

Boggy Creek Homestead
18653 US Hwy 71
Fouke, AR 71837

\$489,000
36± Acres
Miller County



**Boggy Creek Homestead
Fouke, AR / Miller County**

SUMMARY

Address

18653 US Hwy 71

City, State Zip

Fouke, AR 71837

County

Miller County

Type

Residential Property, Hunting Land, Recreational Land, Single Family

Latitude / Longitude

33.227044 / -93.888476

Taxes (Annually)

\$1,673

Dwelling Square Feet

2,271

Bedrooms / Bathrooms

3 / 2

Acreage

36

Price

\$489,000



Boggy Creek Homestead Fouke, AR / Miller County

PROPERTY DESCRIPTION

Nestled within the serene landscapes of Fouke, Arkansas, lies a captivating 36-acre estate offering a harmonious blend of comfortable residential living and expansive recreational opportunities. This Boggy Creek Homestead is a haven for those seeking tranquility, adventure, and the freedom to cultivate their dreams, whether that involves pursuing the thrill of the hunt, tending to a flourishing garden, or simply unwinding by a private pool. With a well-appointed 3-bedroom, 2.5-bath home as its centerpiece, this property promises a lifestyle defined by both modern convenience and natural beauty.

Location

This remarkable property is ideally situated in Fouke, Arkansas, within Miller County, benefiting from the highly regarded Fouke School District. Its strategic placement offers the perfect balance of rural charm and accessibility, providing a peaceful retreat without sacrificing convenience. The surrounding area is known for its natural beauty and community spirit, making it an excellent choice for those looking to establish roots in a welcoming rural environment. Situated just off of I-49 the property is 20 minutes from Texarkana, AR, 40 Minutes from Shreveport, LA., and 9 miles to Texarkana Regional Airport.

Land and terrain

Spanning 36 acres, the land is predominantly heavily wooded with creeks, offering a rich tapestry of natural beauty and privacy. The diverse terrain provides an ideal habitat for local wildlife and presents endless possibilities for exploration and enjoyment. The land is primed for various agricultural pursuits, maintaining its natural, untouched splendor, or enjoying the established shooting lanes, blinds, and trails.

Improvements and infrastructure

The heart of the property is a charming 2-story brick residence featuring 3 bedrooms and 2.5 baths, multiple living areas, and designated office space designed for comfortable family living. Essential utilities are connected, ensuring seamless living. Beyond the main dwelling, the property boasts a host of exterior enhancements: a refreshing fenced, in-ground pool and a gazebo perfect for outdoor entertaining, and a dedicated kennel/dog run.

Water and utilities

The property benefits from a private well, ensuring a reliable and independent water supply, and a newly updated septic system. The home features central electric heating and a multi-unit central air system with ceiling fans, providing year-round comfort. These established systems offer peace of mind and convenience for the discerning homeowner.

Wildlife and vegetation

The heavily wooded acreage serves as a sanctuary for a variety of wildlife, making it a dream for nature enthusiasts and hunters alike. The area is frequented by dove, hogs, small game, turkey, whitetail deer, and other wild game, offering exceptional hunting and wildlife observation opportunities, (and possible Fouke Monster sightings). The abundant natural vegetation contributes to the thriving ecosystem, creating a vibrant and dynamic environment for both flora and fauna.

Current and potential use

Currently, this versatile property is cherished for hunting, recreational activities, and residential living. Its potential, however, extends even further, presenting exciting prospects for agricultural endeavors, establishing a farm, or developing a tree farm. The existing framework and natural resources make it an ideal candidate for a wide range of future aspirations, from sustainable living to income-generating ventures.

Access and easements

Access to the property is excellent, with paved road frontage directly on a highway, ensuring easy and convenient entry. The presence of a creek on the property further enhances its appeal, offering natural water access and contributing to the picturesque landscape. All necessary easements are in place, providing clear and straightforward property rights for the new owner.

