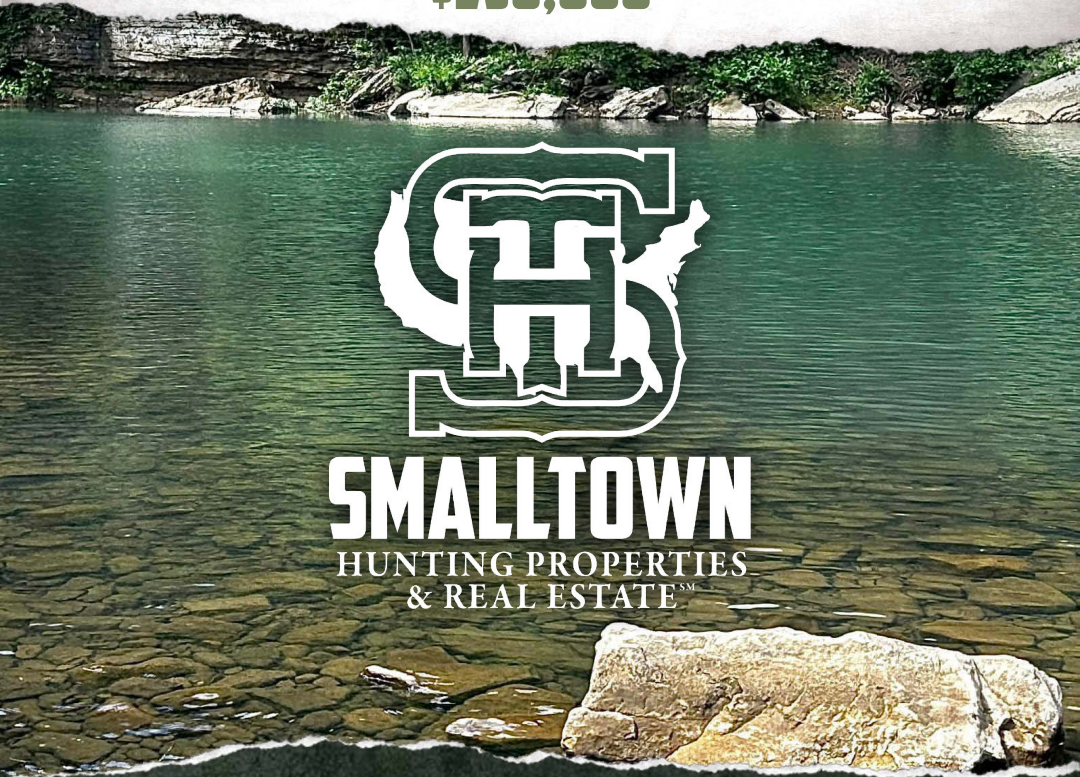




4.79± ACRES WITH A CABIN
FRANKLIN COUNTY, AR
\$250,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



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

THE FRANKLIN 4.79

PROPERTY PROFILE

LOCATION:

- 9132 Cass Oak 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:

- 4.79± 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

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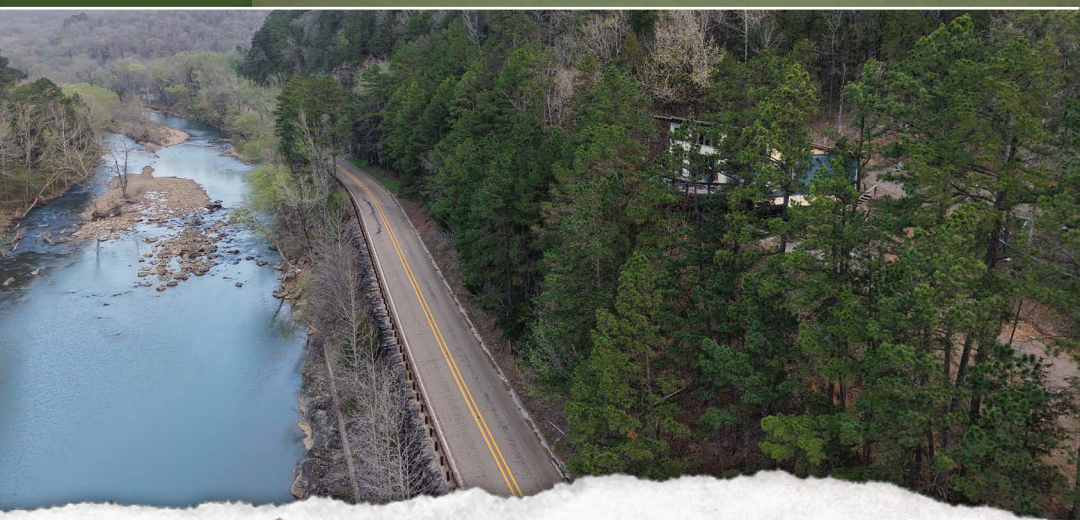
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WELCOME TO THE FRANKLIN 4.79

