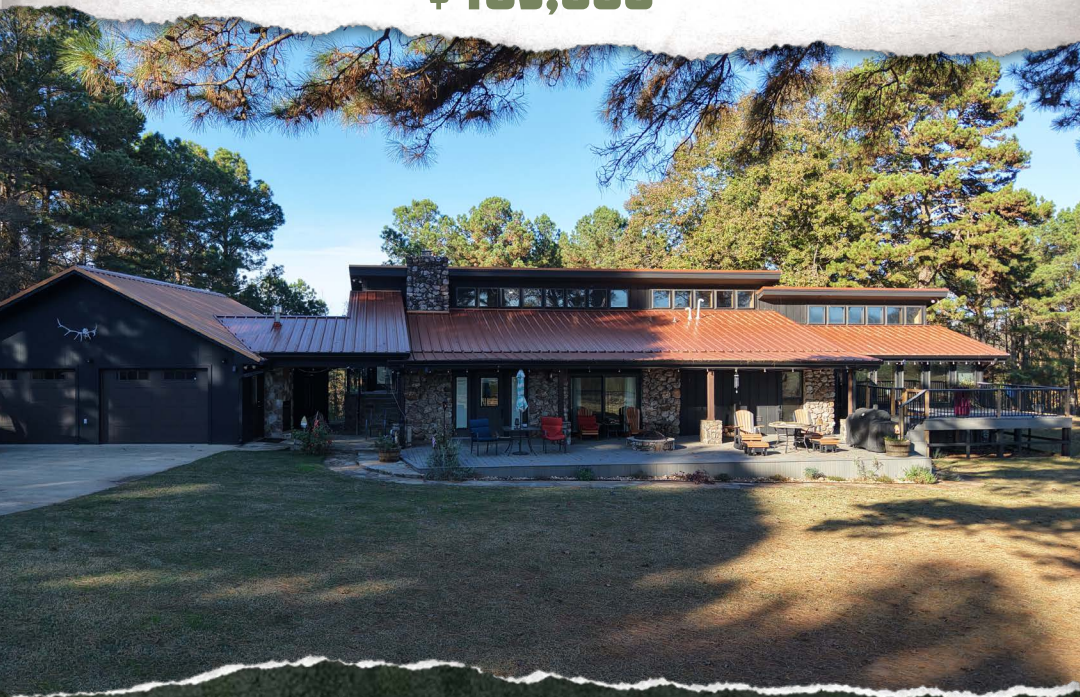




SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

A HOME ON 12.2± ACRES
PIKE COUNTY, AR
\$485,000



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

LOCATION:

- 220 Hwy 26 West
Nashville, AR 71852
- Pike County
- 4.4± Miles SW of Murfreesboro
- 6.4± Miles W of Crater of
Diamonds State Park
- 9± Miles NE of Nashville
- 11± Miles S of Lake Greeson
- 24± Miles NE of Millwood Lake
- 34± Miles SE of Dierks Lake
- 55± Miles NE of Texarkana
- 60± Miles SW of Hot Springs

COORDINATES:

- 34.0383, -93.7678

PROPERTY USE:

- Residential
- Mini-Farm
- Investment

PROPERTY INFORMATION:

- 12.2± Total Acres
- 3± Acre Spring-Fed Pond
- 2,511± SqFt Home
 - Split-Level
 - 4 Bedroom/2 Bathroom
- Detached 2-Car Garage
w/ Safe Room
- 18 kW Natural Gas
Whole-Home Generator
- Paved Driveway
- New Iron Gate & Entry
- New Pipe & Cable Fencing
w/ Barbed Perimeter
- Workshop & Barn
- New Greenhouse, Quonset,
& Chicken Coop
- New Pipe Corral
- Large Shade Trees

TAX INFORMATION:

- Parcel 001-05814-000: \$2225



LUKE ALSTON, ALC | EXECUTIVE BROKER
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DREY OZANICH | LAND SPECIALIST
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WELCOME TO THE PIKE 12.2

WELCOME TO THE PIKE 12.2, A SCENIC AND WELL-MAINTAINED PROPERTY LOCATED BETWEEN NASHVILLE AND MURFREESBORO, ARKANSAS. As you enter the 12.2± acre Pike County property, you will notice the new steel entry and automatic gate that welcomes you. A paved driveway leads you to the very eclectic custom home which is perched at the highest point overlooking the majority of the acreage, and immediately the new copper metal roof catches your eye.

When you walk inside the 2,511± square-foot home, you will see the detail and effort the current owner has put into this place. The home maintains hints of the original finishes yet tastefully boasts a multitude of upgrades. With four bedrooms and two bathrooms, there is plenty of room for a large family or group of friends to spend time together. Multiple porches and outdoor areas ensure you never have to leave the property to find a place of enjoyment. A large, detached, and fully-finished two-car garage offers space for your vehicles and also a safe room to keep your family safe in the event a storm comes.



PROPERTY LINES ARE APPROXIMATE



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MORE ABOUT THE PIKE 12.2

Beyond the home, you will find several outbuildings, including a new Quonset, a new chicken coop, and a new greenhouse. An existing workshop/barn has a new pipe corral to accommodate all your livestock handling needs. New pipe and cable fencing along the driveway and yard of the residence adds to the look and longevity of this rural gem, and new barbed wire perimeter fencing has been installed to keep your livestock in and the neighbor's out.

The acreage is a great mix of open pasture with large shade trees and a nearly 3± acre spring-fed pond. The pond is stocked with Bass and Crappie, has a dock to fish from or relax and enjoy the scenery, and also provides a great water source for your livestock.