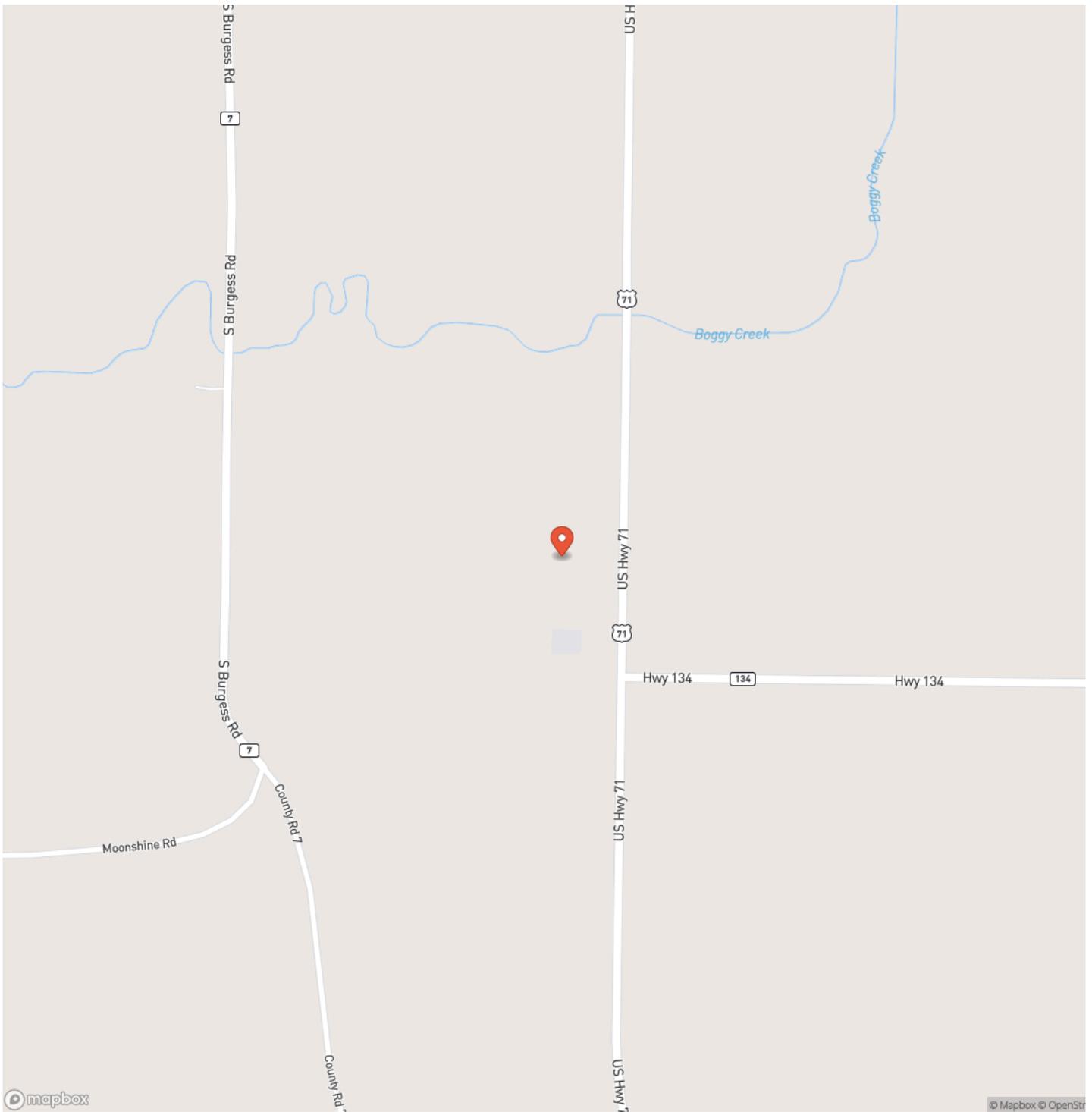
Showing instructions and contact

To experience the unique charm and extensive potential of Boggy Creek Homestead, please contact Peggy Speer for showing at ([903](tel:277-8203)) [277-8203](tel:277-8203) or email at Pspeer@mossyoakproperties.com.

