

Witts Springs 166  
10189 Hwy 377  
Marshall, AR 72650

**\$365,250**  
166± Acres  
Searcy County



**Witts Springs 166**  
**Marshall, AR / Searcy County**

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**SUMMARY**

**Address**

10189 Hwy 377

**City, State Zip**

Marshall, AR 72650

**County**

Searcy County

**Type**

Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**

35.785816 / -92.868735

**Acreage**

166

**Price**

\$365,250

**Property Website**

<https://www.mossoakproperties.com/property/witts-springs-166/searcy/arkansas/87748/>



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**PROPERTY DESCRIPTION**

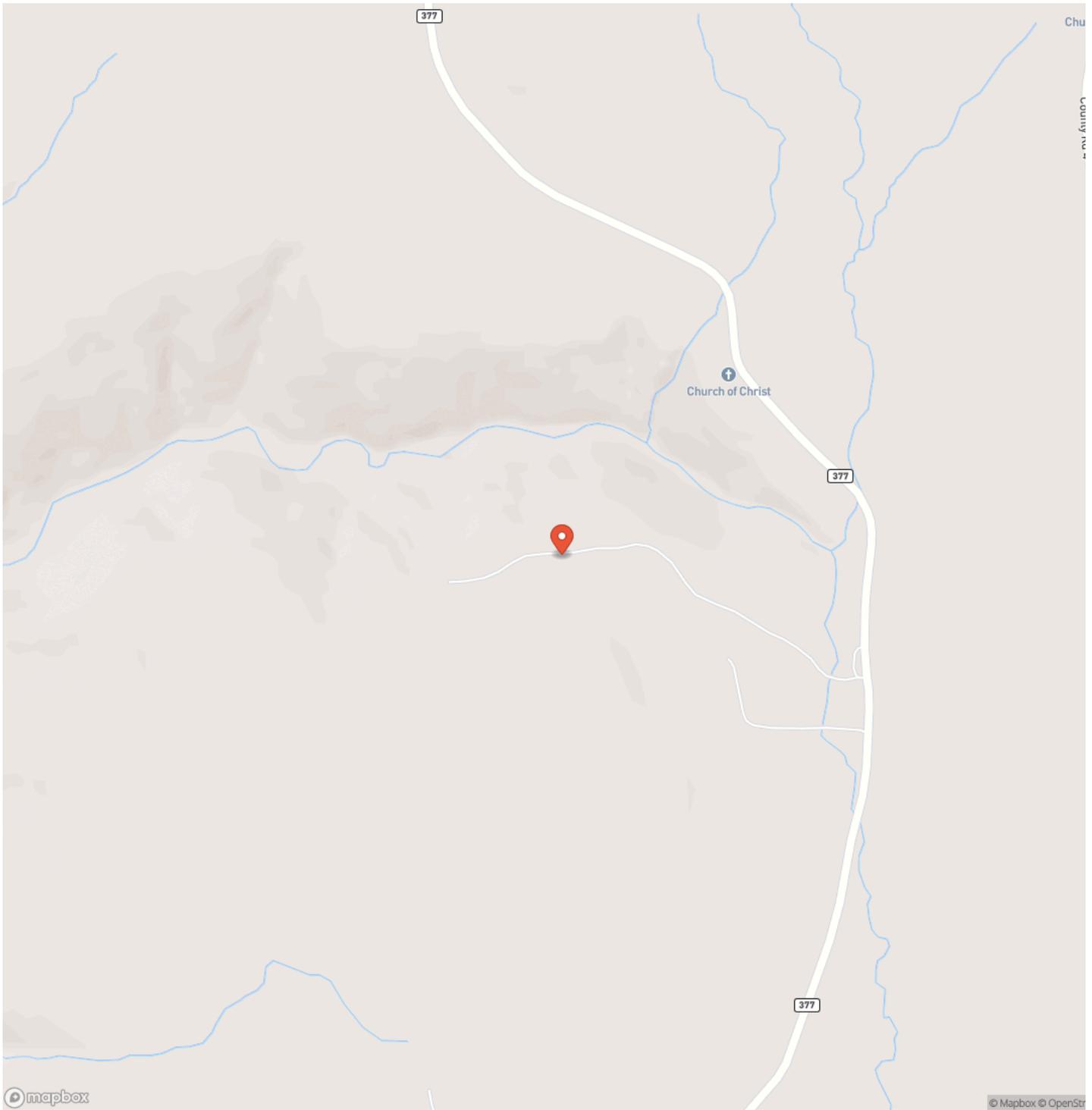
166 acres of prime hunting adjoining Ozark National Forest! Electric is on site and public water is on the entry road, making this a perfect spot to build your weekend getaway or hunting cabin. Pull just through the private gate to a flat clearing that would be a perfect spot to build, or drive a little up the hill to build with amazing views. A spring fed creek runs through the entire northern section of the property and is surrounded by over 100 acres of mature timber and beautiful rock bluffs. The steep terrain along the creek, paired with the roughly 60 acres of cut timber with thick, new growth is a perfect recipe for holding lots of wildlife. Don't forget the direct access to thousands of acres of National Forest ground on the Western property line. Just a quarter mile off the highway, the access can't get much easier to a property loaded with big deer, bear and turkey. Great trail system and newer perimeter fencing on a large portion. Buffalo River and Little Red River are both just a short drive away for floating and fishing!



