



**3.64± ACRES WITH A CABIN  
FRANKLIN COUNTY, AR**  
**\$299,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



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# THE FRANKLIN 3.64

# PROPERTY PROFILE

## LOCATION:

- 9132 Cass Oark Road  
Ozark, AR 72949
- Overlooks the Mulberry River
- Borders the Ozark  
National Forest
- Franklin County
- 1± Miles E of the High Bank  
Trail Head
- 2± Miles W of the Byrd's  
Adventure Center
- 8± Miles E of the Pig Trail  
Scenic Byway
- 10± Miles SE of the Mulberry  
Mountain Lodging &  
Events Center
- 13± Miles SE of the Cherry  
Bend Recreation Area
- 25.8±Miles NE of Ozark

## COORDINATES:

- 35.6816, -93.70499

## PROPERTY USE:

- Recreational
- Residential
- Vacation Cabin
- Hunting & Fishing
- Potential Rental Income

## PROPERTY INFORMATION:

- 3.64± Acres
- 1,580± SqFt Cabin
- 2 Bedrooms/2 Baths
- Deer & Turkey

## TAX INFORMATION:

- Parcel ID: 001-02180-000
- Annual Taxes: \$1,244



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**TOM FOOSHEE**

LAND SPECIALIST

C: 501-514-1109

O: 479-588-1034

tom@smalltownproperties.com

5607 Hwy 71 S - Cove, AR 71937

smalltownproperties.com

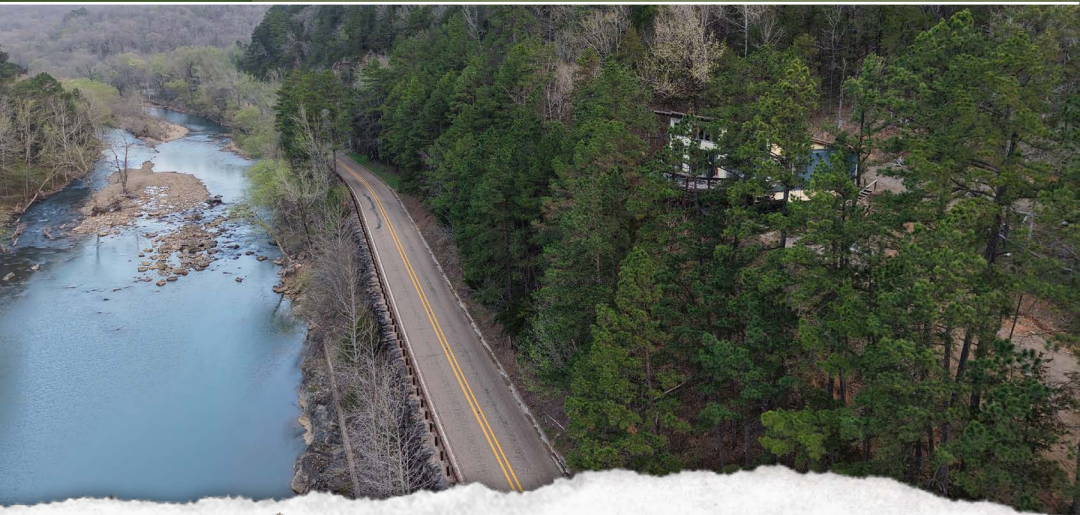
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# WELCOME TO THE FRANKLIN 3.64

A CABIN ON 3.64± ACRES SITS RIGHT ON THE BEAUTIFUL MULBERRY RIVER IN FRANKLIN COUNTY, ONE OF ARKANSAS'S MOST SCENIC WATERWAYS AND A FAVORITE DESTINATION FOR OUTDOOR ENTHUSIASTS. Guests can step right outside to enjoy smallmouth bass fishing, launch a kayak or canoe, or cool off with a relaxing swim in the clear mountain water. Whether you enjoy casting a line at sunrise or floating the river on a warm afternoon, the Franklin 3.64 in Ozark offers an unforgettable outdoor experience.