A CABIN ON 4.79± 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 4.79 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 4.79 also has a new water well.

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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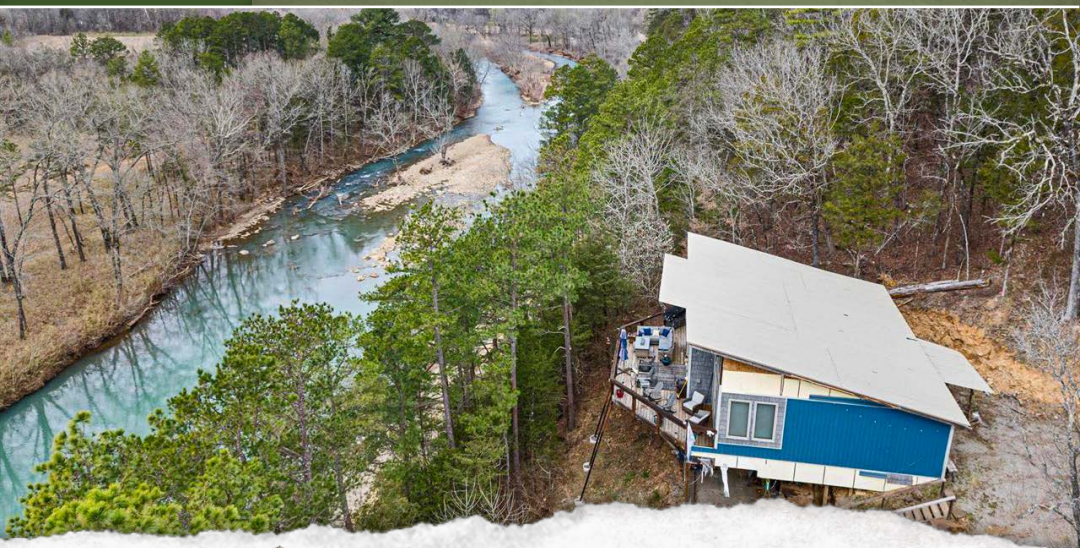
MORE ABOUT THE FRANKLIN 4.79

