

Perfect for Hunting or Outdoor Retreat!!!!
529 Mayfield Lane
Flippin, AR 72634

\$210,000
40± Acres
Marion County



Perfect for Hunting or Outdoor Retreat!!!!
Flippin, AR / Marion County

SUMMARY

Address

529 Mayfield Lane

City, State Zip

Flippin, AR 72634

County

Marion County

Type

Recreational Land

Latitude / Longitude

36.203377 / -92.574048

Acreage

40

Price

\$210,000

Property Website

<https://arkansaslandforsale.com/property/perfect-for-hunting-or-outdoor-retreat-marion-arkansas/79499/>



Perfect for Hunting or Outdoor Retreat!!!!

Flippin, AR / Marion County

PROPERTY DESCRIPTION

40+/- Acre Hunter's Paradise in Rhea Valley – South of Flippin, Arkansas

Looking for the ultimate hunting and outdoor retreat? This 40-acre recreational tract in scenic **Rhea Valley**, 20 minutes south of **Flippin, Arkansas**, offers a rare opportunity for nature lovers, hunters, and outdoor enthusiasts alike. Located near the world-renowned **White River at Cotter** and **Crooked Creek**, you'll enjoy quick access to top-tier **trout and smallmouth bass fishing**.

This land is teeming with **wildlife**, including **deer, turkey, and bear**, with **cleared trails** for easy access to navigate the property. A **wet-weather creek** flows north to south, drawing game and adding to the serene natural setting. Explore the **caves** on the property—perfect for a weekend adventure or a quiet escape.

Two **hunting cabins** with **electricity** already in place. Great for seasonal hunting, weekend getaways, or as a private basecamp for exploring the Ozarks.

And when you're ready for water-based recreation, **Bull Shoals Lake** and **Norfork Lake** are both nearby, offering endless opportunities for **fishing, boating, skiing, and watersports**. The iconic **Buffalo National River** is also nearby, providing access to **canoeing, kayaking, fishing**, and countless other outdoor activities in one of the country's most beautiful natural areas.

Conveniently located near **Mountain Home and Harrison**, this property offers privacy and outdoor adventure with nearby access to all your daily needs.

Key Features:

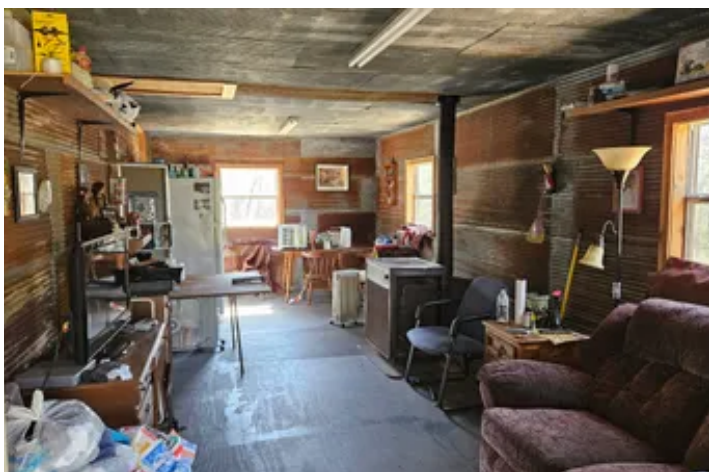
- 40 +/- acres (two adjoining 20-acre parcels sold together)
- Abundant wildlife: deer, turkey, and bear
- Trails for easy access
- Wet-weather creek and caves
- Two hunting cabins with electricity and septic
- Minutes from White River & Crooked Creek
- Close to Bull Shoals Lake & Norfork Lake (fishing, boating, watersports)
- Near Buffalo National River (canoeing, kayaking, fishing)
- Convenient to Mountain Home and Harrison, AR

Don't miss this rare chance to own a true slice of the Ozarks!

