

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

**\$260,000**  
40± Acres  
Marion County





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

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**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**

\$260,000

**Property Website**

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



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#### **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 and septic systems** are already in place, making this property ready for immediate use—whether 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

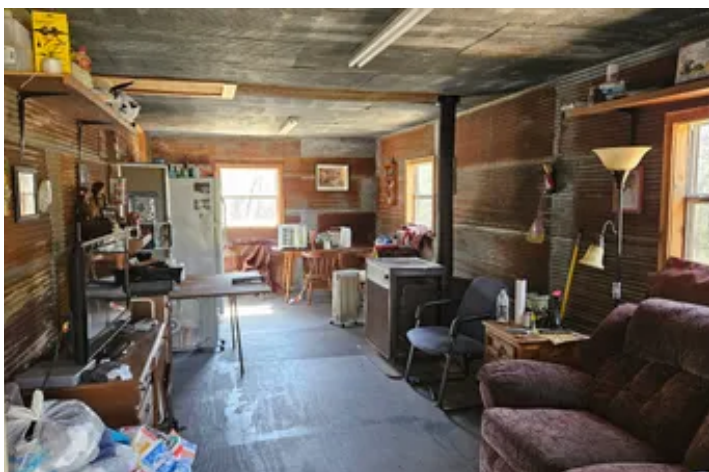
**Don't miss this rare chance to own a true slice of the Ozarks!**

