

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 DESCRIPTION

Escape to your own private sanctuary at 602 Miller County 93, a charming 7.33-acre retreat in Genoa, Arkansas. This unique property, nestled within the desirable Eagle Ridge Estates subdivision, offers the perfect blend of rustic elegance and modern comfort, featuring a cozy 2-bedroom, 1.5-bathroom cabin-style farmhouse built in 2013. Imagine mornings spent on your covered porch, evenings gathered around the outdoor kitchen overlooking a babbling creek, and endless possibilities for recreation right outside your door.

Location

Nestled in Miller County, this property offers the tranquility of country living with convenient access to the amenities of Texarkana, Arkansas. Situated within the Genoa Central ISD, it provides an ideal setting for those seeking a peaceful residential environment while remaining connected to community resources. The location on a county road ensures ease of access and a sense of privacy.

Land and terrain

Spanning 7.33 acres, the land boasts a natural state with heavily wooded areas, offering both privacy and a beautiful natural landscape. The soil, characterized as loamy sand, suggests excellent drainage and versatility for various uses. This diverse terrain creates an inviting environment for exploration and enjoyment of the outdoors.

Improvements and infrastructure

The heart of this property is a charming 1-story frame cabin, topped with a metal roof, constructed in 2013 and overlooking a babbling creek that runs through the property. Inside, you'll find comfortable open living spaces with, two bedrooms, an office area, and 1.5 bathrooms. Beyond the main residence, the property includes an array of valuable improvements such as an irrigation system, outbuildings, an inviting outdoor kitchen perfect for entertaining, a large deck, RV/boat storage, a shed, additional storage, a well, and a workshop, all designed to enhance your rural lifestyle. Exterior features like awnings, a misting system, and an outdoor shower further elevate the living experience.

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

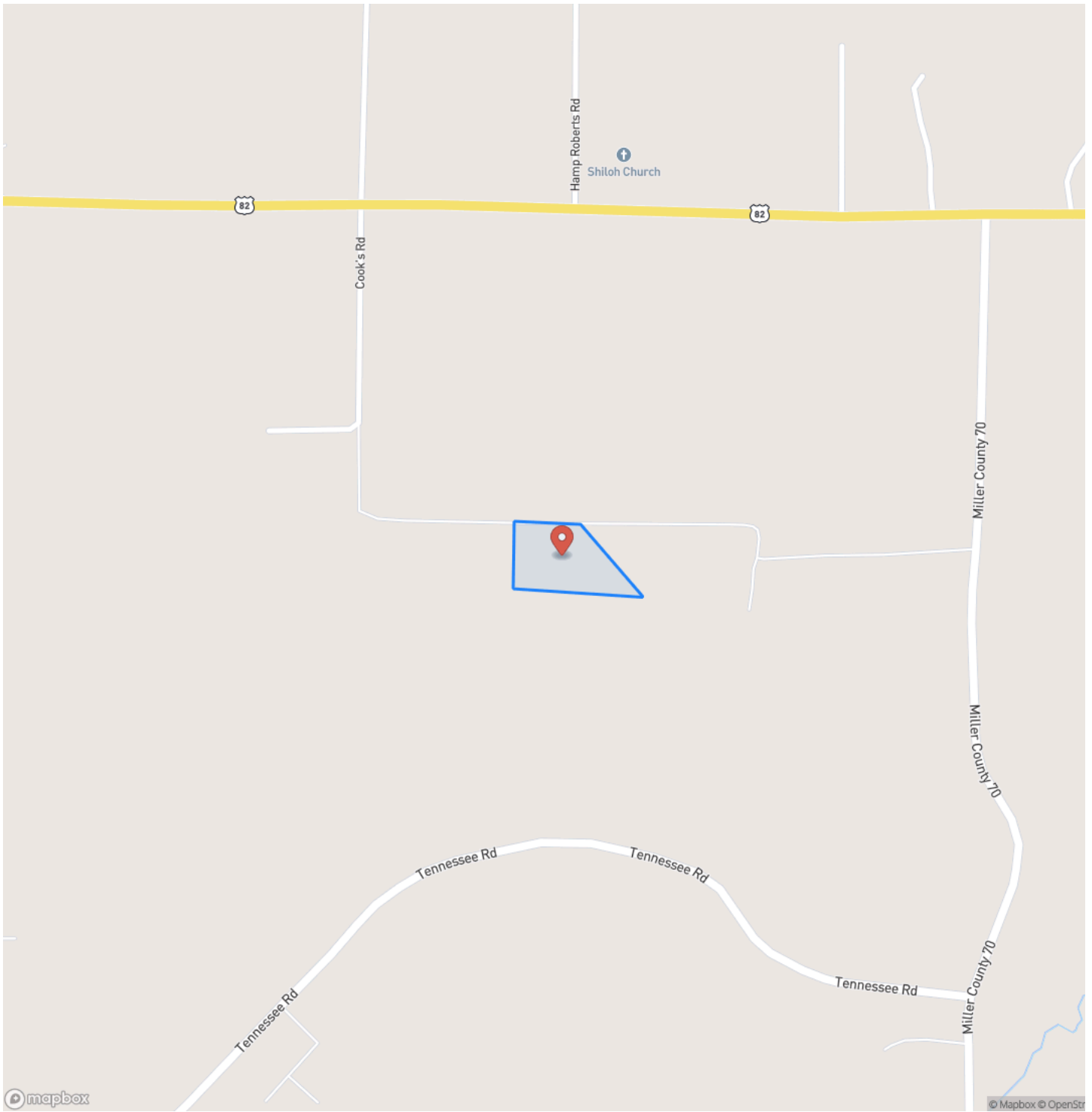
Access to the property is convenient via a gravel county road, providing direct road frontage. This ensures easy entry and exit while maintaining a sense of secluded tranquility. The presence of a creek and stream on the property offers natural water access, enhancing its recreational appeal and ecological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

