

Martin Windsong Ranch
4055 HWY 43 S
Harrison, AR 72601

\$1,250,000
30± Acres
Boone County



Martin Windsong Ranch
Harrison, AR / Boone County

SUMMARY

Address

4055 HWY 43 S

City, State Zip

Harrison, AR 72601

County

Boone County

Type

Ranches, Horse Property, Farms

Latitude / Longitude

36.211037 / -93.164197

Taxes (Annually)

2040

Dwelling Square Feet

6000

Bedrooms / Bathrooms

4 / 4

Acreage

30

Price

\$1,250,000

Property Website

<https://www.mossyoakproperties.com/property/martin-windsong-ranch-boone-arkansas/83491/>



PROPERTY DESCRIPTION

Thirty-acre paradise in Boone County, Arkansas with luxury home and equestrian facilities.

Welcome to the horse ranch of your dreams! This ranch is located just 3 miles outside the city limits of Harrison, Arkansas, 90 minutes from University of Arkansas, and 40 minutes from Branson, Missouri. Harrison also has an airport with commercial passenger service.

This breathtaking 30-acre estate in Boone County offers the perfect blend of luxury living, rural charm, and panoramic views of distant mountains, as well as being thoughtfully designed and tailored for both comfort and function.

At the heart of the ranch is a spacious, immaculate 6,000 sq. ft. custom home that comes ready for you to make your own! This ultra-spacious luxury home has 4 bedrooms and 4 full bathrooms. The primary bedroom, with an en-suite bathroom, has a large, handicapped shower. The home also includes a multi-purpose room and a private office. Enjoy the serenity of a sunroom overlooking the countryside. The living area is bathed in natural light and offers sweeping views across your private acreage. A large family dining room and kitchen offer ample space for family gatherings or parties. The home has a handicapped-accessible ramp from the garage, which is easily removable for regular step access. There is also a second-story deck, with access from the garage, main living area, and sunroom. The home offers luxuries such as a walk-in pantry, abundant storage, chain-link fenced back yard, central vacuum, water softener, internet access, stately wood-burning fireplace with ductwork for home heating, with outside clean-out access, and a backup propane generator that routinely self-checks. The house also has an ADT alarm system installed as well as leaf-filter gutters. Home is on admissible water.

The walk-out basement has two separate entrances; one to the living quarters which could easily be finished out as separate living quarters by just adding a kitchenette. The second entrance accesses a 1500 sq.ft. area currently being used for storage, which could also make a great game room or could be finished out for additional living space.

Equestrian enthusiasts will be thrilled with the ranch's features such as freeze-proof faucets spread throughout the pastures. A small tractor with implements is included, as well as a:

60' x 100' horse barn with multiple stalls, hay storage, feed storage, and tack storage rooms - which has running water and its own electric meter

Steel pipe fencing and cross-fenced pastures

10 acres of wooded land for trail riding or privacy

Over 1/4 mile of highway frontage for easy access

The property also boasts a 20' x 30' insulated shop with electricity a 1-car garage, vinyl fencing in the front yard, and mature trees offering shade and curb appeal. An electronic gated entrance and paved driveway add prestige and charm!

