

Blue Mountain Lake 83
TBD
Havana, AR 72842

\$235,000
83.9± Acres
Yell County



Blue Mountain Lake 83
Havana, AR / Yell County

SUMMARY

Address

TBD Hwy 309

City, State Zip

Havana, AR 72842

County

Yell County

Type

Undeveloped Land

Latitude / Longitude

35.09456 / -93.678289

Acreage

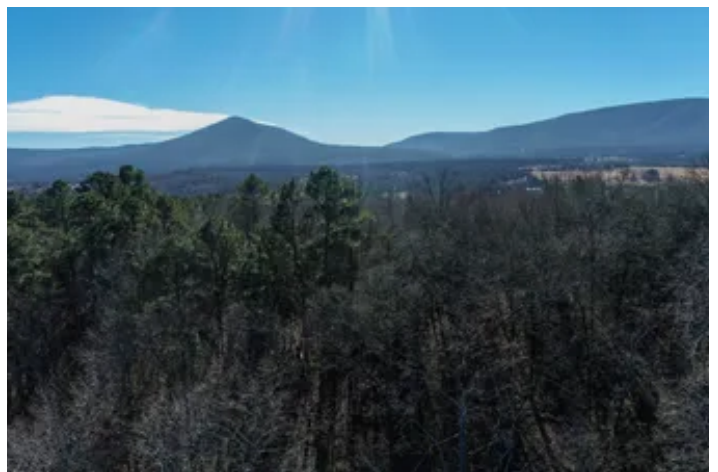
83.9

Price

\$235,000

Property Website

<https://www.mossoakproperties.com/property/blue-mountain-lake-83/yell/arkansas/97028/>



Blue Mountain Lake 83 Havana, AR / Yell County

PROPERTY DESCRIPTION

Blue Mountain Lake, Land for SALE in Havana Arkansas, Yell County.

Located on part of the historic Mount Magazine Scenic Byway (Hwy 309), this premier property offers a rare combination of highway accessibility and "top of the world" seclusion. Situated outside of the tranquil community of Havana, in Yell County, Arkansas, this land is a gateway to the best of the Natural State.

Mountain & Lake Views

With part of the parcel perched on a prominent ridge, the property boasts sweeping, potential with some clearing, unobstructed vistas.

- To the South: Gaze across the rolling expanse of the Ouachita National Forest, where thousands acres of public access land is available to explore.
- To the West/Northwest: Enjoy bird's-eye views of the shimmering waters of Blue Mountain Lake and the winding Petit Jean River Valley.

The terrain provides elevated building sites designed to capture these panoramas, while the natural slope ensures your view remains protected. Mountain View Dr is located at the edge of the property, which gives you access to the ridge of the property.

Arkansas Property Bordering Public Lands

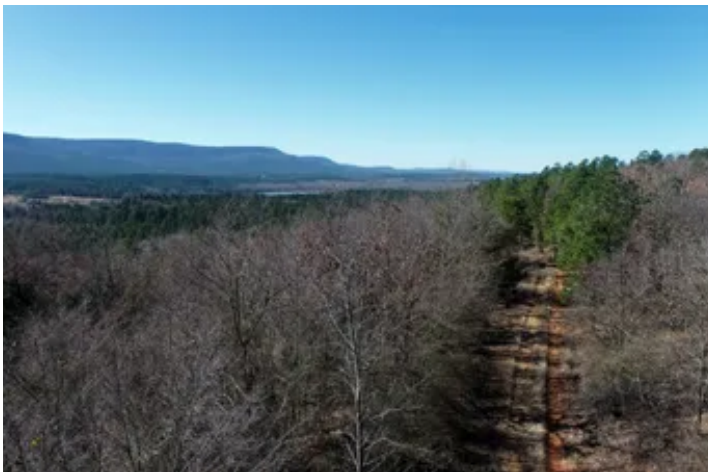
This property offers an "extended backyard" that few can match. It directly borders U.S. Army Corps of Engineers land, providing a permanent buffer of protected forest between you and the shores of Blue Mountain Lake. This adjacency ensures:

- Privacy: No future neighbors will obstruct your western boundary.
- Recreation: Just a short traveled distance, enjoy access to thousands of acres of public land for hiking, wildlife viewing, and world-class hunting.