Showing instructions and contact

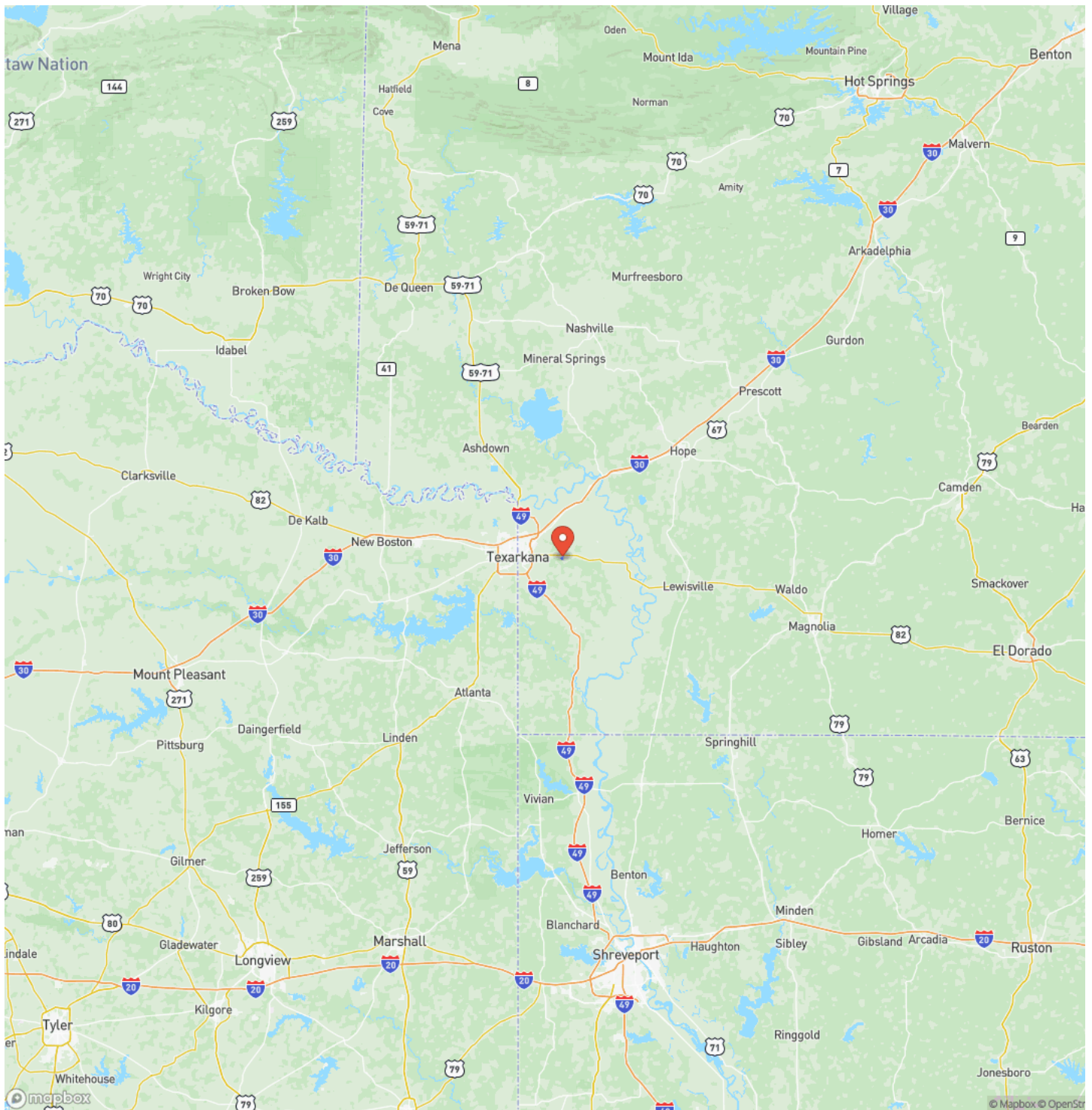
To experience this unique property, please text or call the listing agent, Peggy Speer, at [903-277-8203](tel:903-277-8203). A 24-hour notice is kindly requested before scheduling an appointment.



Locator Map



Locator Map



Satellite Map



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