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

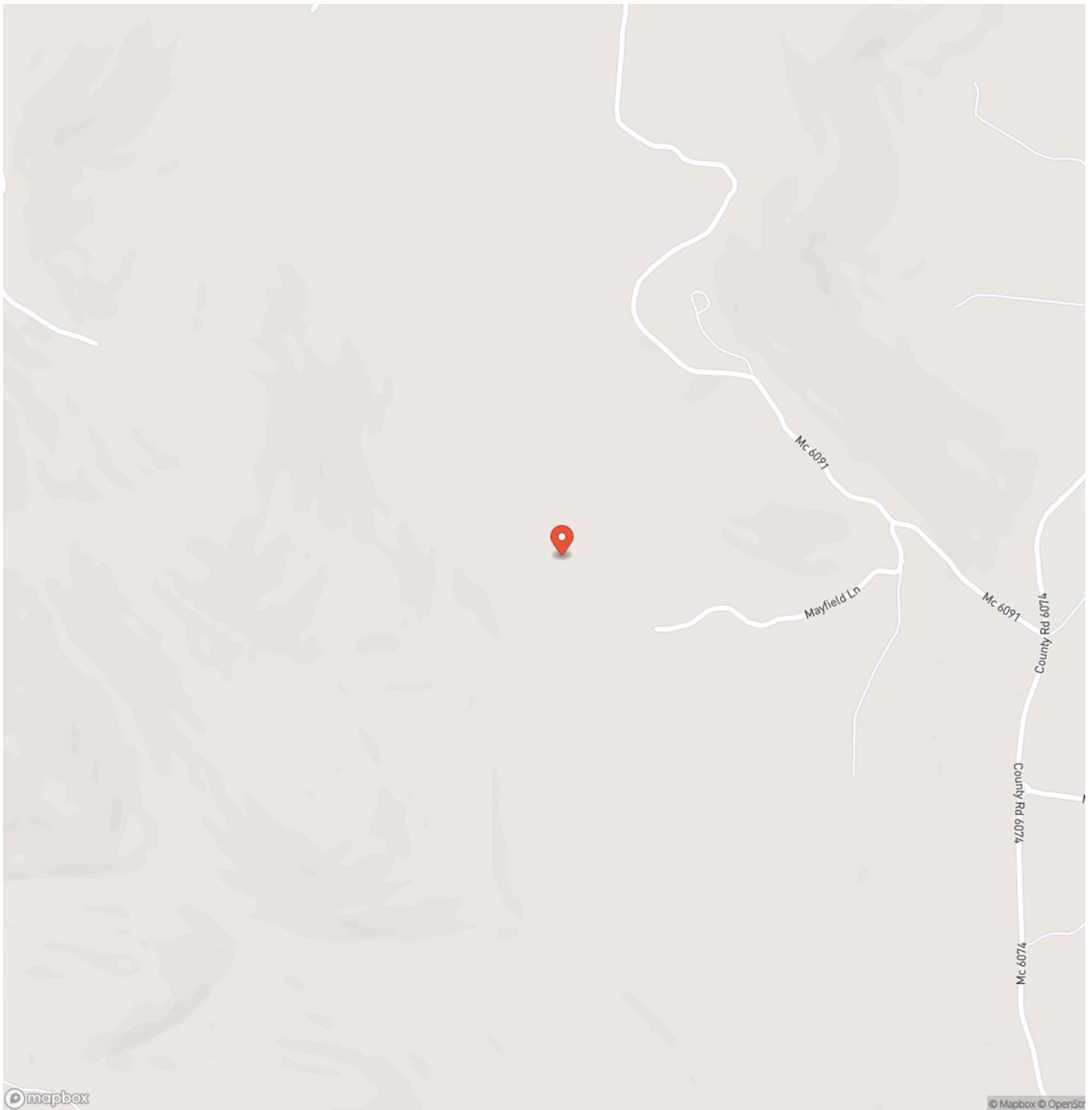


Perfect for Hunting or Outdoor Retreat!!!!
