Marble Falls
8833 HWY 7 North
Marble Falls, AR 72648

$299,000
14± Acres
Newton County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
8833 HWY 7 North

City, State Zip
Marble Falls, AR 72648

County
Newton County

Type
Hunting Land, Single Family, Business Opportunity, Recreational Land, Timberland, Residential Property

Latitude / Longitude
36.099307 / -93.132373

Taxes (Annually)
$350

Dwelling Square Feet
1,400

Bedrooms / Bathrooms
3 / 2

Acreage
14

Price
$299,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Nestled in the scenic beauty near Marble Falls, Arkansas, this 14-acre property offers an exceptional blend of rustic charm and modern convenience. Imagine a serene retreat, a thriving business opportunity, or a dynamic recreational haven all in one remarkable location. With its versatile acreage and an inviting cabin, this estate presents a unique chance to embrace the best of country living, whether for personal enjoyment or a strategic investment.

Location

Situated on the edge of Newton County, this property near 8833 HWY 7 North near Marble Falls enjoys a prime position. The convenience of being in the Harrison school district adds to its appeal, while the surrounding natural landscape provides a tranquil escape.

Land and terrain

Spanning 14 acres, the land offers a diverse and engaging topography. It features areas of brush, cleared sections, and grassed expanses, alongside heavily wooded and natural state areas, providing a rich tapestry for various activities or future development. The varied terrain ensures both privacy and opportunities for exploration.

Improvements and infrastructure

The property boasts a charming 2007 cabin, a single-story structure with three bedrooms and two full baths. The exterior, a combination of clapboard and masonite, complements the natural surroundings. Inside, the cabin features carpet and luxury vinyl flooring, a cozy fireplace, and is equipped with central heating and cooling. Essential appliances such as a cooktop, electric oven, electric water heater, and ice maker are included. The foundation is block, and the roof is asphalt, ensuring durability. Exterior amenities include awnings, a fire pit, a garden, a private entrance, and a private yard, enhancing outdoor living.

Water and utilities

Connectivity is well-established with public water service, electricity connected, and sewer connected. These essential utilities provide a seamless living experience, allowing for immediate enjoyment of the property's amenities without the complexities of undeveloped land.

Wildlife and vegetation

The land is a sanctuary for a variety of wildlife, including bear, dove, hogs, small game, turkey, and whitetail deer, making it an ideal spot for nature enthusiasts and hunters alike. The diverse vegetation, ranging from brush and cleared areas to heavily wooded sections, supports this rich ecosystem and offers picturesque views throughout the seasons.

Current and potential use

Currently utilized for highway/tourist service, investment, recreation, residential purposes, and timber, this property offers incredible flexibility. Its potential uses are even more expansive, including development, equestrian pursuits, hunting, livestock, and continued recreational or residential enjoyment. The possibilities are truly limitless, allowing a new owner to shape its future to their desires.

Access and easements

Access to the property is convenient via a gravel easment, ensuring ease of entry for residents and visitors. The road frontage on a State HWY provides straightforward navigation and connectivity to the surrounding area.