This incredible partially finished 1,580± square foot cabin with two bedrooms and two bathrooms, built in 2021, is your opportunity to create the ultimate retreat. Thoughtfully designed and brimming with potential, it offers a unique combination of privacy, adventure, and natural beauty. The Franklin 3.64 does not currently own its water source.

Just down the road is Byrd's Adventure Center, a well-known destination for recreation and events. Throughout the year they host live concerts, UTV rallies, air shows, festivals, and outdoor events that bring visitors from all over the region. Byrd's also has a restaurant overlooking the Mulberry River, making it a great place to relax with food and drinks while enjoying one of the best river views in the Ozarks.



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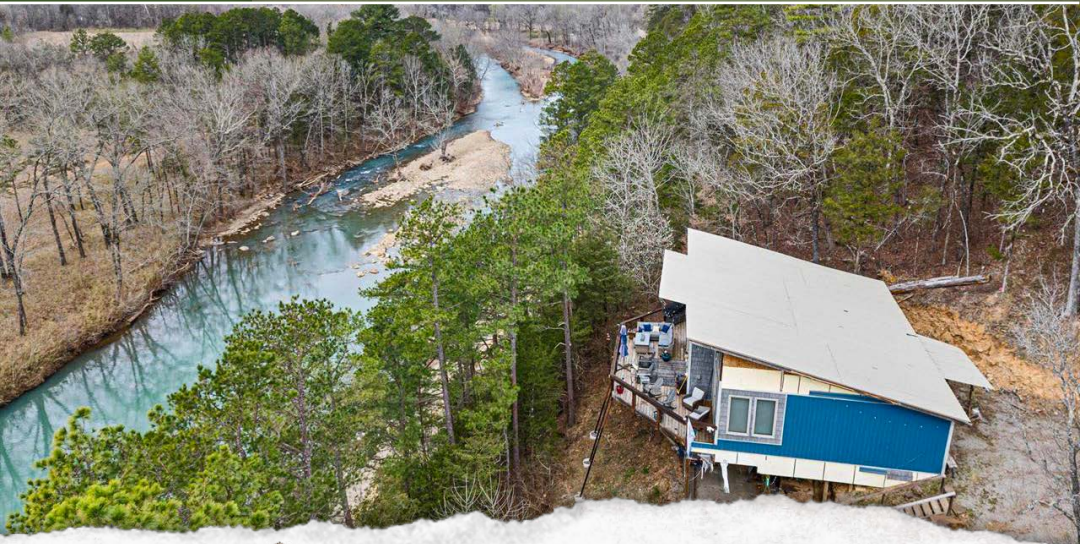
# MORE ABOUT THE FRANKLIN 3.64

The Franklin 3.64 is surrounded by the stunning Ozark National Forest, offering hundreds of miles of UTV and ATV trails that wind through mountains, creeks, and scenic overlooks. It's also known for some of the best deer and turkey hunting in Arkansas, making the area a favorite destination for hunters and wildlife enthusiasts.

When you're ready for a bite to eat, hop in your side-by-side and ride straight to Paradise Pizza, a local favorite where riders and river travelers gather for great pizza, burgers, and cold drinks for lunch or dinner.

Whether you're here for fishing, floating, trail riding, hunting, live music, or simply relaxing by the river, the Franklin 3.64 is the perfect basecamp for experiencing the best of the Arkansas Ozarks.