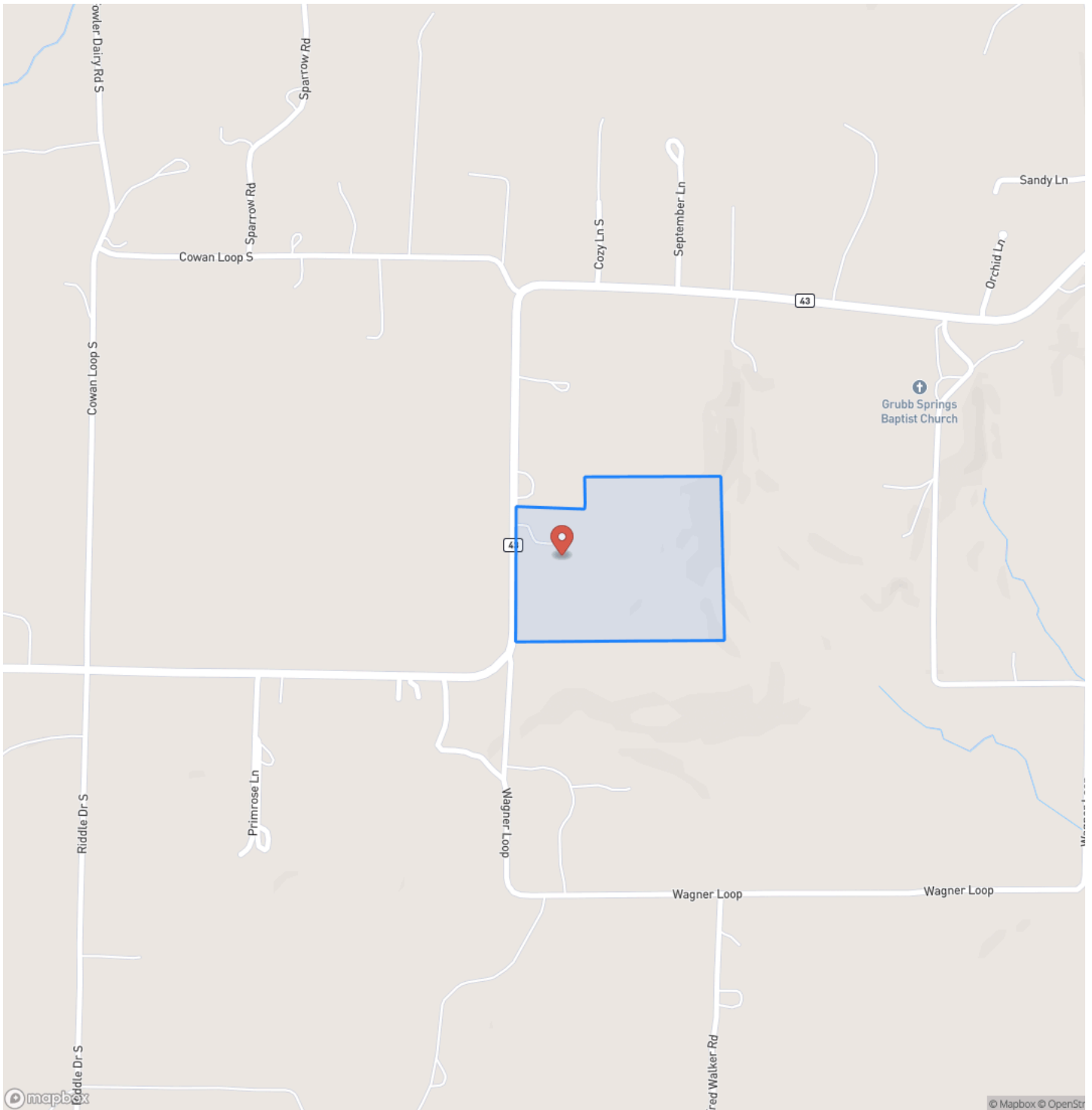
Whether you're a serious horse enthusiast or looking for peace, privacy, and plenty of space, this one-of-a-kind ranch has it all. Schedule your private tour today to experience the beauty and functionality of this rare Arkansas gem.

CALL, TEXT or Email today for a private appointment, but don't wait this outstanding offering won't last long!

