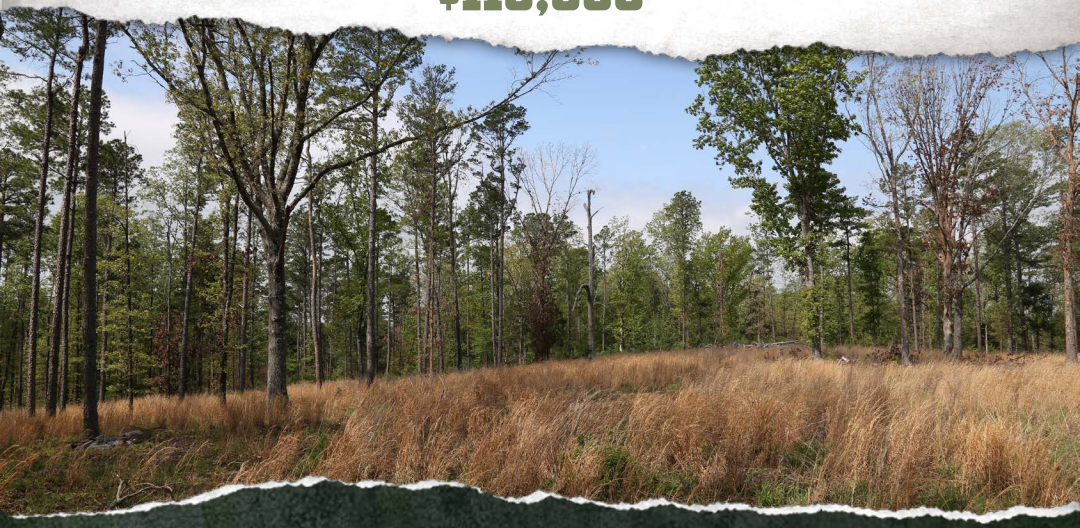
25± ACRES
IZARD COUNTY, AR

$110,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE IZARD 25

PROPERTY PROFILE

LOCATION:

- 1221 Lena Lane
  Oxford, AR 72565
- Izard County
- In the Heart of the
  Ozark Mountains
- 15± Miles SW of Salem
- 22± Miles W of Ash Flat
- 37± Miles W of Hardy
- 40± Miles SE of Mountain Home
- 45± Miles NE of Batesville
- 45± Miles S of West Plains, MO

PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Sites

COORDINATES:

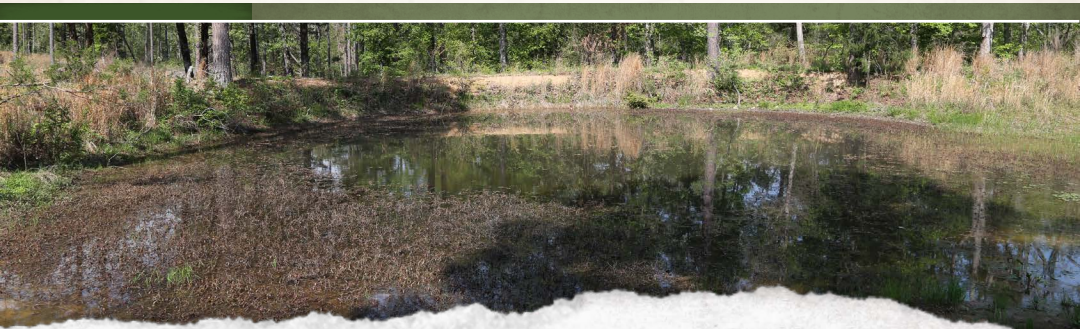
- 36.196134, -91.945284

PROPERTY INFORMATION:

- 25± Acres
- Gently Rolling Terrain
- Partially Cleared
- Natural Mix of
  Hardwoods and Pines
- Pond
- Road Frontage
- Deer and Turkey

TAX INFORMATION:

- Parcel 001-06561-003: $30.35



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

CALEB DECKER
LAND SPECIALIST
C: 501-206-8403
O: 479-588-1034
cdecker@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