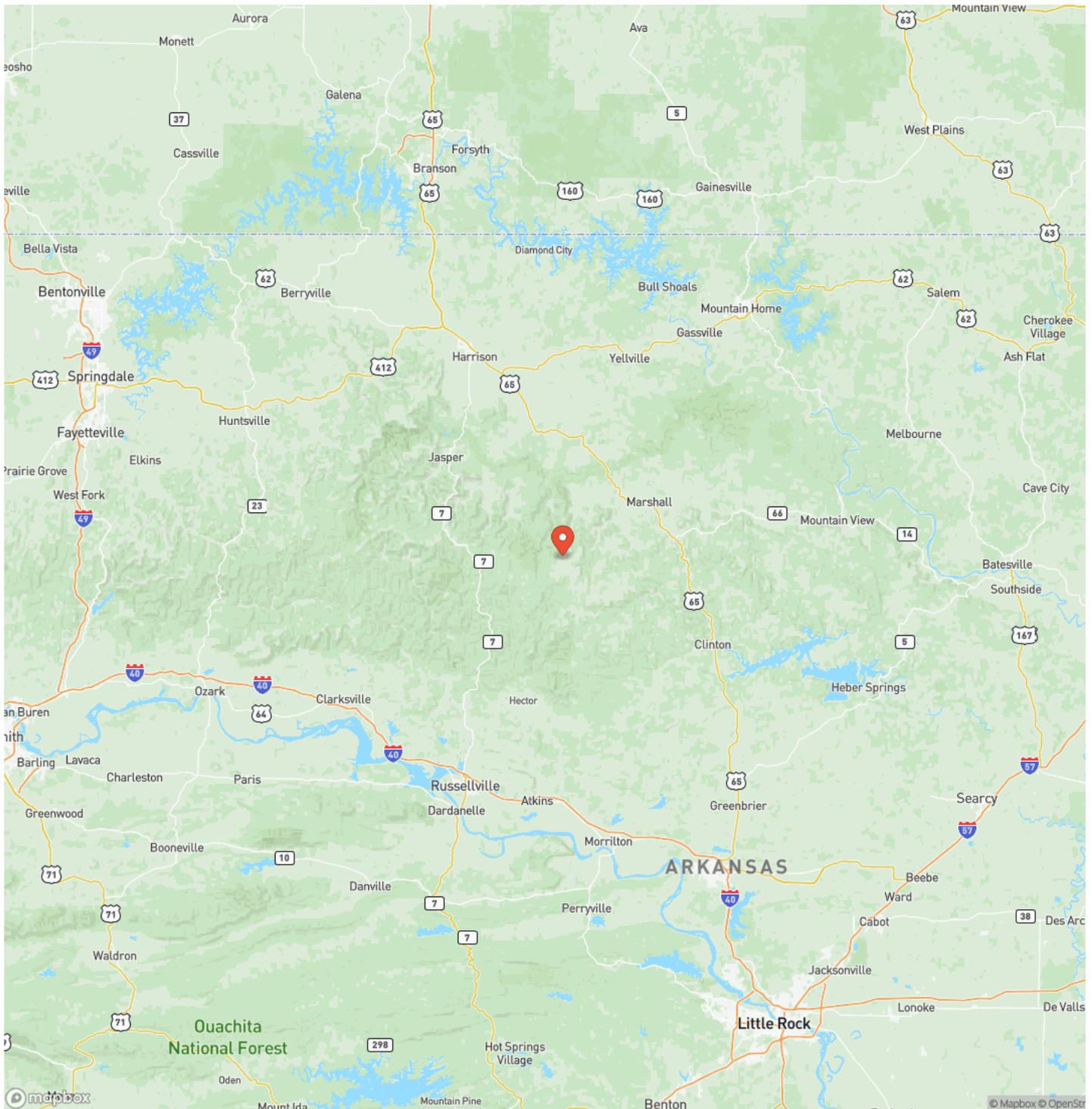
Witts Springs 166  
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## Locator Map



# Locator Map



## Satellite Map







## **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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