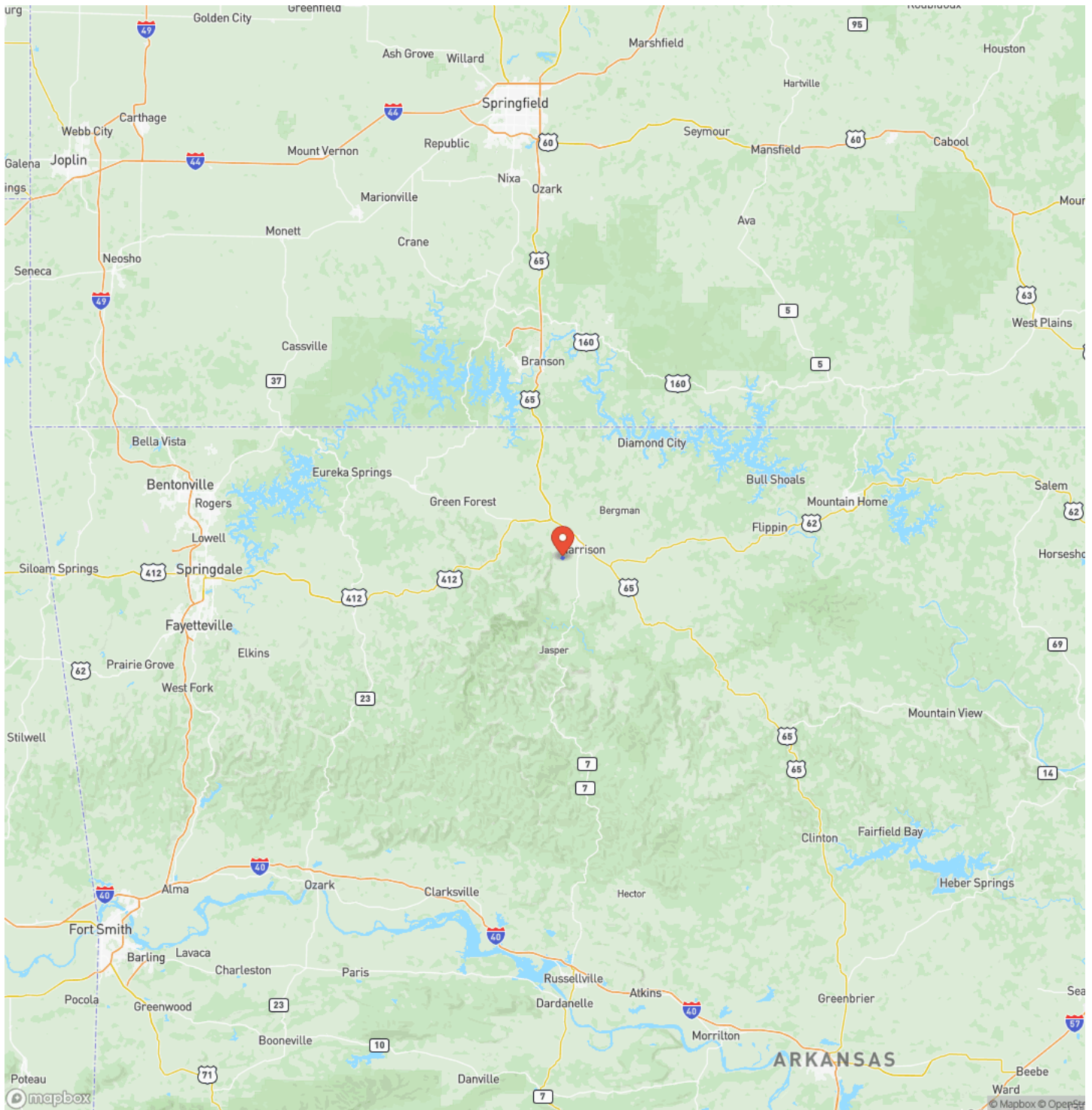
Martin Windsong Ranch
Harrison, AR / Boone County



