Ash Trail Charmer
2175 ASH TRAIL
Melbourne, AR 72556

$349,000
58± Acres
Izard County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
2175 ASH TRAIL

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
$349,000

Property Website
moplandandhome.com







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.





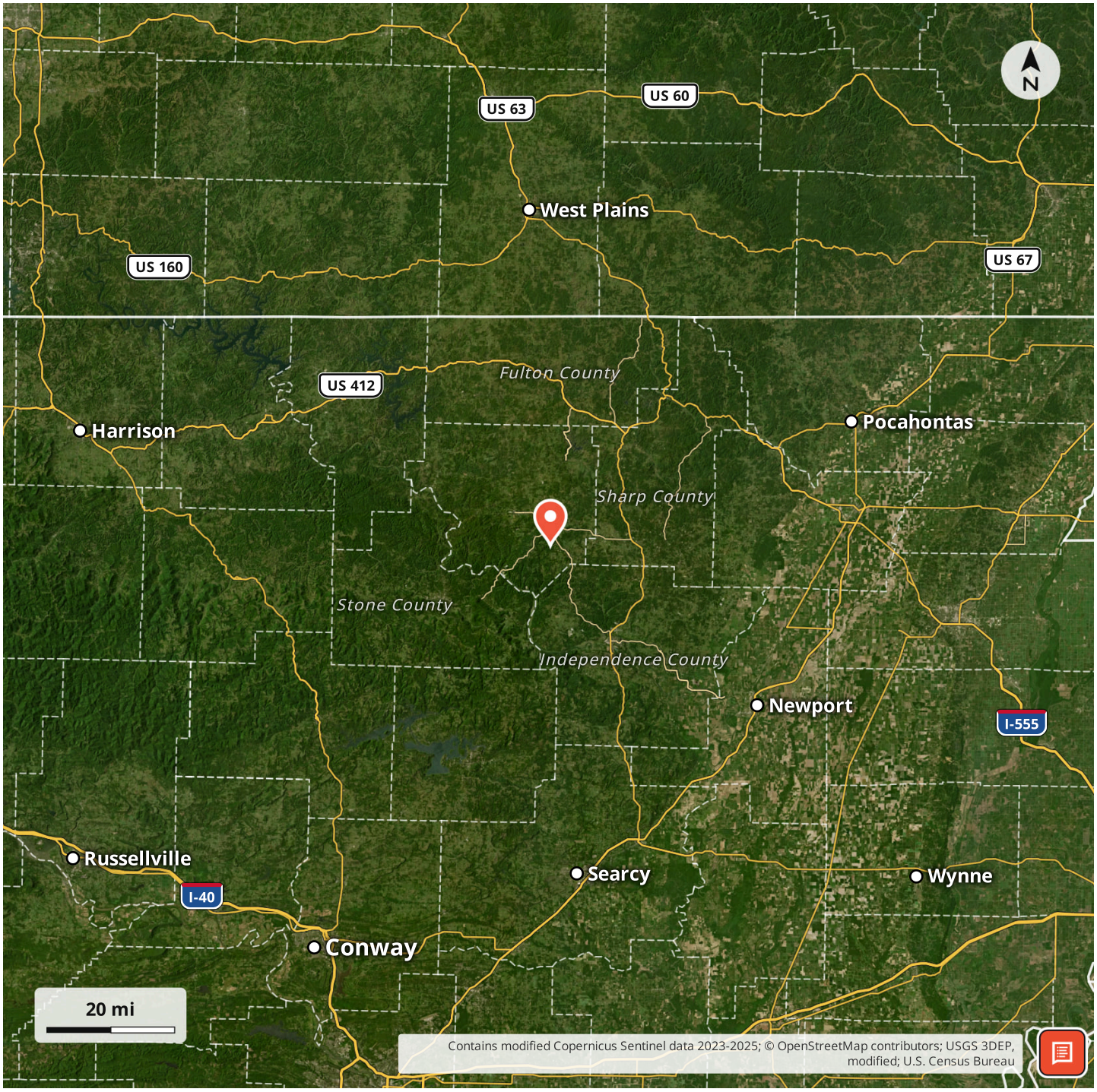




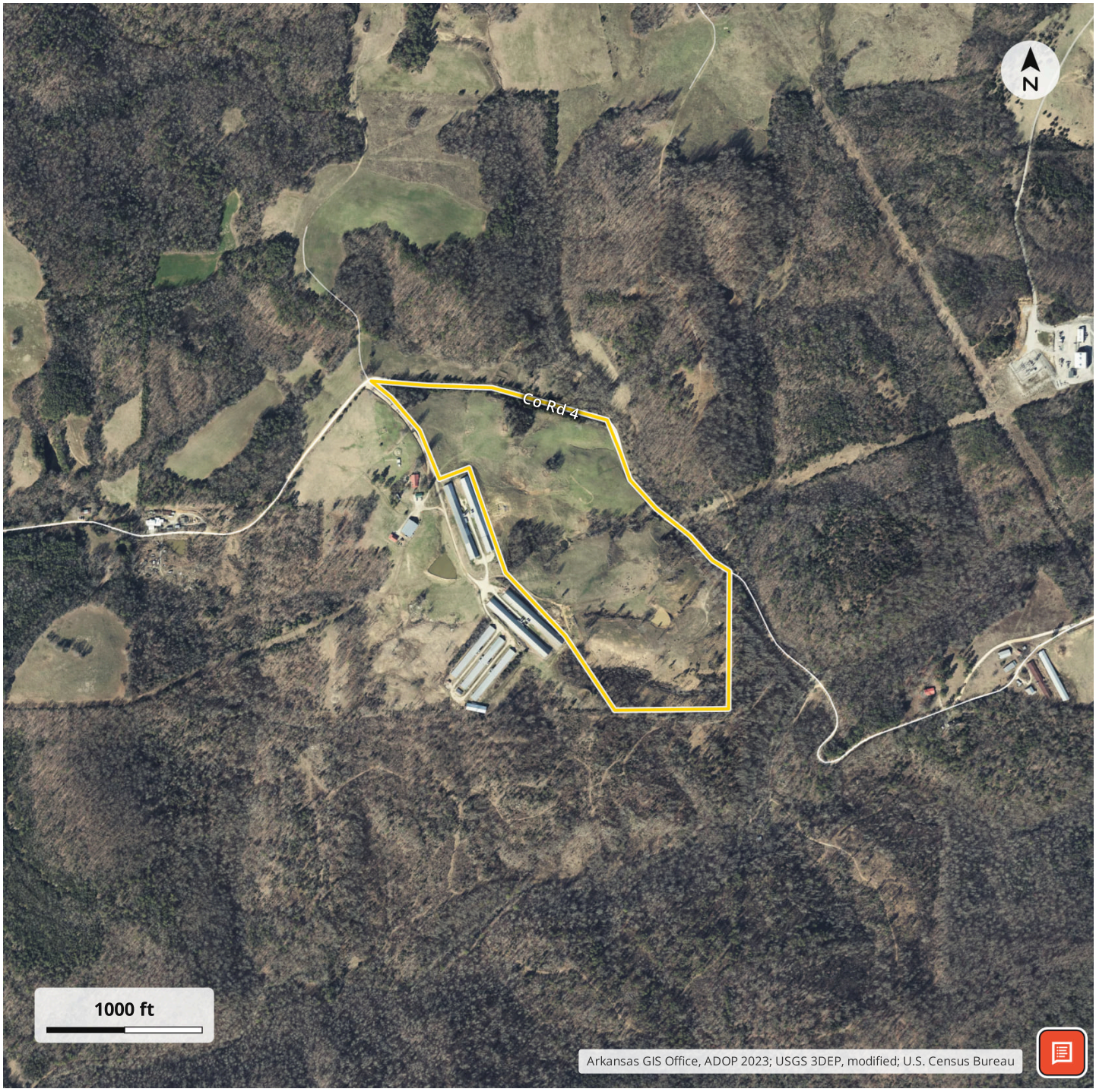




Regional Map



Locator Map


N
Co Rd 4
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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