The Franklin 4.79 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 4.79 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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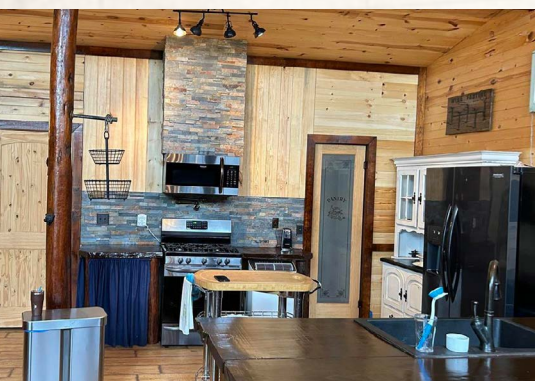
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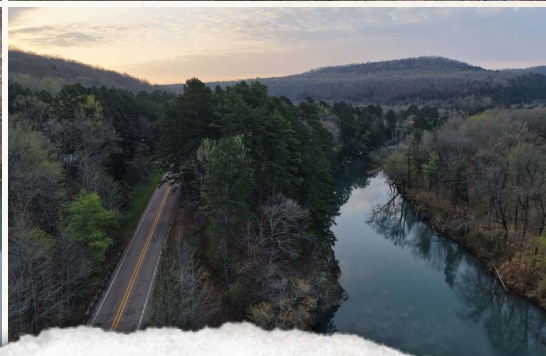
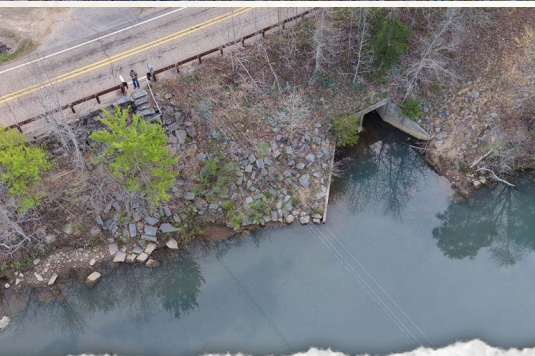
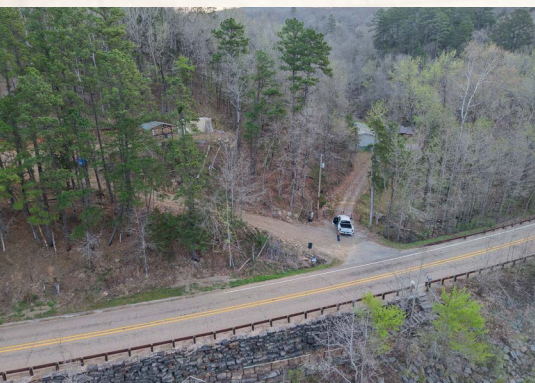
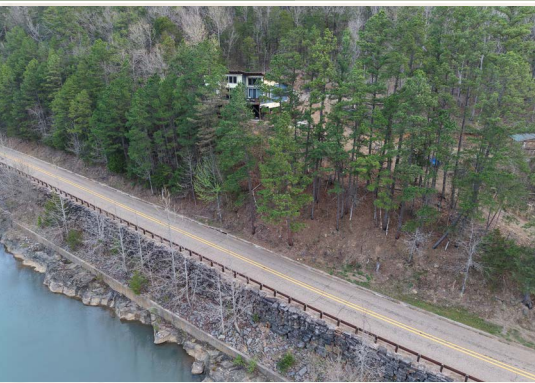
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4.79± ACRES WITH A CABIN **FRANKLIN COUNTY, ARKANSAS**



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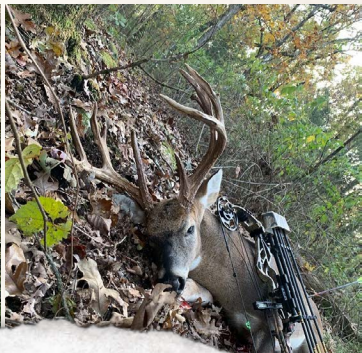
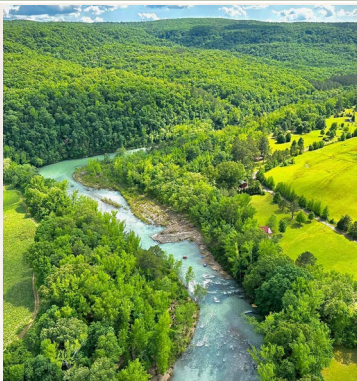
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4.79± ACRES WITH A CABIN FLECKIN COUNTY, ARKANSAS



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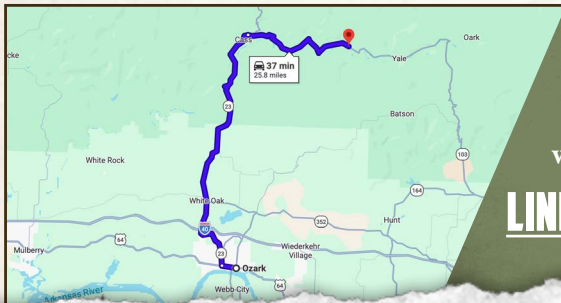
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4.79± ACRES WITH A CABIN **FRANKLIN COUNTY, ARKANSAS**



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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