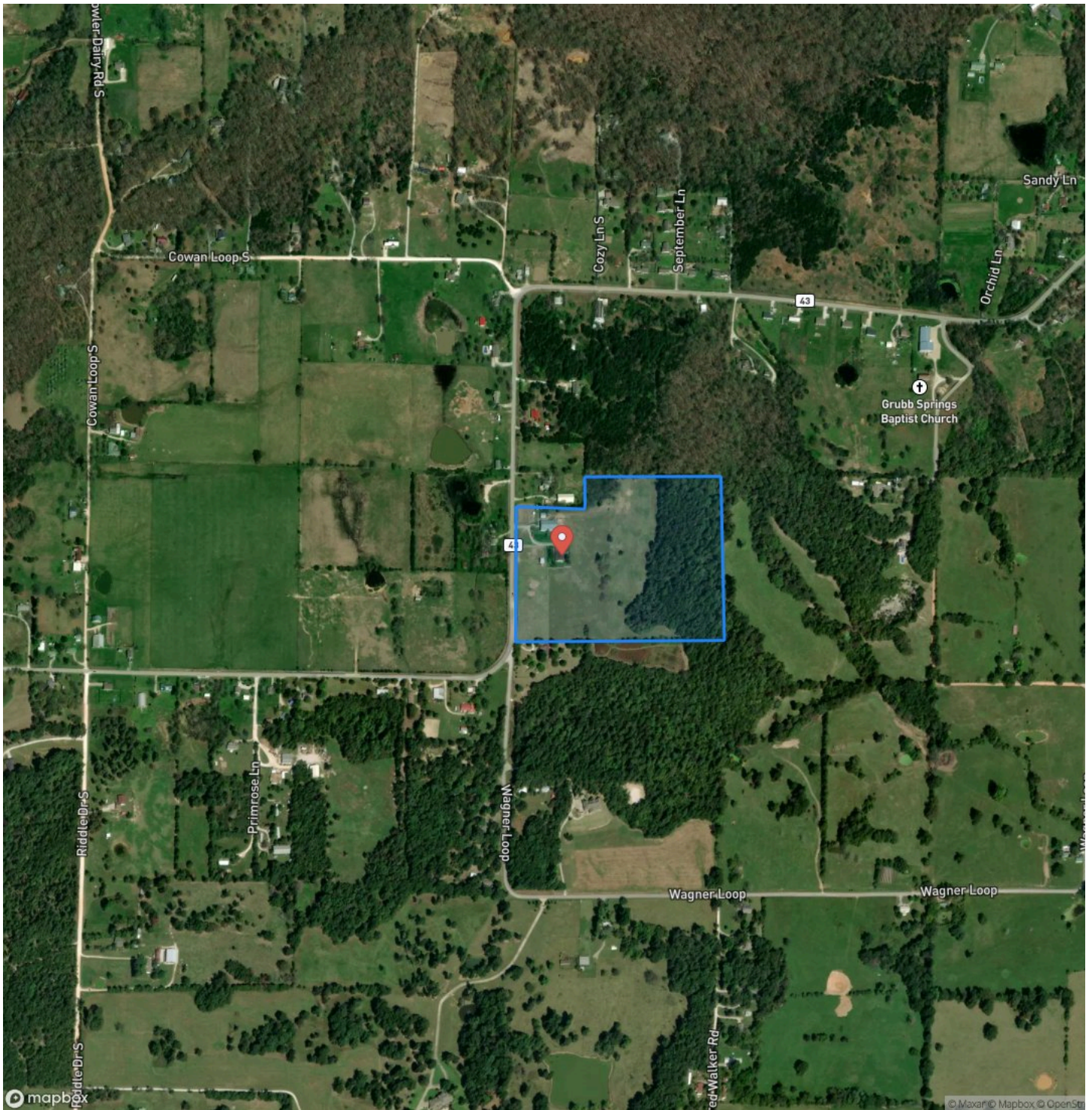
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Heft

Mobile

(870) 688-8614

Office

(870) 807-6731

Email

matth@mossyoakproperties.com

Address

6761 HWY 5

City / State / Zip

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
MossyOakProperties.com

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
MossyOakProperties.com
