

602 Miller County 93
602 MC 93
Texarkana, AR 71854

\$199,000
7.33± Acres
Miller County



602 Miller County 93
Texarkana, AR / Miller County

SUMMARY

Address

602 MC 93

City, State Zip

Texarkana, AR 71854

County

Miller County

Type

Residential Property, Single Family, Recreational Land, Hunting Land

Latitude / Longitude

33.422962 / -93.921795

Taxes (Annually)

\$190

Dwelling Square Feet

1,274

Bedrooms / Bathrooms

2 / 1.5

Acreage

7.33

Price

\$199,000

Property Website

<https://moplandandhome.com/property/602-miller-county-93-miller-arkansas/104190/>



PROPERTY DESCRIPTION

Escape to your own private sanctuary at 602 Miller County 93. Nestled on 7.33 scenic acres within the desirable Eagle Ridge Estates subdivision, this charming cabin-style farmhouse offers the perfect blend of rustic character and modern comfort. Built in 2013, the home features 1 bedroom, 1.5 bathrooms, and an attached bonus room that could serve as a second bedroom, office, craft room, or flex space to fit your needs.

Enjoy peaceful mornings on the covered porch, entertain family and friends in the outdoor kitchen, or relax while listening to the tranquil sounds of the creek that winds through the property. With ample space to explore, garden, or simply enjoy nature, this one-of-a-kind retreat offers the privacy and serenity of country living while remaining conveniently located near town.

Whether you're looking for a full-time residence, weekend getaway, or investment opportunity, this unique property is ready to welcome you home.

Water and utilities

A private well provides a reliable water source for the property, ensuring self-sufficiency. For climate control, the home features electric heating and cooling with multi wall/window units. A septic system with field lines provides your on-site sewer system. The absence of natural gas presents an opportunity to explore alternative energy solutions or simply enjoy the existing efficient electric systems.

Wildlife and vegetation

The property is a haven for wildlife, with regular sightings of whitetail deer, hogs, dove, and various small game, making it an ideal spot for nature enthusiasts and hunters alike. The heavily wooded and natural state vegetation, predominantly wooded, provides excellent cover and habitat for these animals, contributing to a rich ecological environment.

Current and potential use

Currently enjoyed as a residential single-family home and a recreational retreat, this property offers incredible versatility. Its potential extends to investment opportunities, continued residential use, or expanded recreational pursuits. With features like ATV trails, bird watching, equestrian trails, hiking trails, and hunting, the land is perfectly suited for a vibrant outdoor lifestyle. The property also benefits from mineral rights, adding another layer of potential value.

Access and easements

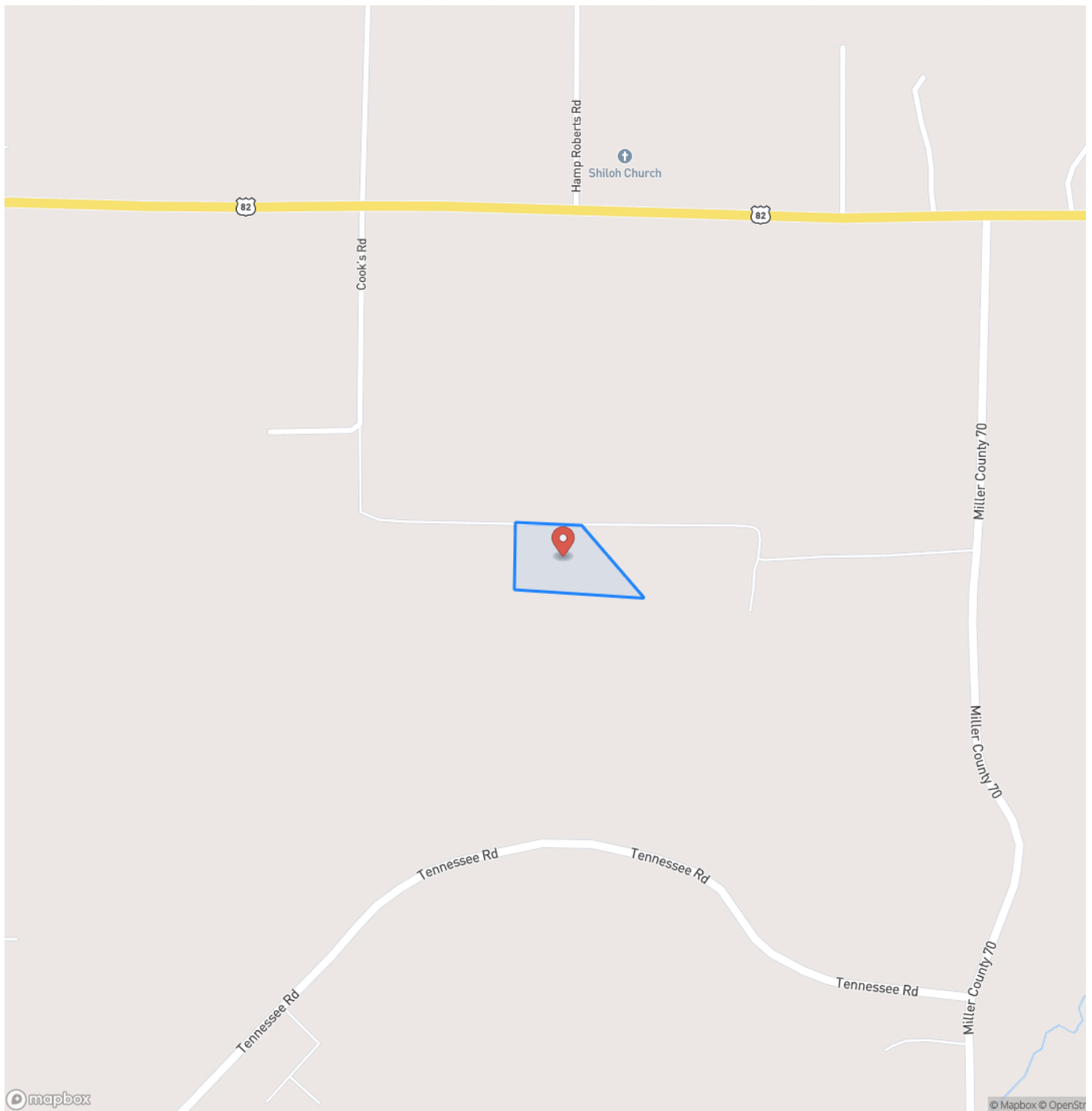
Access to the property is convenient via a gravel county road, providing direct road frontage. This ensures easy entry and exit while maintaining a sense of secluded tranquility. The presence of a creek and stream on the property offers natural water access, enhancing its recreational appeal and ecological diversity.