**Contact Tom Fooshee today to schedule a private showing  
and make 9132 Cass Oark Road your new address.**



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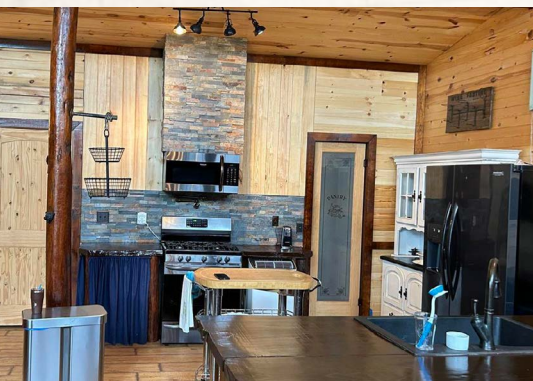
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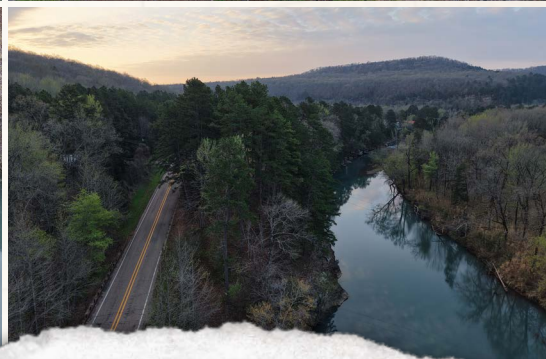
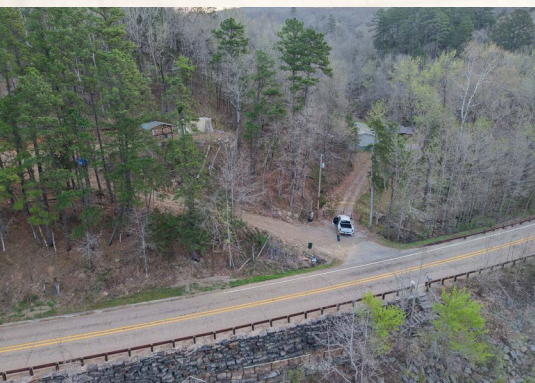
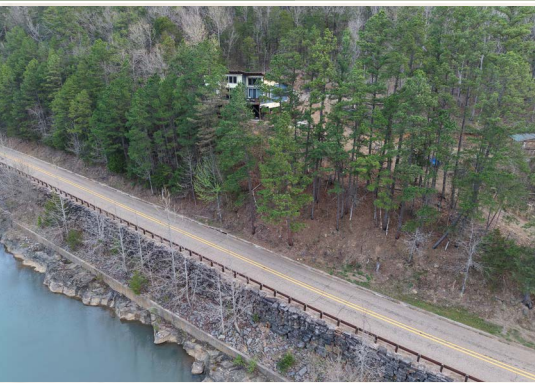
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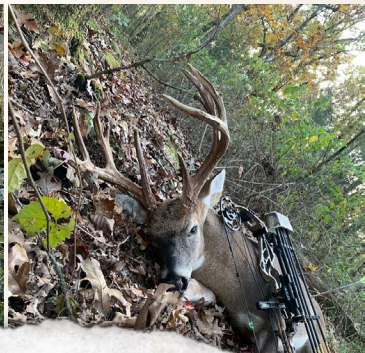
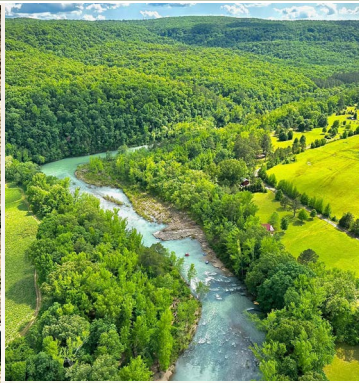
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# 3.64± ACRES WITH A CABIN FINKLEBERRY COUNTY, ARKANSAS



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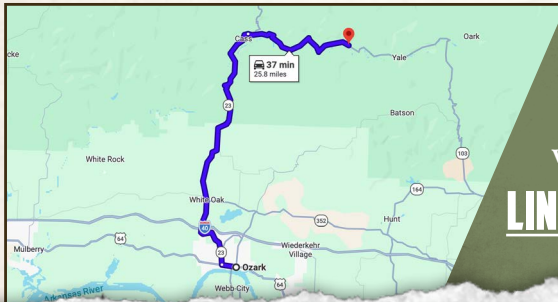
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land id. LINK



Directions From Ozark, AR: Travel on AR-23 N for 17.1 miles. Turn right onto AR-215 E, and the property will be on the left in 7.9 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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