Round Mountain
TBD Spring Hill LN
Flippin, AR 72634

$95,000
16± Acres
Marion County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
TBD Spring Hill LN

City, State Zip
Flippin, AR 72634

County
Marion County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot, Timberland

Latitude / Longitude
36.32443 / -92.614233

Taxes (Annually)
$136

Acreage
16

Price
$95,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Nestled within the scenic beauty of Marion County, the 16-acre Round Mountain property offers an extraordinary canvas for your dreams. Whether you envision a private retreat, a future homestead, or a strategic investment, this versatile tract presents a rare opportunity to own a piece of Arkansas's captivating landscape with views that stretch for miles. With its diverse terrain and prime location, the potential for recreational enjoyment and future development is truly boundless.

Location

This remarkable property is situated near Flippin, Arkansas, within the highly regarded Flippin school district. Spring hill LN is conveniently located just outside of Flippin AR, in central Marion Co. offering a blend of secluded charm and community access.

Land and terrain

Spanning 16 acres M/L, the land at Round Mountain boasts a dynamic topography, featuring areas of brush, cleared spaces, and natural state land. This varied landscape provides an ideal foundation for a multitude of uses, from establishing pastureland to cultivating a private timber stand. The property's natural contours invite exploration and offer diverse settings for any endeavor.

Improvements and infrastructure

The property currently features fencing, including barbed wire, establishing clear boundaries and offering immediate utility for various agricultural or recreational pursuits. The infrastructure is ready for your personal vision, allowing for the creation of new structures and amenities to suit your specific needs.

Water and utilities

Electricity is available at the property, providing a crucial utility for any future development, whether residential or recreational. The property will need a well.

Wildlife and vegetation

Round Mountain is a haven for an impressive array of wildlife, including bear, hogs, quail, small game, turkey, and whitetail deer, making it an ideal destination for hunting enthusiasts. The vegetation comprises brush, cleared areas, and natural state growth, creating diverse habitats that support this rich ecosystem and offer excellent opportunities for bird watching and enjoying nature.

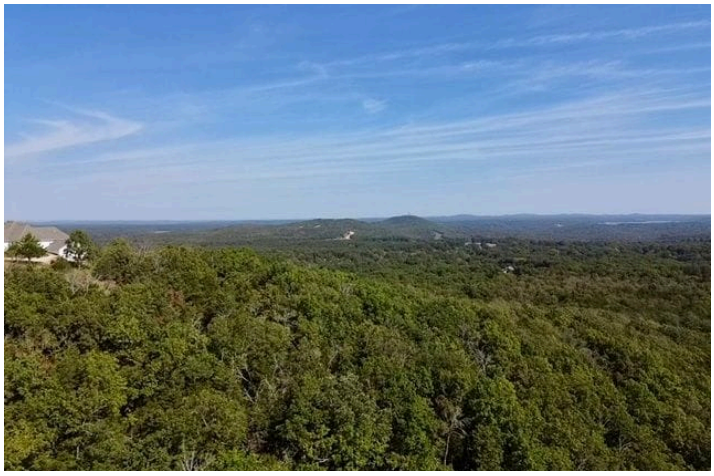
Current and potential use

Currently utilized for investment, recreation, and as unimproved land, the property holds immense potential. Its possible uses are extensive, including hunting, further investment, pastureland, recreational activities, residential development, or even subdivision. The freedom to shape this land to your specific aspirations is a key advantage.

Access and easements

Access to the property is facilitated by a county road, which is a gravel road type, ensuring reliable entry while maintaining a rustic charm. The ease of access contributes significantly to the property's appeal for both recreational and developmental purposes.