Flippin, AR / Marion County



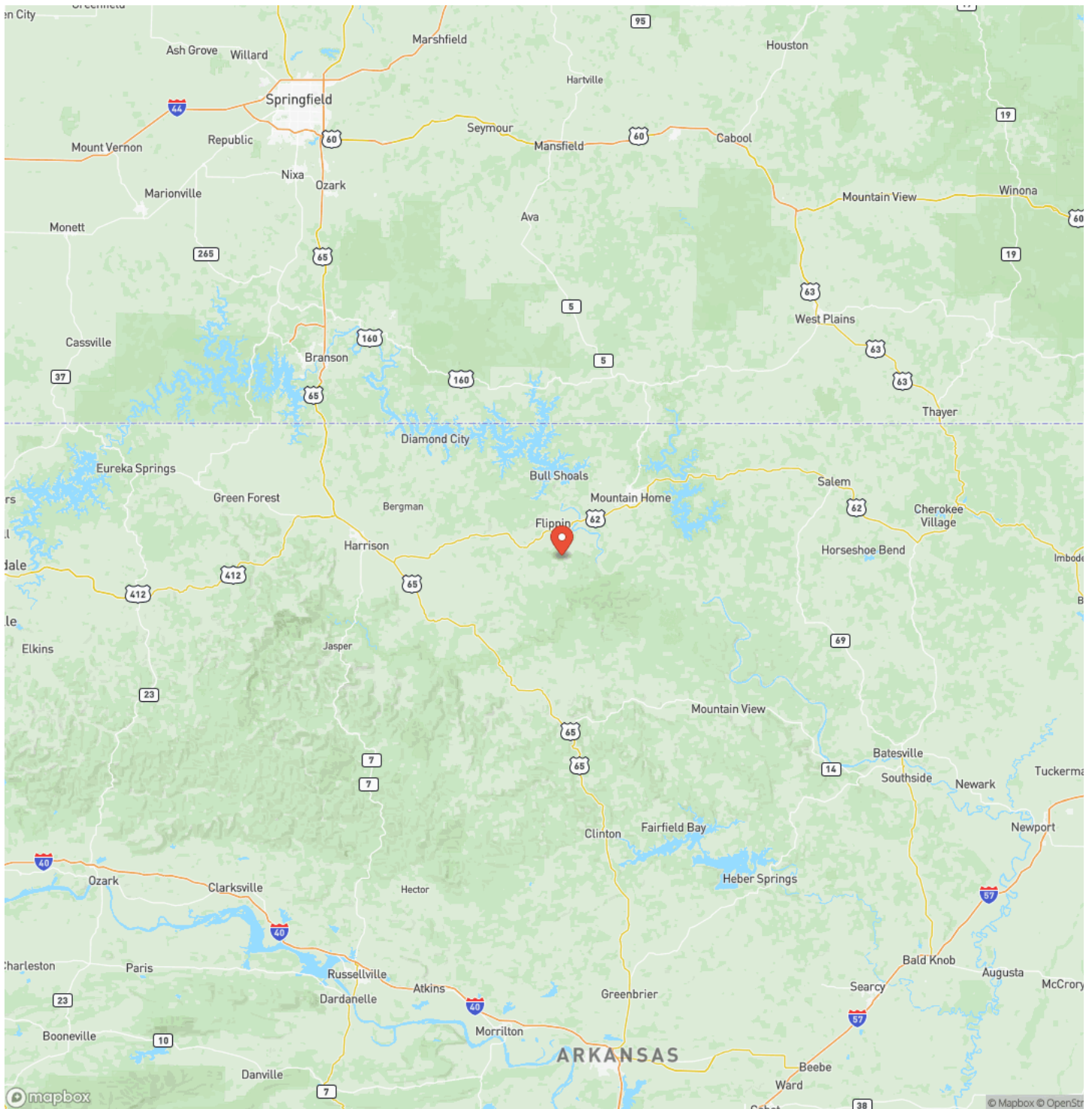
Perfect for Hunting or Outdoor Retreat!!!!
Flippin, AR / Marion County