Location & Access

- Frontage: Exceptional paved access via Hwy 309, a designated State Scenic Byway known for its beauty and well-maintained surface.
- Proximity: You are minutes away from the Blue Mountain Dam and recreation areas, and just a short, scenic drive up the mountain to Mount Magazine State Park, the highest point in Arkansas.
- Utility Potential: With a Havana address and highway frontage, the property sits in a corridor where electric and rural water services are available at the road.

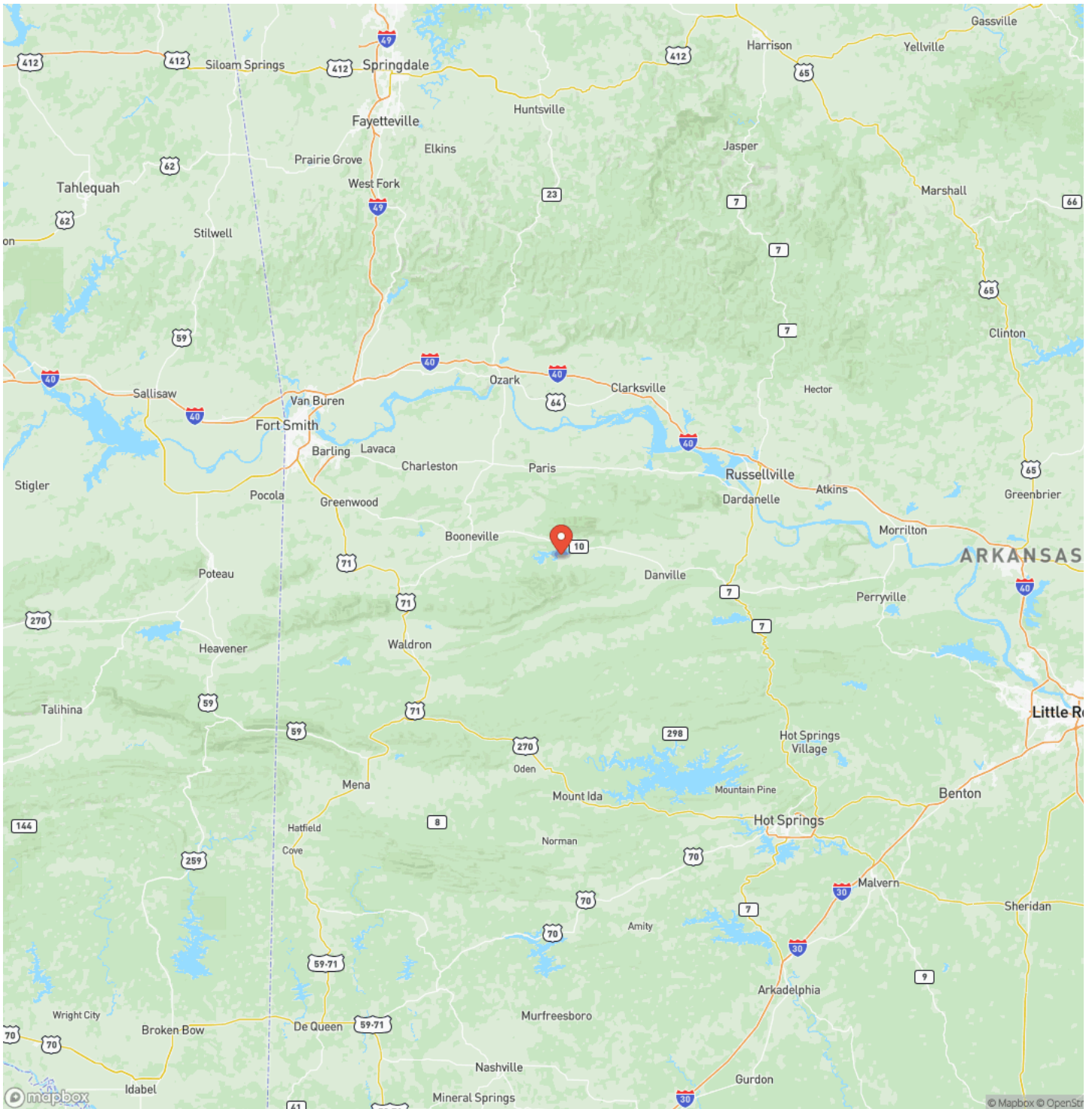
Blue Mountain Lake 83
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Pictures and video may contain areas outside the listed property for reference only.



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