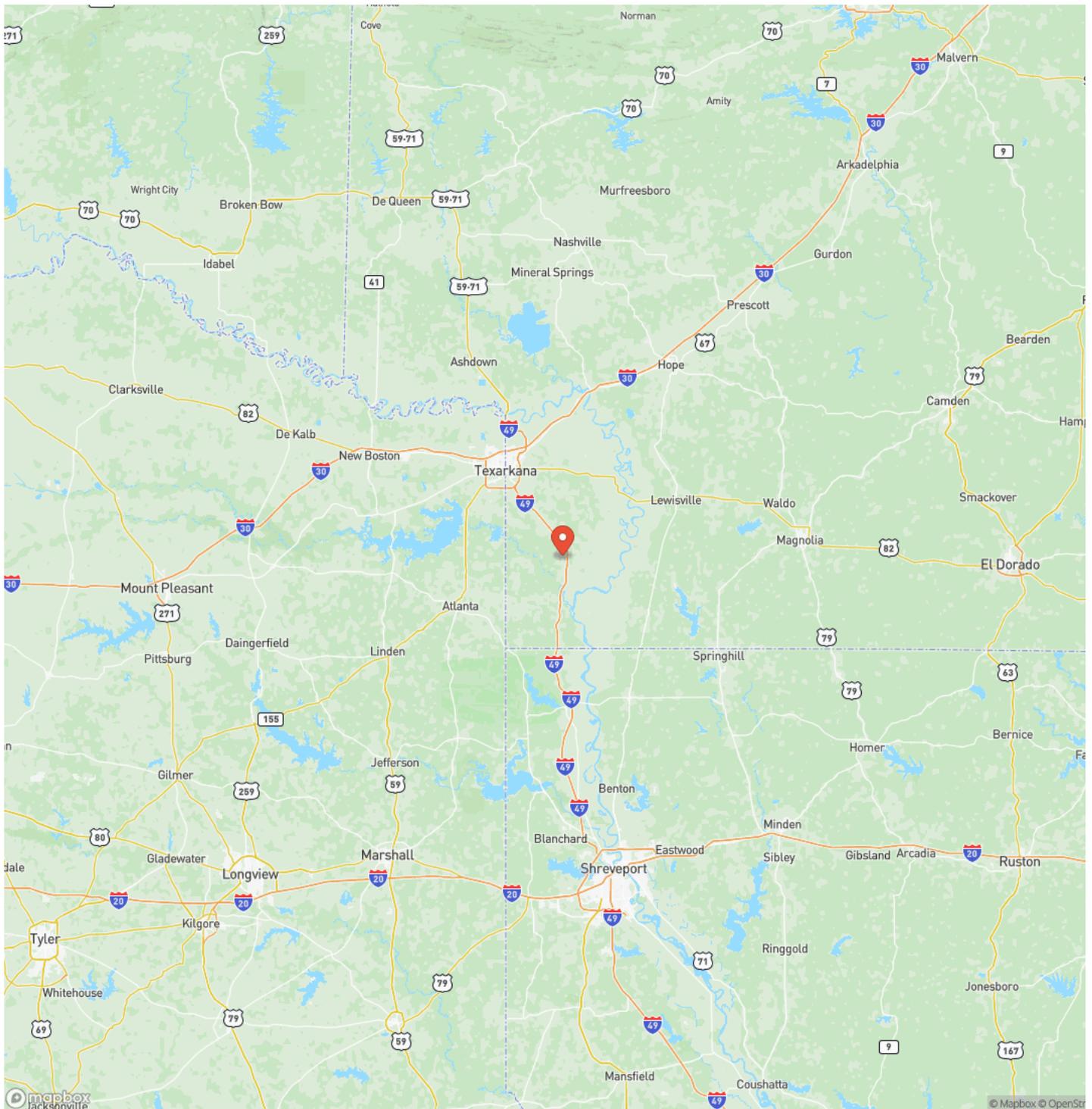
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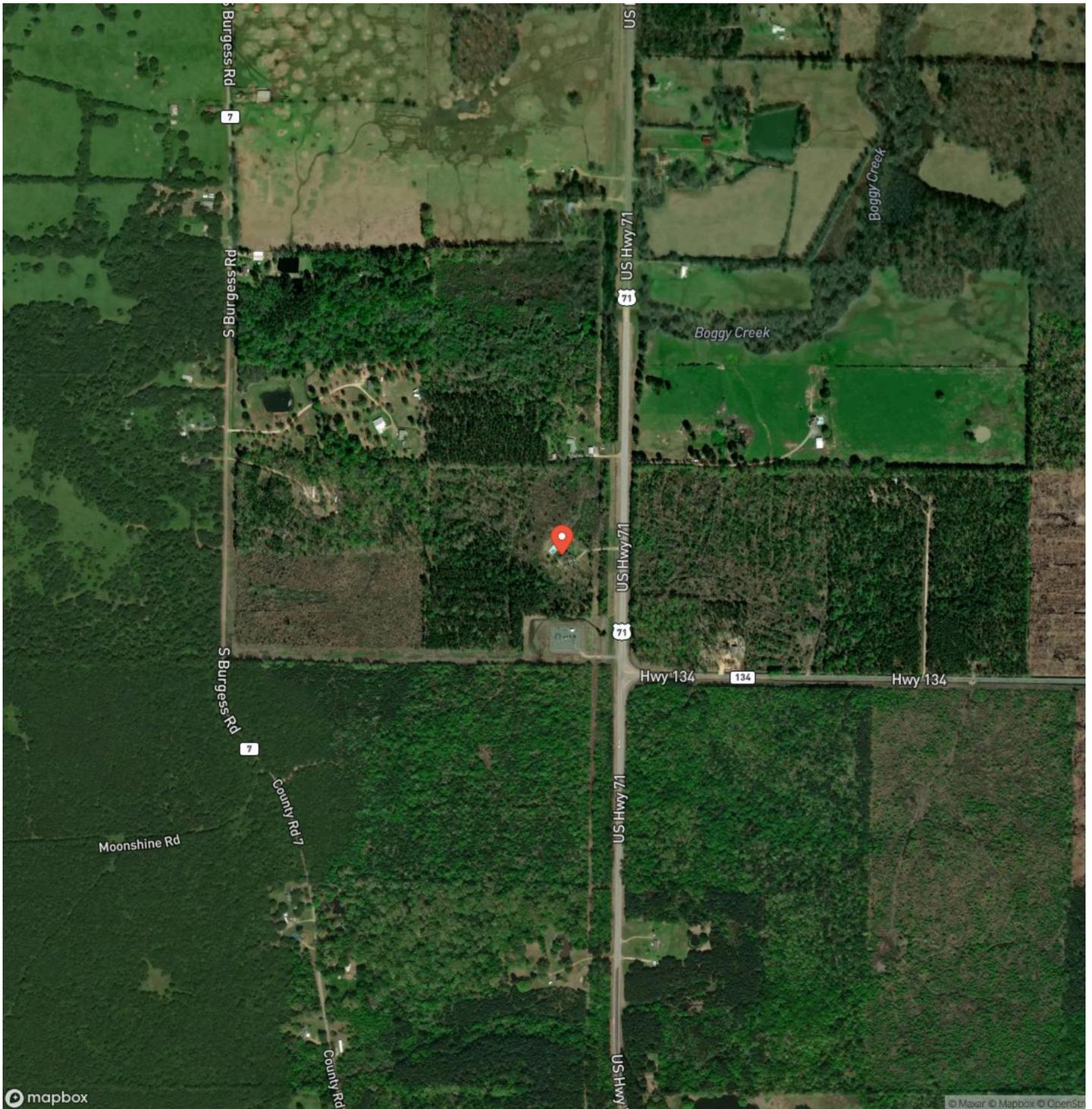
Locator Map



Locator Map



Satellite Map



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