Locator Map



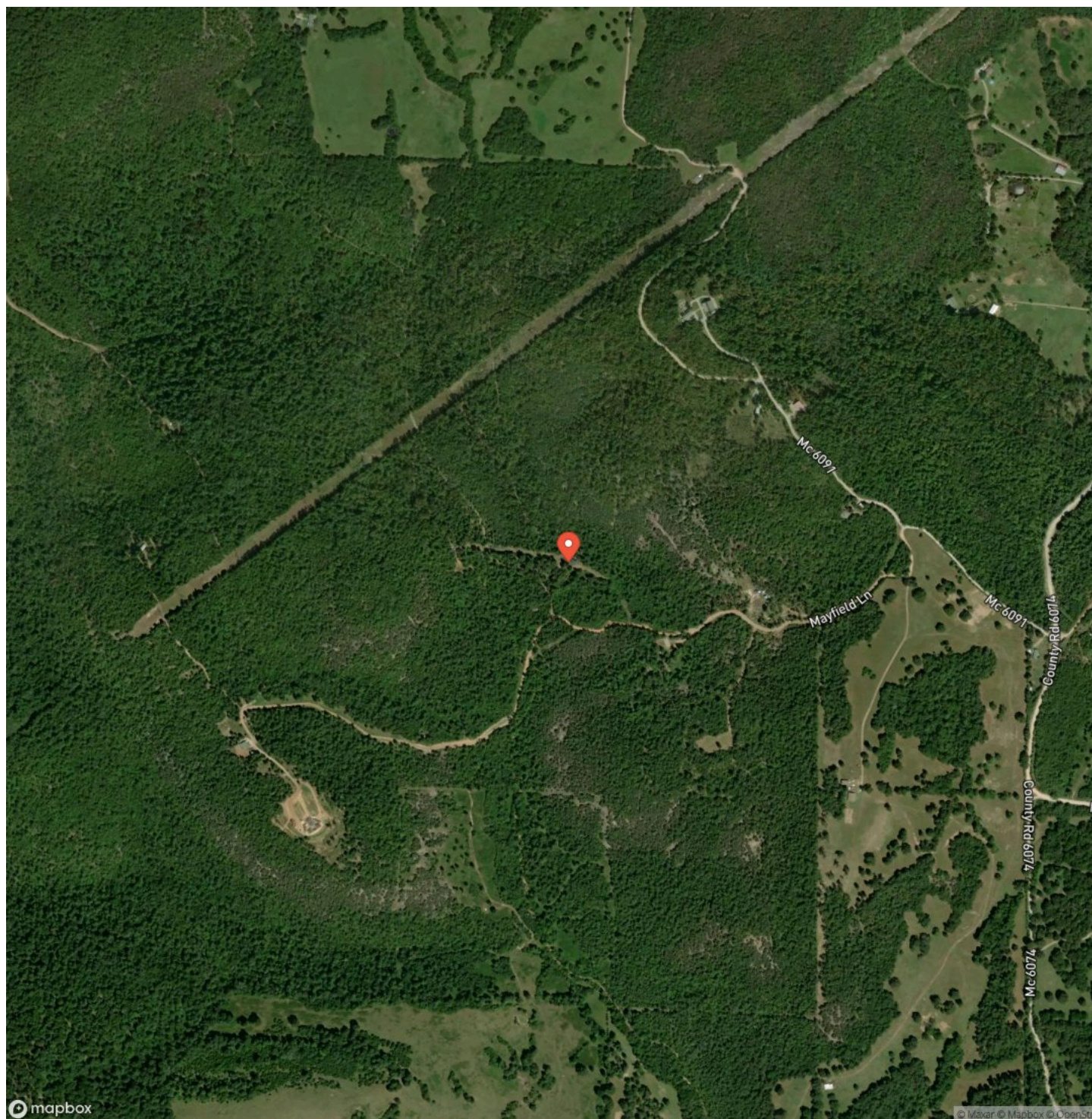
Perfect for Hunting or Outdoor Retreat!!!!
Flippin, AR / Marion County

Locator Map



Perfect for Hunting or Outdoor Retreat!!!!
Flippin, AR / Marion County

Satellite Map



Perfect for Hunting or Outdoor Retreat!!!!
Flippin, AR / Marion County

LISTING REPRESENTATIVE

For more information contact:



Representative

David Wallis

Mobile

(870) 448-7280

Office

(870) 448-7280

Email

david@arkansas.land

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:
ArkansasLandForSale.com

[illegible]

ArkansasLandForSale.com

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.



Arkansas Land Company
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