Showing instructions and contact

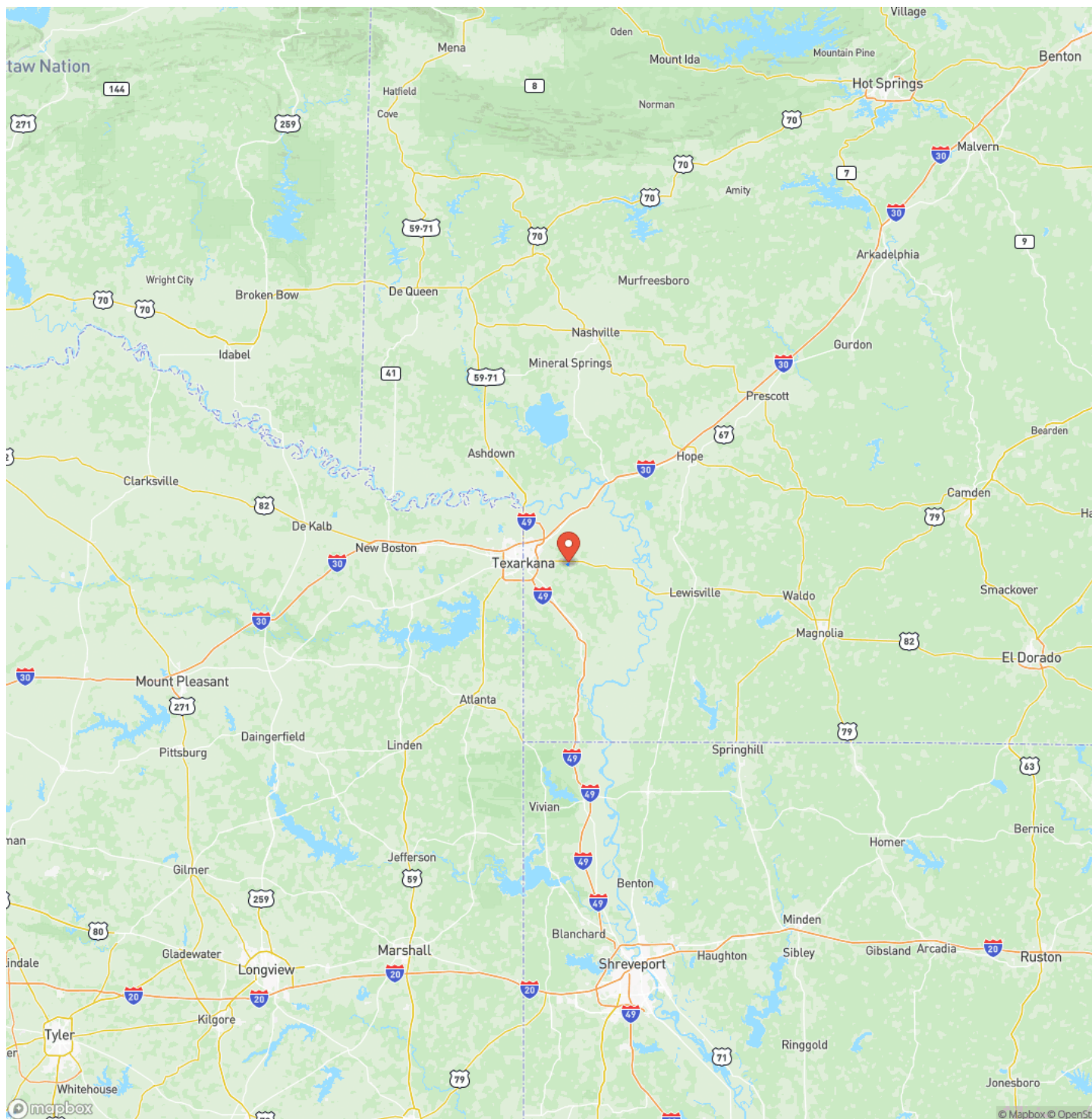
To experience this unique property, please text or call the listing agent, Peggy Speer, at [903-277-8203](tel:903-277-8203). A 24-hour notice is kindly requested before scheduling an appointment.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Peggy Speer

Mobile

(903) 277-8203

Office

(870) 807-6731

Email

pspeer@mossyoakproperties.com

Address

819 Lakewood Road

City / State / Zip

Camden, AR 71701

NOTES

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<https://moplandandhome.com/>

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Mossy Oak Properties Land and Home
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