

Whisper Ridge
106 MC 8116
Flippin, AR 72634

\$307,500
22.24± Acres
Marion County



**Whisper Ridge
Flippin, AR / Marion County**

SUMMARY

Address

106 MC 8116

City, State Zip

Flippin, AR 72634

County

Marion County

Type

Residential Property, Hunting Land, Recreational Land,
Undeveloped Land, Single Family

Latitude / Longitude

36.315243 / -92.627641

Taxes (Annually)

\$476

Dwelling Square Feet

1,500

Bedrooms / Bathrooms

2 / 2

Acreage

22.24

Price

\$307,500



PROPERTY DESCRIPTION

Nestled on 22.24 acres in the serene landscape of Flippin, Arkansas, Whisper Ridge offers a unique blend of modern comfort and untamed wilderness. This exceptional property presents a rare opportunity to own a brand-new, 2024-built barndominium and a charming cabin, perfectly poised for both tranquil residential living and thrilling recreational pursuits. Imagine waking up to the sounds of nature, with vast hunting grounds and scenic trails right outside your door, all within a vibrant community.

Location

Situated near the city of Flippin, within Marion County, this property benefits from the peace of rural living while remaining connected to essential amenities. The highly-regarded Flippin School District serves the area, making it an attractive location for families. Its prime position in Arkansas offers convenient access to the natural beauty and outdoor adventures the state is renowned for.

Land and terrain

Spanning 22.24 acres, the land at Whisper Ridge offers a diverse and engaging landscape. The terrain provides ample opportunities for exploration and enjoyment, from gentle slopes to areas ideal for developing your vision. The property's natural state allows for a canvas where one can cultivate gardens, establish additional recreational features, or simply enjoy the untouched beauty of the land.

Improvements and infrastructure

Whisper Ridge boasts impressive improvements, including a newly constructed 2024 barndominium and an additional cabin. The barndominium offers 2 bedrooms and 2 full baths, Equipped with modern appliances such as a cooktop, electric oven, free-standing range, refrigerator, and a tankless water heater, it ensures comfortable living. Exterior features like awnings, a fire pit, a garden, lighting, RV hookup, rain gutters, and storage enhance the outdoor living experience. The property also includes a well, RV/boat storage, a residence, and a workshop, providing comprehensive utility and convenience.

Water and utilities

The property benefits from a reliable well as its primary water source, complemented by a water purifier and softener system already owned. Essential utilities are readily available, including electricity, phone access, propane, and connected sewer and water services. Heating is efficiently managed with central heat, a heat pump, humidity control, propane, and wall furnaces, while cooling is provided by ceiling fans and central air, ensuring year-round comfort.

Wildlife and vegetation

Whisper Ridge is a haven for wildlife enthusiasts, with a rich diversity of animals including bear, dove, hogs, quail, small game, turkey, and whitetail deer. The vegetation is primarily in its natural state, offering an authentic wilderness experience and supporting a thriving ecosystem. This untouched environment provides excellent opportunities for bird watching and observing local fauna in their natural habitat.

Current and potential use

Currently utilized for hunting, recreational activities, and residential single-family living, Whisper Ridge offers immense versatility. Its potential uses are even broader, encompassing development, investment, and mixed-use opportunities. The property is perfectly suited for those seeking a primary residence, a vacation retreat, or a strategic investment in a growing area, with ample space for further customization or expansion.