If you are looking for a move-in ready home with acreage, this one should be at the top of your list!

Contact Luke Alston or Drey Ozanich today to schedule a private showing and experience #TheSmallTownWay!



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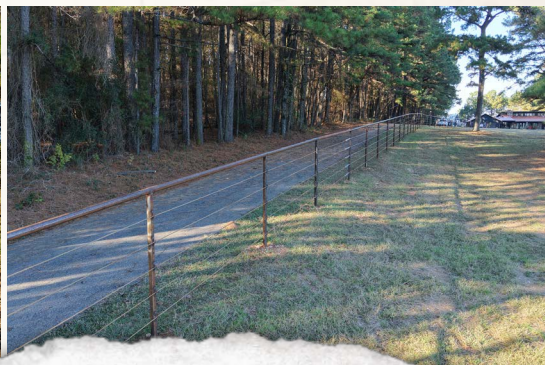
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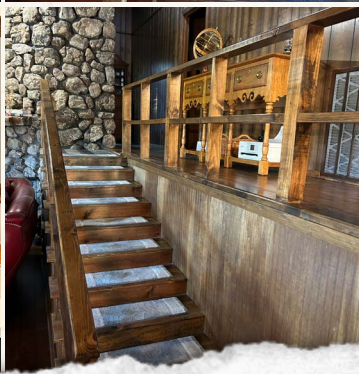
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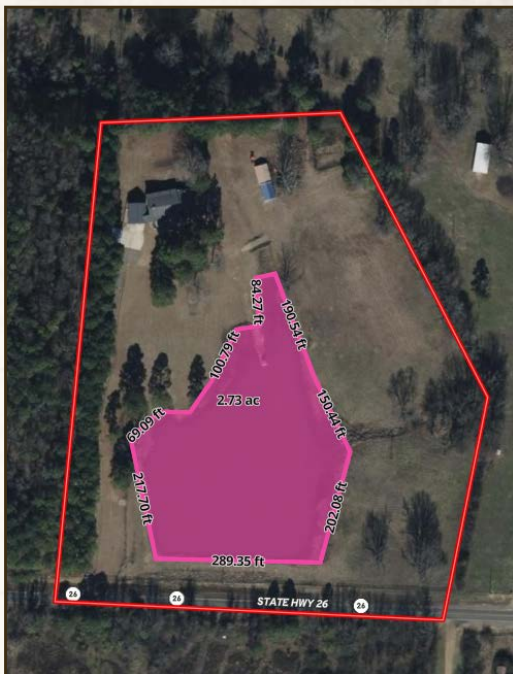


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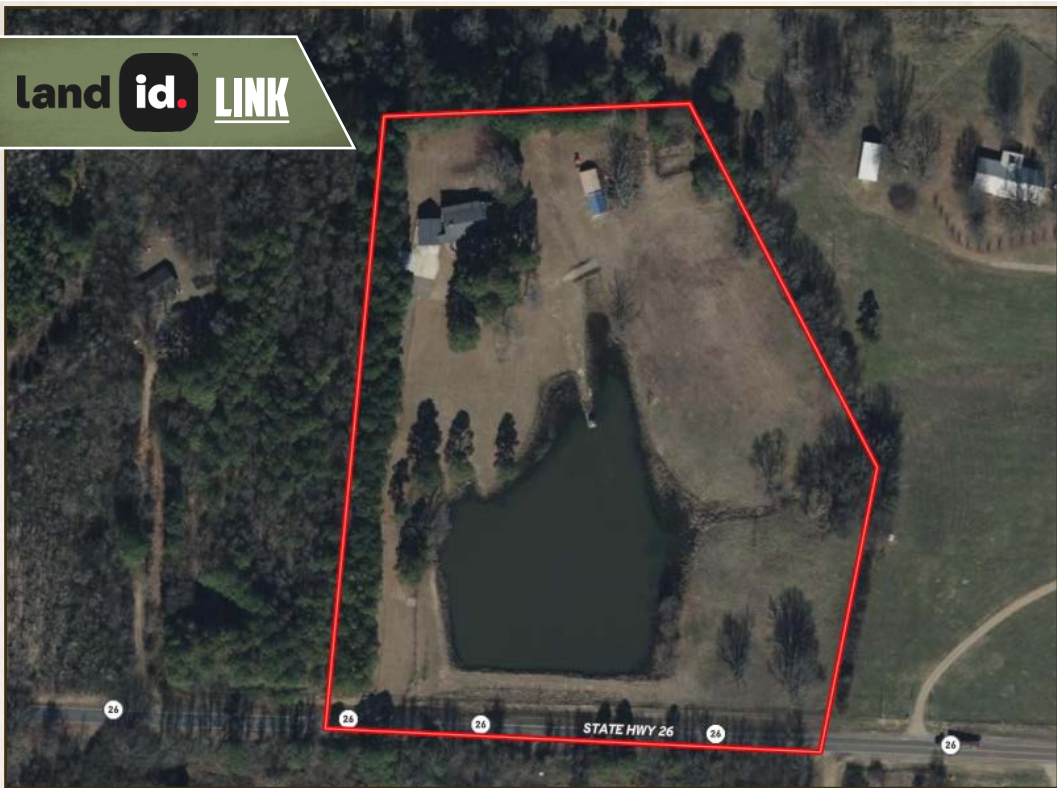
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A HOME ON 12.2± ACRES PIKE COUNTY, ARKANSAS

land **id.** LINK



Directions from Murfreesboro, AR:
Travel on AR 26-W/AR-27 S for 3.9 miles. Turn right onto AR-26 W and continue for 0.5 miles. The destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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