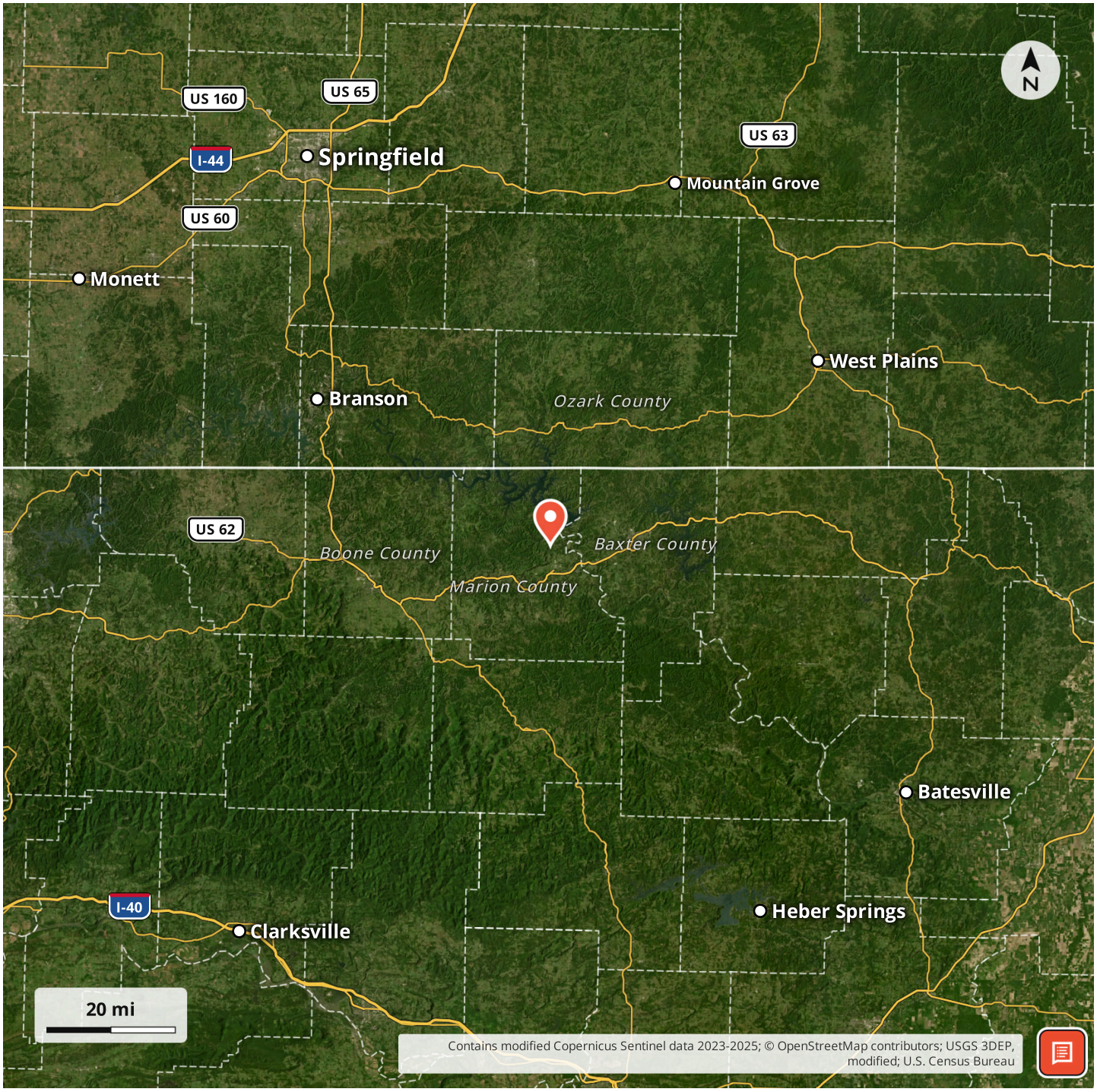
Contact us today to learn more or to schedule a visit and explore the vast potential of Round Mountain.