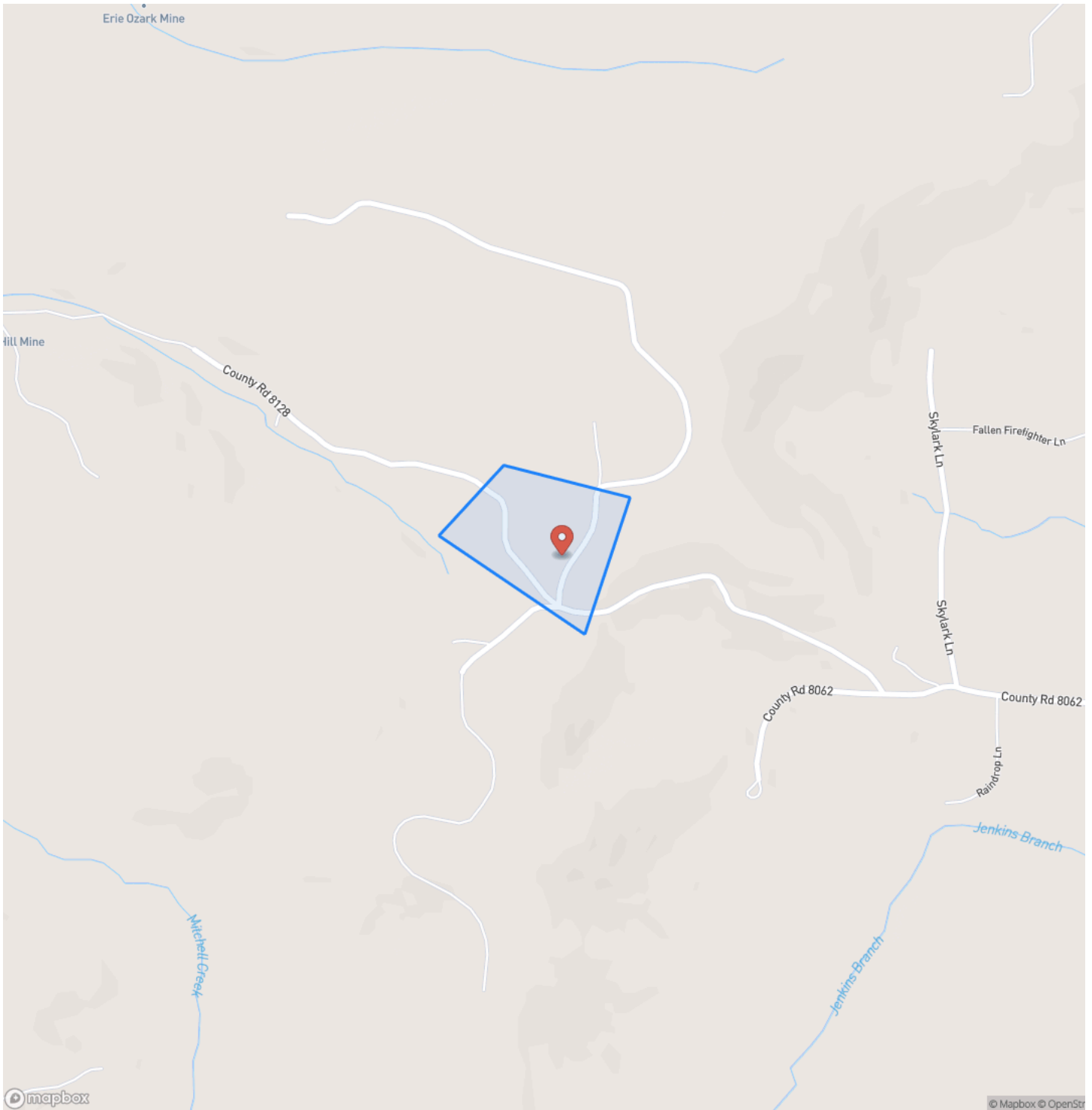
Access and easements

Access to Whisper Ridge is via a well-maintained gravel county road, ensuring easy entry and exit. The property enjoys road frontage along this county road, providing convenience and clear boundaries. The presence of riding trails further enhances accessibility and enjoyment of the acreage, perfect for horseback riding or ATV adventures. Contact us today to learn more or to schedule a visit.

