



**A HOME ON 9.07± ACRES**  
**BAXTER COUNTY, AR**  
**\$272,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE SM

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# THE BAXTER 9.07

## PROPERTY PROFILE

### LOCATION:

- 599 CR 715  
Gassville, AR 72635
- Baxter County
- 1.6± Miles NW of Gassville
- 9± Miles NE of Flippin  
(Home of Ranger Bass Boats)
- 10.5± Miles NE of the Marion  
County Regional Airport (KFLP)
- 17± Miles SE of Gaston's  
White River Resort
- 13± Miles SE of Bull Shoals Lake
- 14.6± Miles SW of Norfolk Lake
- 77± Miles SE of Branson, MO

### COORDINATES:

- 36.301856, -92.491578

### PROPERTY USE:

- Residential
- Pasture
- Hunting
- Small Farm

### PROPERTY INFORMATION:

- 9.07± Acres
- 1,106± SqFt Home
  - 2 Bedrooms/2 Baths
  - Attic Fan
  - 120± SqFt Concrete Basement
  - Carport
  - Large Laundry Room
  - Freestanding Fireplace
  - Porch and Patio
- 480± SqFt Utility Building
- 40' CONEX Box, Insulated
- Animal Shed
- Deer Feeder
- Road Frontage

### TAX INFORMATION:

- \$900.45
- Parcel: 001-08395-001



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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

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE BAXTER 9.07

**WELCOME TO A CHARMING COUNTRY RETREAT ON 9.07± ACRES JUST ONE MILE NORTH OF GASSVILLE, ARKANSAS.** Discover the perfect blend of comfort, privacy, and natural beauty in Baxter County, where you can enjoy the peace and quiet of country living while still having quick access to town amenities and the best of the Ozarks.

The focal point of the property is a move-in-ready home set among a mix of pasture and woods. The 1,106± square foot home offers two bedrooms and two baths. Step inside to find spacious, freshly painted rooms with new flooring throughout, ready for you to make it your own. The large open deck is ideal for family gatherings, summer barbecues, or simply relaxing and taking in the scenic views.

Bring your horses, cows, or other livestock—there's plenty of room to roam, graze, and hunt. The property includes a 480± square foot utility building with a concrete floor, perfect for storage or a workshop, plus a handy pole barn for tractors and mowers.



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# MORE ABOUT THE BAXTER 9.0

Located on a paved county road, this property offers both privacy and convenience. You'll be just a short drive from world-class fishing and boating on Lake Norfolk and Bull Shoals Lake, with the vibrant entertainment and attractions of Branson only an hour and a half away. Not to mention Flippin, home of Ranger Bass Boats, is only 9 miles away.

Whether you're looking for a hobby farm, a hunting retreat, or your forever home in the country, this place has it all.

**Contact Tom Fooshee today to schedule a private tour and experience #TheSmallTownWay!**



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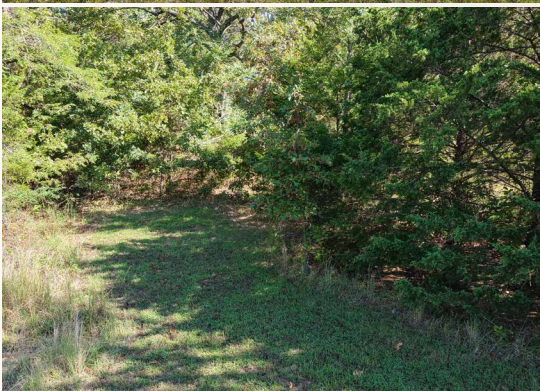
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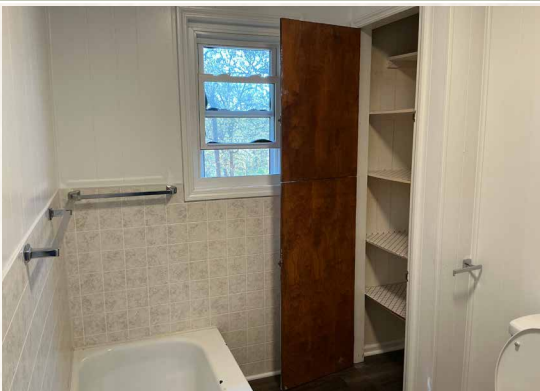
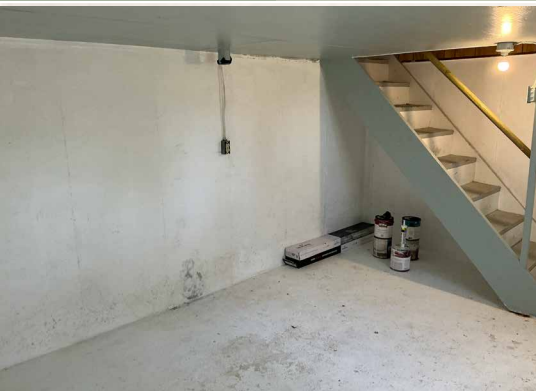
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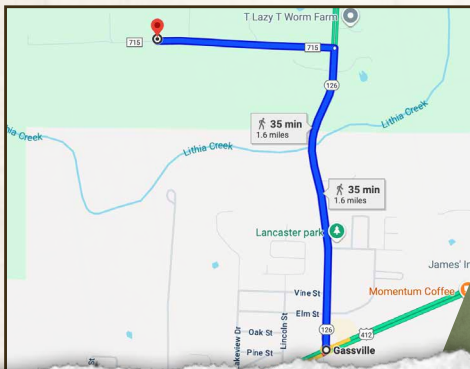
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land id. LINK



Directions From the Intersection of Hwy 62 and Hwy 126 N: Travel 1 mile north on Hwy 126. Turn left on CR 715 and continue 0.6 miles to the driveway on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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