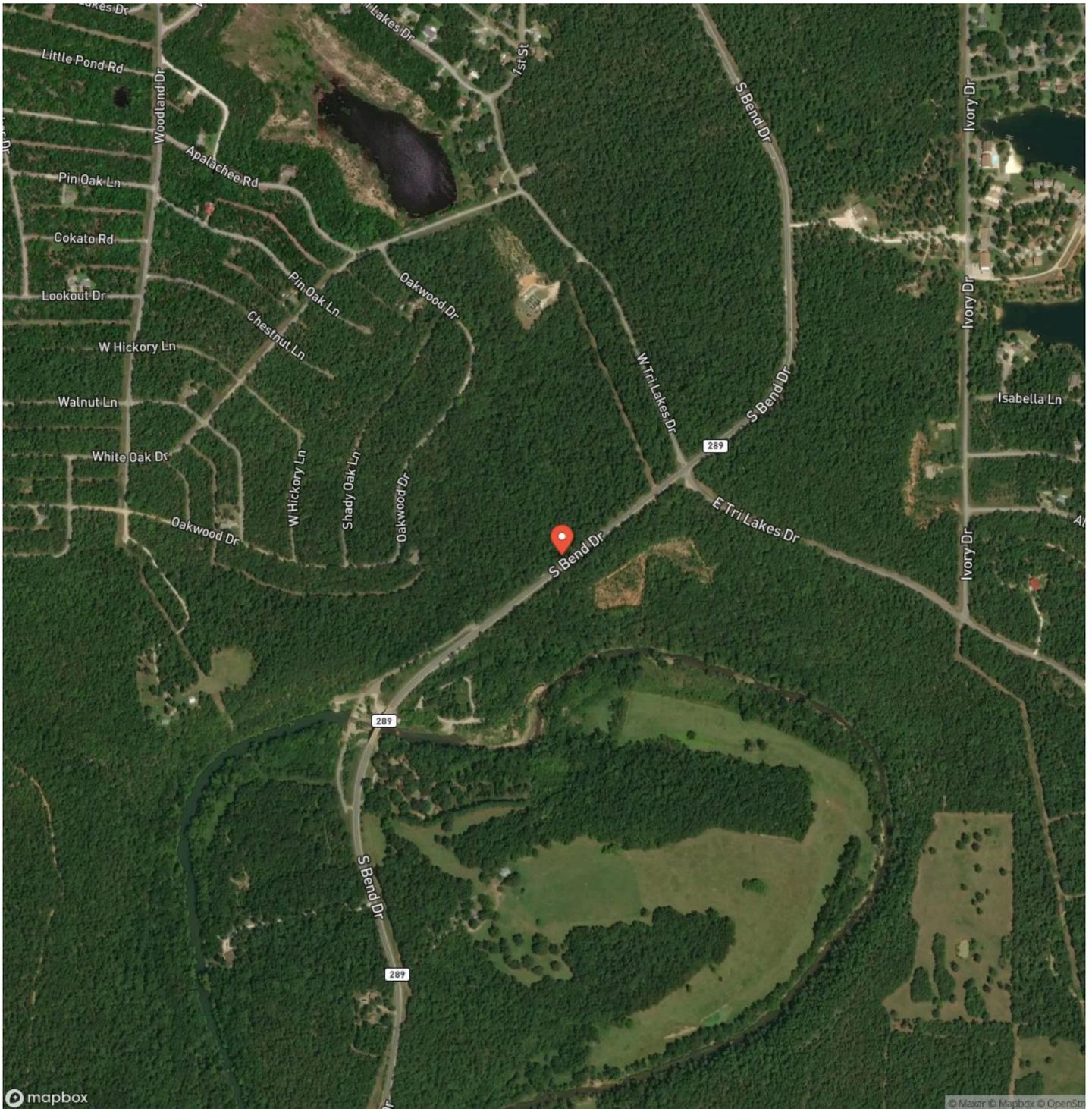
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## Locator Map



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## Satellite Map







## **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.



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