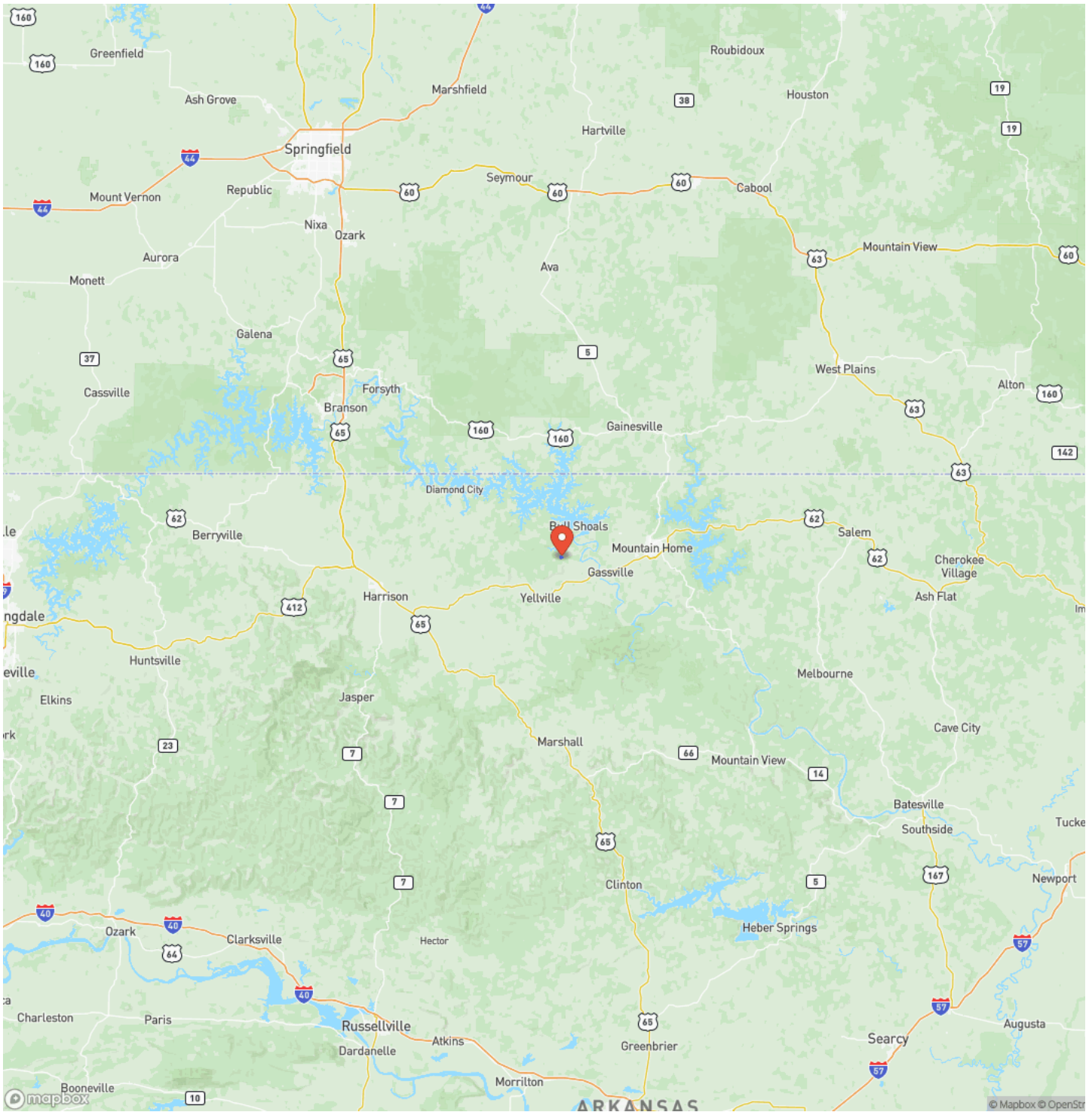
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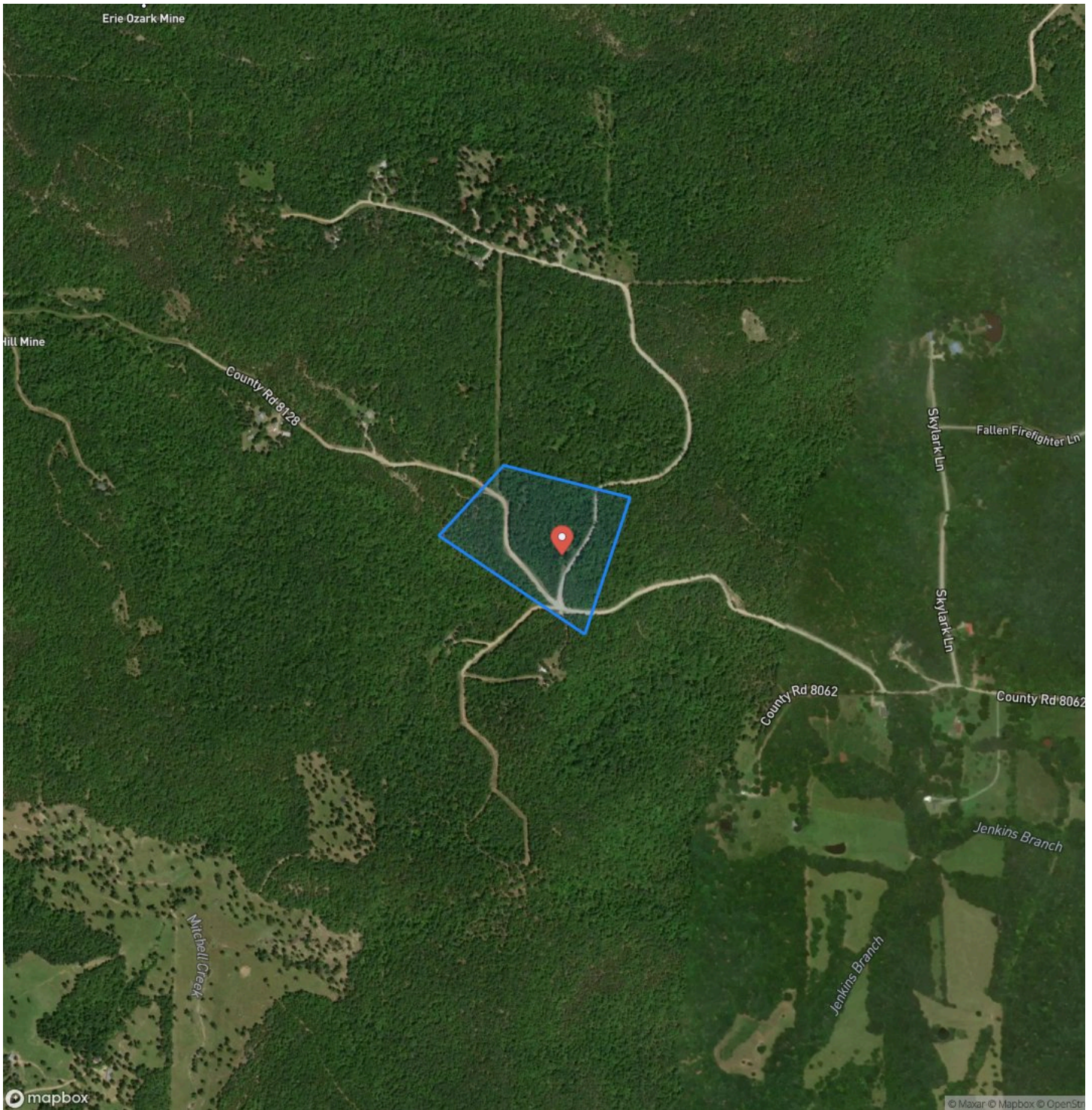
Locator Map



Locator Map



Satellite Map



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