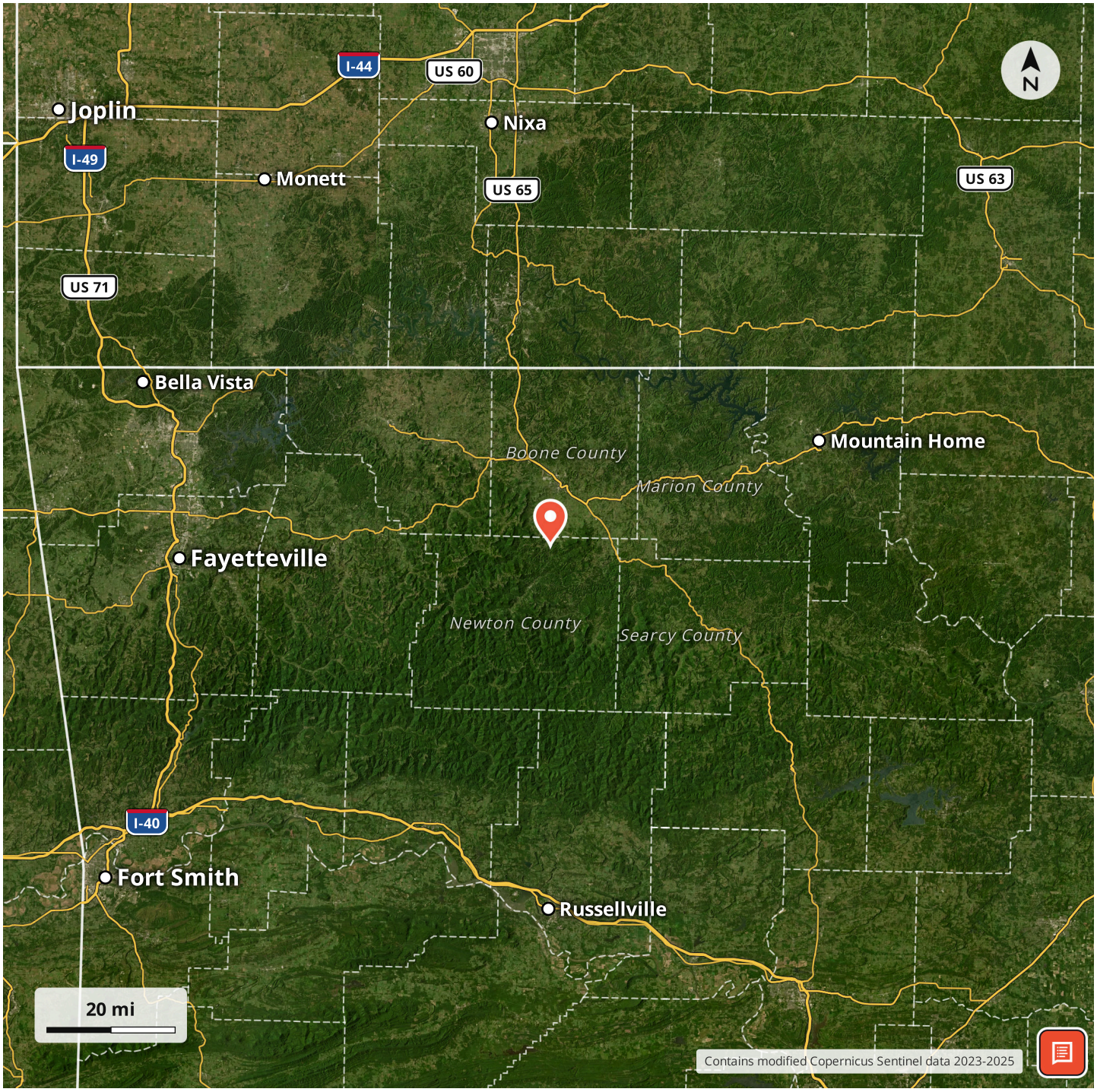








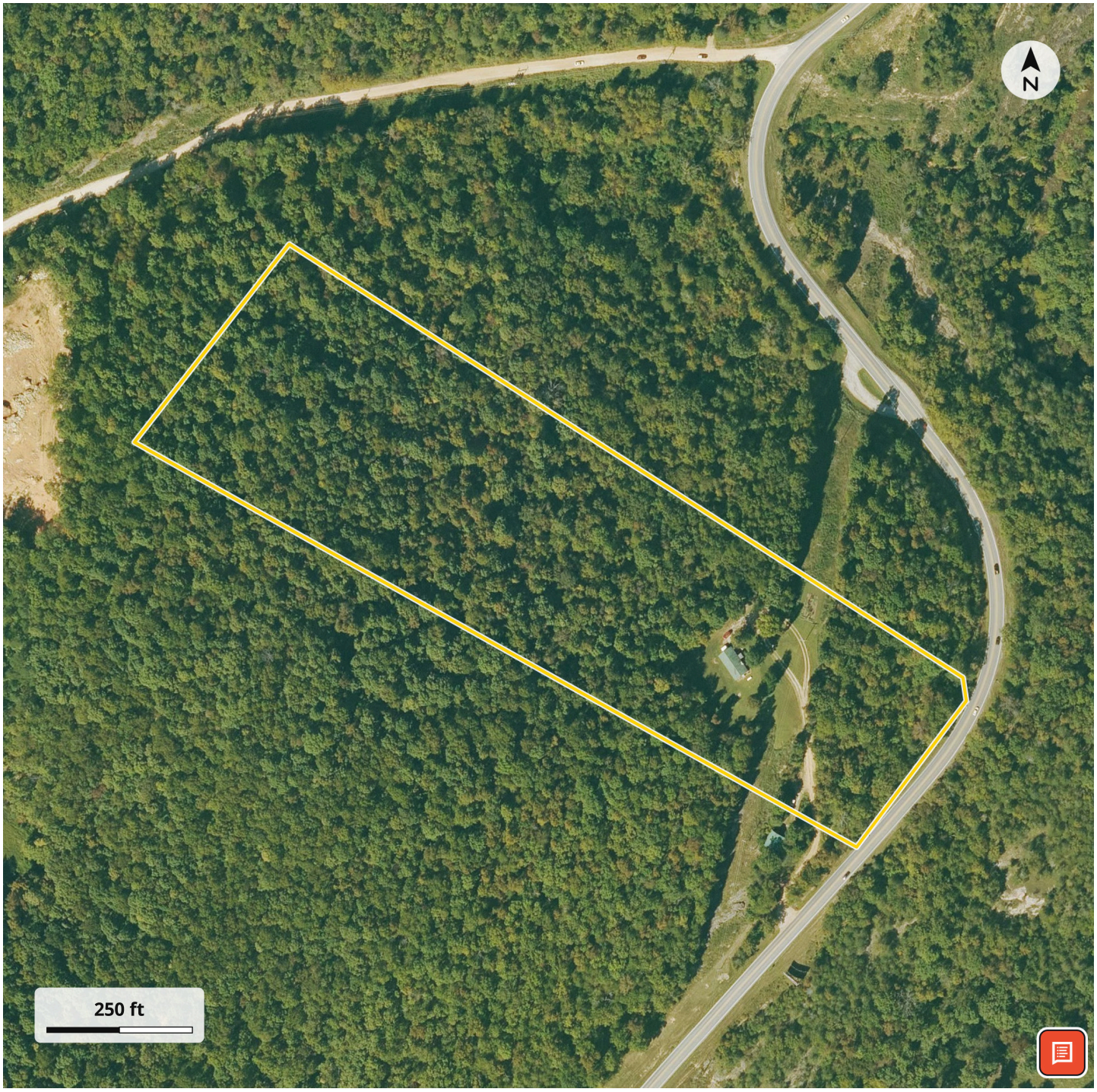
Regional Map



Locator Map



Aerial Map



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