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





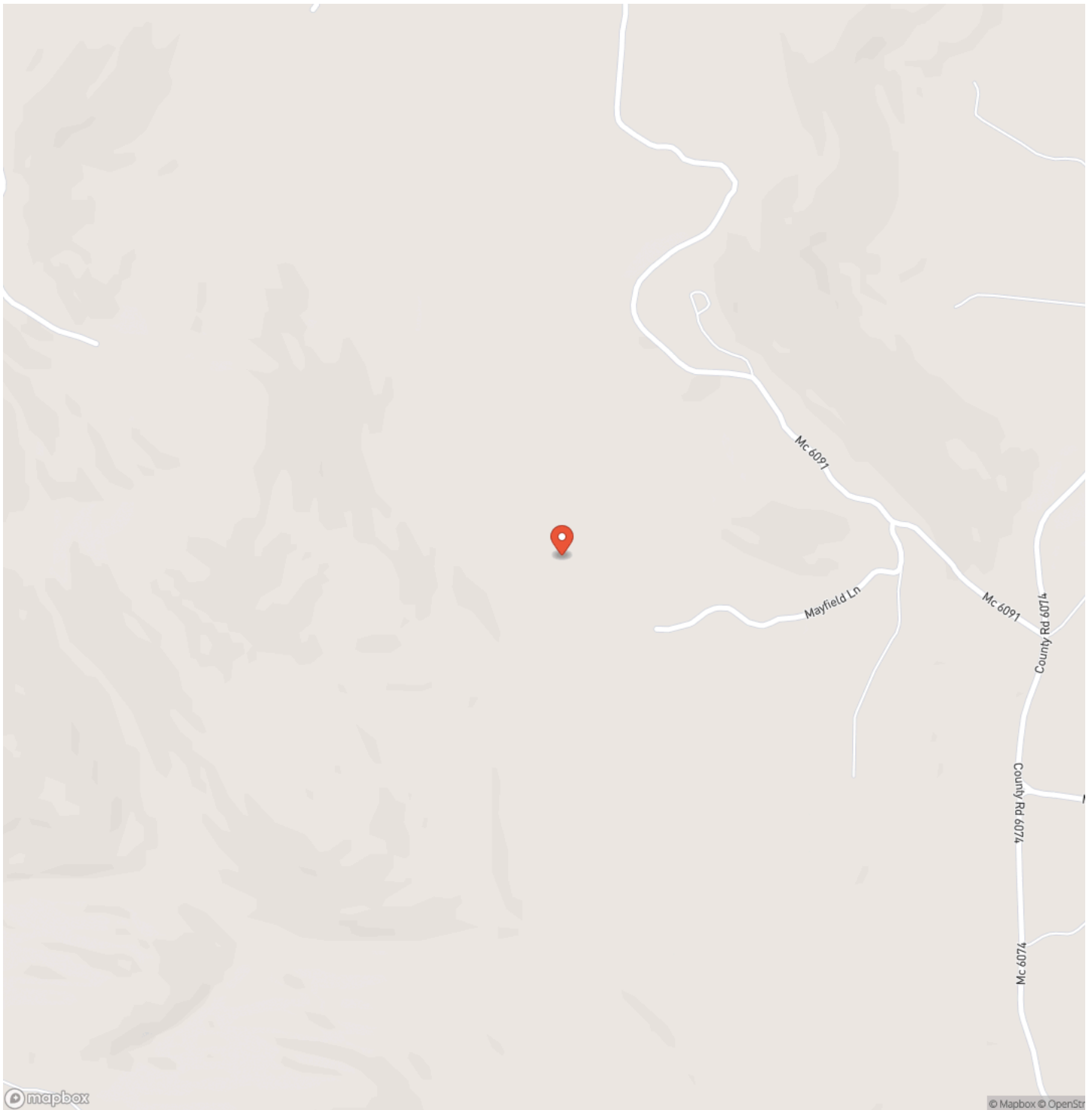
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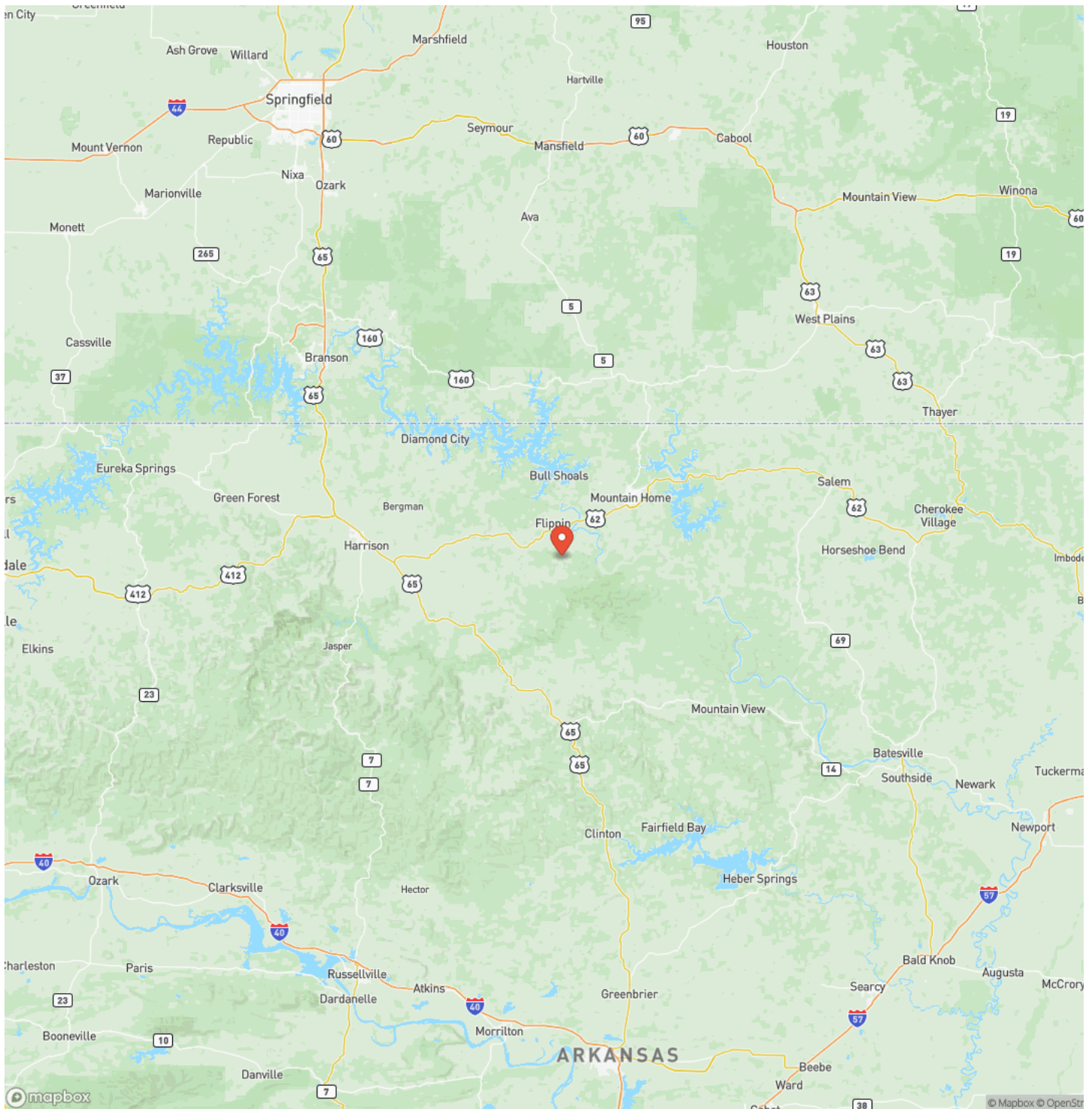
## Locator Map