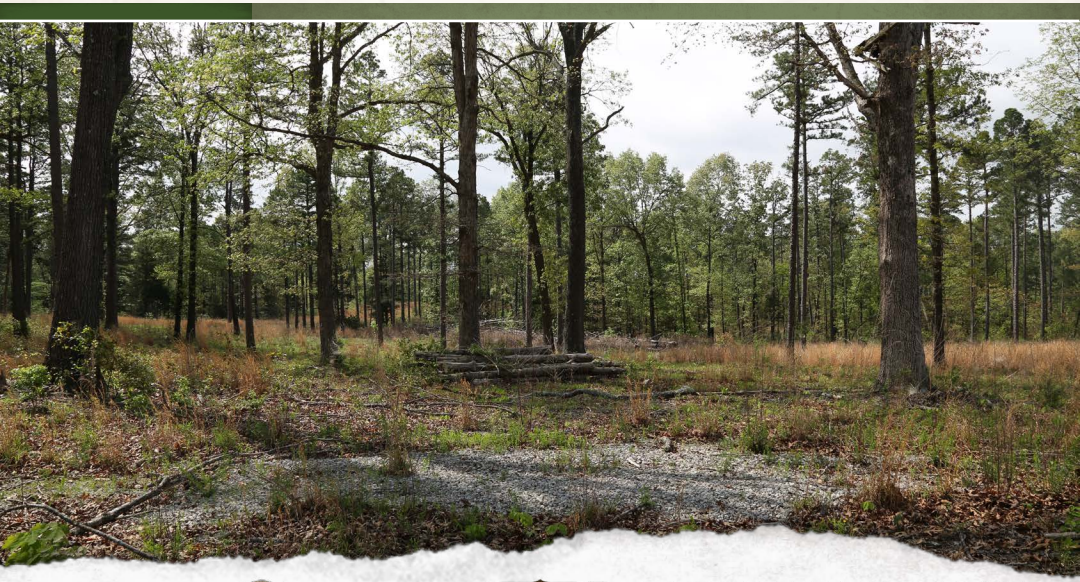
WELCOME TO THE IZARD 25

WELCOME TO THE IZARD 25, TUCKED AWAY IN THE ROLLING OZARK MOUNTAINS NEAR OXFORD, ARKANSAS. The 25± acre Izard County tract offers the kind of peace and seclusion that's getting harder to find. The property features a beautiful mix of hardwoods and pines, with portions already partially cleared, creating an ideal balance of usable ground and natural cover.

A pond adds both scenic beauty and practical value, while the land supports abundant wildlife, including deer and turkey, making it well-suited for a hunting retreat or recreational getaway. The terrain and layout provide two potential building sites, perfect for a weekend cabin, off-grid homestead, or long-term investment property.

Quiet, serene, and surrounded by nature, the Izard 25 delivers the privacy and simplicity that define Ozark living, yet still offers flexibility for future improvements or development. Whether you're looking to unplug, hunt, build, or invest, this is a solid choice for a true Arkansas escape.

To schedule a private tour, contact Caleb Decker today!



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

CALEB DECKER
LAND SPECIALIST
C: 501-206-8403
O: 479-588-1034
cdecker@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

CALEB DECKER
LAND SPECIALIST
C: 501-206-8403
O: 479-588-1034
cdecker@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

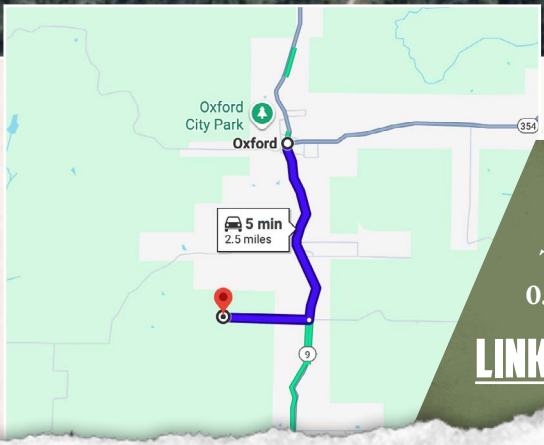
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

CALEB DECKER
LAND SPECIALIST
C: 501-206-8403
O: 479-588-1034
cdecker@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

land id.™

LINK



Directions From Oxford, AR: Travel 1.7 miles south on 1st Street. Turn right on Lena Lane and continue 0.8 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

CALEB DECKER
LAND SPECIALIST
C: 501-206-8403
O: 479-588-1034
cdecker@smalltownproperties.com
5607 Highway 71 South - Cove, AR 71937
smalltownproperties.com

Information is believed to be accurate but not guaranteed.