

Ash Trail Charmer  
2175 ASH TRAIL  
Melbourne, AR 72556

**\$449,000**  
58± Acres  
Izard County



**Ash Trail Charmer**  
**Melbourne, AR / IZARD County**

**SUMMARY**

**Address**

2175 ASH TRAIL null

**City, State Zip**

Melbourne, AR 72556

**County**

Izard County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

35.984415 / -91.808247

**Taxes (Annually)**

\$650

**Dwelling Square Feet**

1,850

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

58

**Price**

\$449,000

**Property Website**

<https://moplandandhome.com/property/ash-trail-charmer/izard/arkansas/97758/>



## Ash Trail Charmer Melbourne, AR / Izard County

---

### **PROPERTY DESCRIPTION**

Step into a world where modern comfort meets expansive rural living at Ash Trail Charmer, a remarkable 58-acre estate in Melbourne, Arkansas. This property isn't just land; it's a versatile canvas offering the tranquility of country life with the convenience of a newly built Craftsman-style home, perfect for those seeking a harmonious blend of residential, recreational, and agricultural pursuits. Imagine waking up to serene pastures and endless possibilities, from raising livestock to enjoying thrilling hunts right in your backyard.

### **Location**

Nestled in the heart of Izard County, this property enjoys a prime location in Melbourne, Arkansas, within the respected Malborne school district. It offers the quintessential charm of rural living while maintaining accessibility to local amenities, striking an ideal balance between peaceful seclusion and community connection.

### **Land and terrain**

The 58 acres present a diverse landscape, featuring areas of natural brush, expansive cleared sections, and lush grassed pastures. This varied terrain provides an excellent foundation for a multitude of uses, from agricultural endeavors to recreational activities, allowing for personalized development to suit any vision.

### **Improvements and infrastructure**

At the heart of the estate stands a newly constructed 2024 Craftsman-style farm house, boasting 3 bedrooms and 2 full baths across a single story with a solid slab foundation and a durable metal roof. The exterior is finished with vinyl siding and complemented by practical features like rain gutters, a garden, and additional storage. Inside, the home offers a comfortable living experience with carpet, luxury vinyl, and vinyl flooring throughout. The kitchen is well-appointed with a dishwasher, disposal, exhaust fan, free-standing refrigerator, gas cooktop, gas oven, plumbed ice maker, and a water heater. Other significant improvements include robust fencing-encompassing the back yard with barbed wire and chain link-a dedicated kennel/dog run, a useful shed, and Two ponds, all contributing to the property's comprehensive appeal.

### **Water and utilities**

Reliable public water is connected to the property, ensuring a consistent supply. Essential utilities are readily available, including electricity, propane, and a connected sewer system. The home benefits from central heating and a heat pump, complemented by central air and ceiling fans for optimal climate control year-round.

### **Wildlife and vegetation**

The land is a haven for diverse wildlife, with sightings of bear, dove, hogs, small game, turkey, and whitetail deer, making it an ideal spot for hunting enthusiasts. The vegetation is a mix of natural brush, cleared areas, and established grassed pastures, providing varied habitats and opportunities for land management.

### **Current and potential use**

Currently utilized for cattle, grazing, horses, hunting, livestock, and pasture, this property is incredibly versatile. Its potential uses are even broader, encompassing agricultural development, commercial ventures, poultry farming, ranching, and recreational activities. It is perfectly suited for a single-family residence, offering ample space for a thriving homestead or a dynamic business enterprise.

### **Access and easements**

Access to the property is convenient via a gravel county road, providing direct frontage and ease of entry. The road type ensures practical access for vehicles and equipment, while the established county road frontage simplifies navigation and property identification.

Ash Trail Charmer  
Melbourne, AR / IZARD County



## Locator Map

---



## Locator Map

---



## Satellite Map

---







## **DISCLAIMERS**

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which spells out specifically selling brokerage commission source. Co-brokerage agreements between listing and selling brokerage are required to verify any commission split. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



---

**Mossy Oak Properties Land and Home**  
819 Lakewood Road  
Camden, AR 71701  
(870) 807-6731  
<https://moplandandhome.com/>

---