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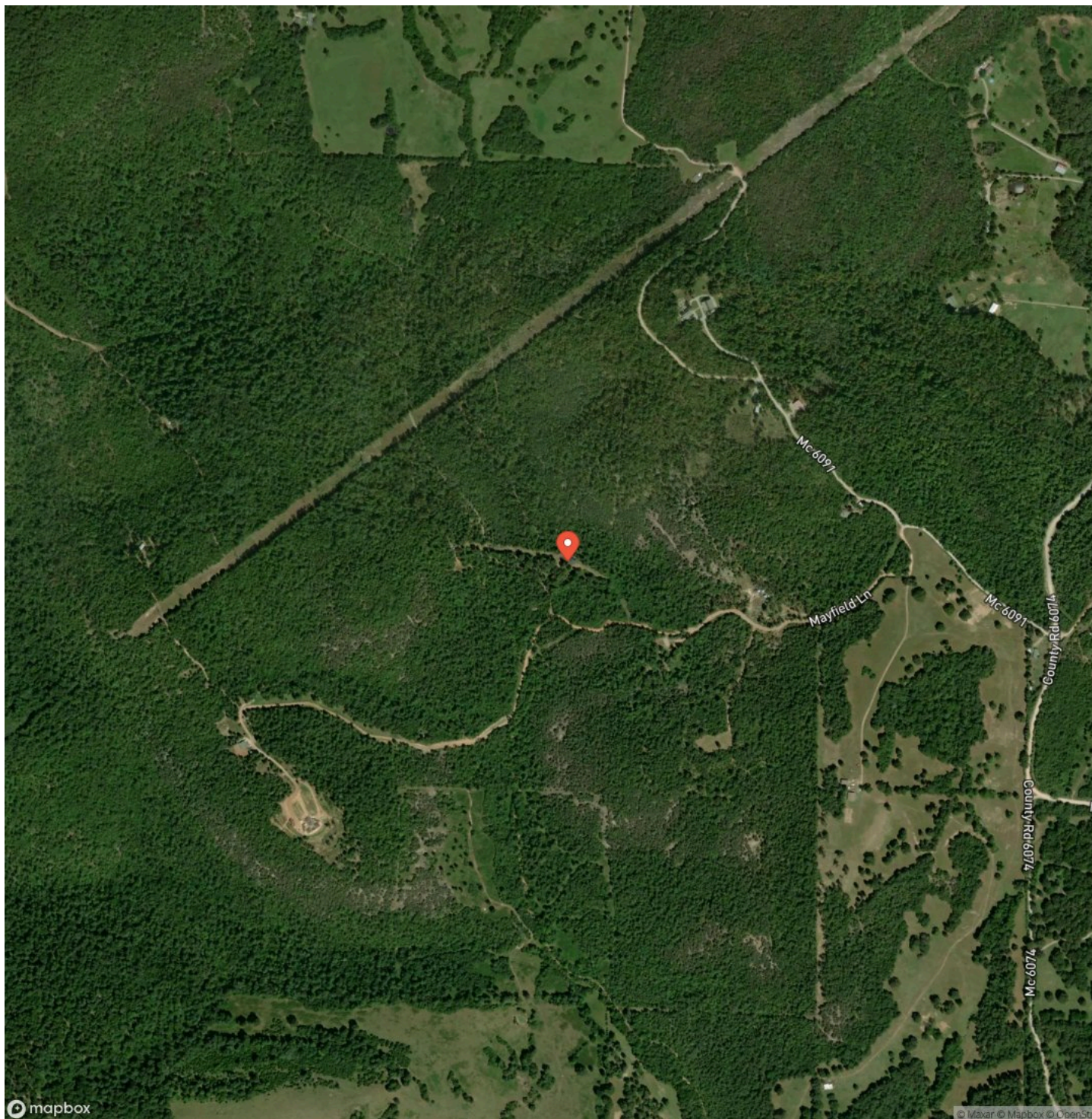
## Locator Map





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## Satellite Map



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**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**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**ArkansasLandForSale.com**

## **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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