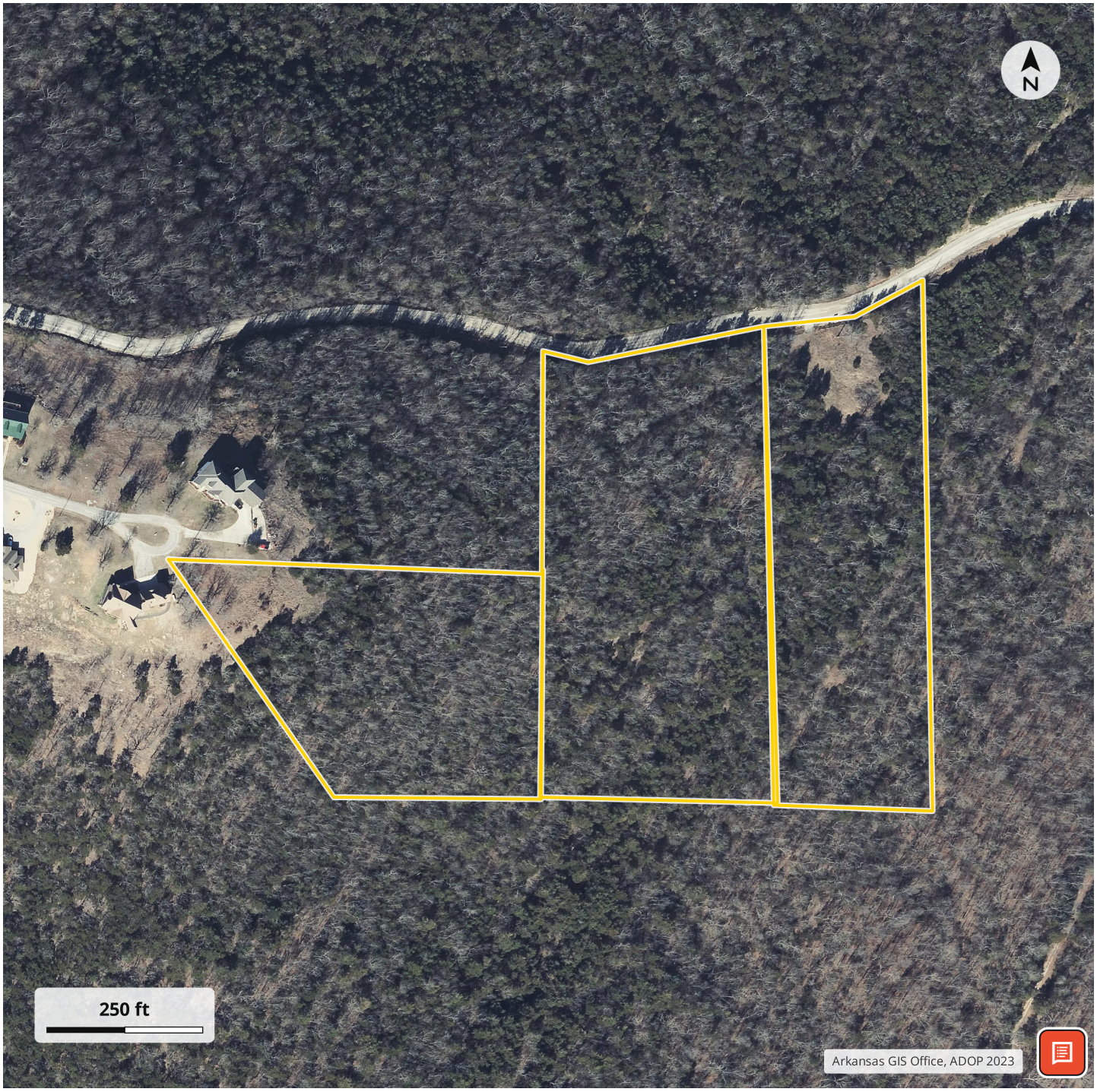

Regional Map



Locator Map


N
Jeb Rd
Co Rd 8111
Elly Ln
Springhill Ln
State Hwy 178
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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