

**Combs RV Park**  
226 Madison 4401  
Combs, AR 72721

**\$275,000**  
10.02± Acres  
Madison County



**Combs RV Park**  
**Combs, AR / Madison County**

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**SUMMARY**

**Address**

226 Madison 4401 null

**City, State Zip**

Combs, AR 72721

**County**

Madison County

**Type**

Commercial

**Latitude / Longitude**

35.798389 / -93.78357

**Acreage**

10.02

**Price**

\$275,000

**Property Website**

<https://www.mossyoakproperties.com/property/combs-rv-park/madison/arkansas/93365/>



## **PROPERTY DESCRIPTION**

Investment Opportunity right off the Pig Trail! The Pig Trail Scenic Byway is a 19 to 24-mile winding road through the Boston Mountains of Arkansas, known for its steep inclines, sharp curves, and dense forest scenery. It runs along Highway 23 between Ozark and Brashears, crosses the Mulberry River, and is a popular route for motorcycles and scenic drives, especially during the fall. The name likely comes from its resemblance to a pig's tail or from the historical presence of wild pigs in the area. A true hot spot in the Ozarks where people come to hunt, UTV ride, hike, fish, camp, and so much more! The owners have already spent the time to prep this property for an amazing RV/campground business. Since owning the property, they have cleared most of the acreage, built a road, and had sewer, electric, and water run to nine RV sites. A 30'x18' metal building is also on site for storage or for whatever use you see necessary.

A picturesque approach to the property starts with the crossing of a low water bridge that crosses Fleming Creek. A small climb up the drive levels out to a beautiful scene to spend quality time in the outdoors. Behind each RV site is a beautiful view of the valley. Frequent deer visits to the property add to this experience.

In their overall plan, the owners stated their park included over forty more RV spots, with an area for primitive camping also. Now the additions to the park can be yours to plan and construct on the land that is prime for growth.

With this location, you are close to so many outdoor activities.

### **For the Hunters**

- Public hunting near Combs, Arkansas, is available on nearby public lands like the Ozark-St. Francis National Forests. The forest covers over a combined 1.2 million acres of public access hunting in Arkansas.

### **For the UTV enthusiasts**

-Mill Creek OHV Trailhead is close by to the property. This area offers 42 miles of designated trails, including three interconnected loops, for side-by-sides, four-wheelers, and dirt bikes. The trails feature water crossings, scenic views, moderate-to-steep climbs, and challenging, rugged terrain.

### **For the Fisherman**

- Fishing near Combs, Arkansas, can be done at nearby locations like the Mulberry River, which is great for various bass and sunfish, and Cove Lake.

### **For the Floater/Kayakers/Conoers**

-In and around Combs, you can find kayaking and canoeing options on the Mulberry River and at nearby Lake Fort Smith State Park. The best float spots near Combs, Arkansas, include the Mulberry River and the nearby Buffalo National River. The Mulberry is a popular whitewater destination, while the Buffalo is known for its scenic and untamed wilderness path.

### **For the Equestrians**

- Horse trails are available in the Ozark National Forest and Devil's Den State Park.

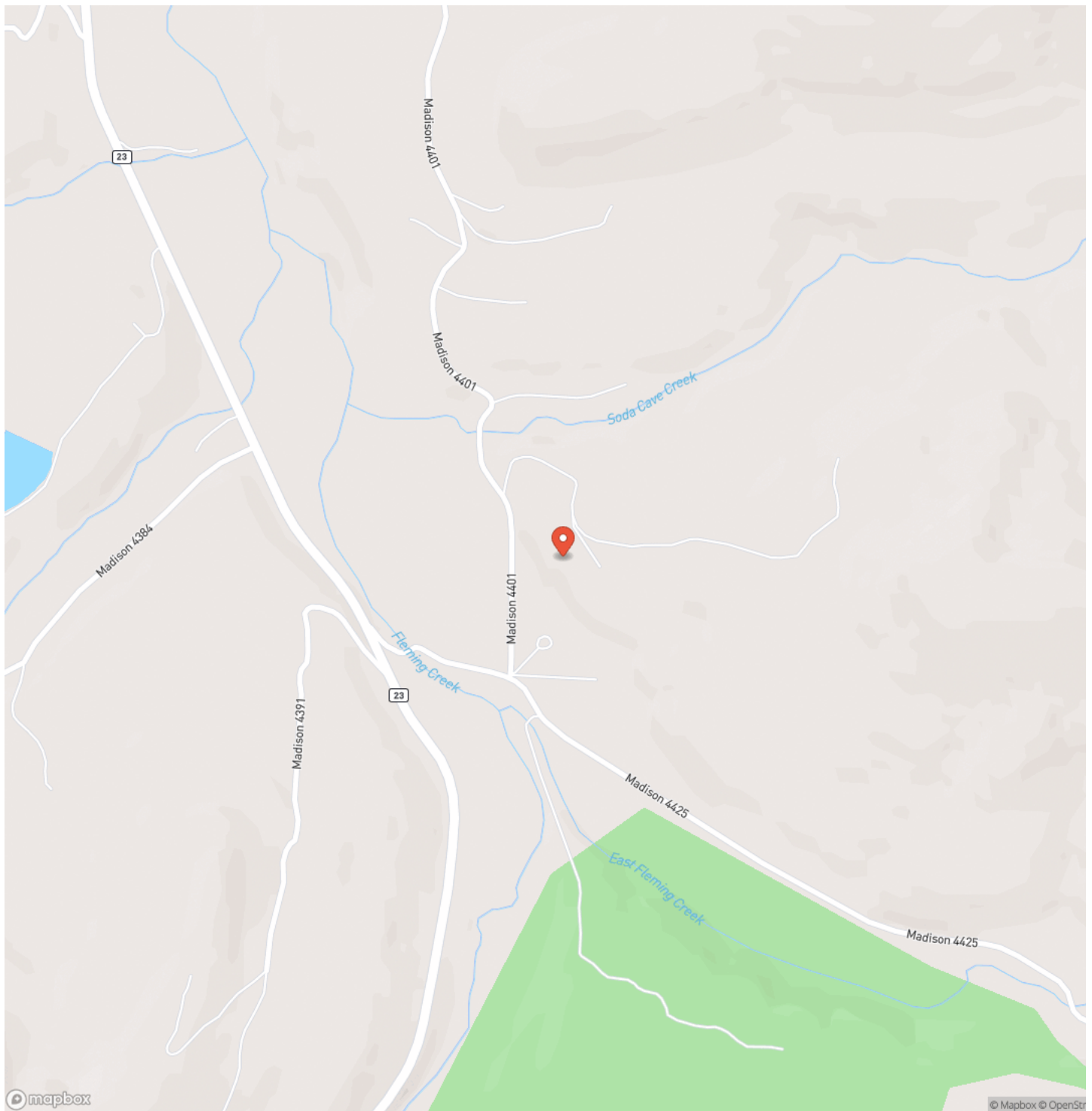
A business opportunity is knocking here. And the opportunity is knocking loud. Here is a chance to provide a service to a vast range of people indulging in outdoor activities. You can easily see the opportunity on your drive in as you pass campers, UTVs, motorcycles, equestrians, hunters, floaters, and so much more! Call to schedule your showing today!

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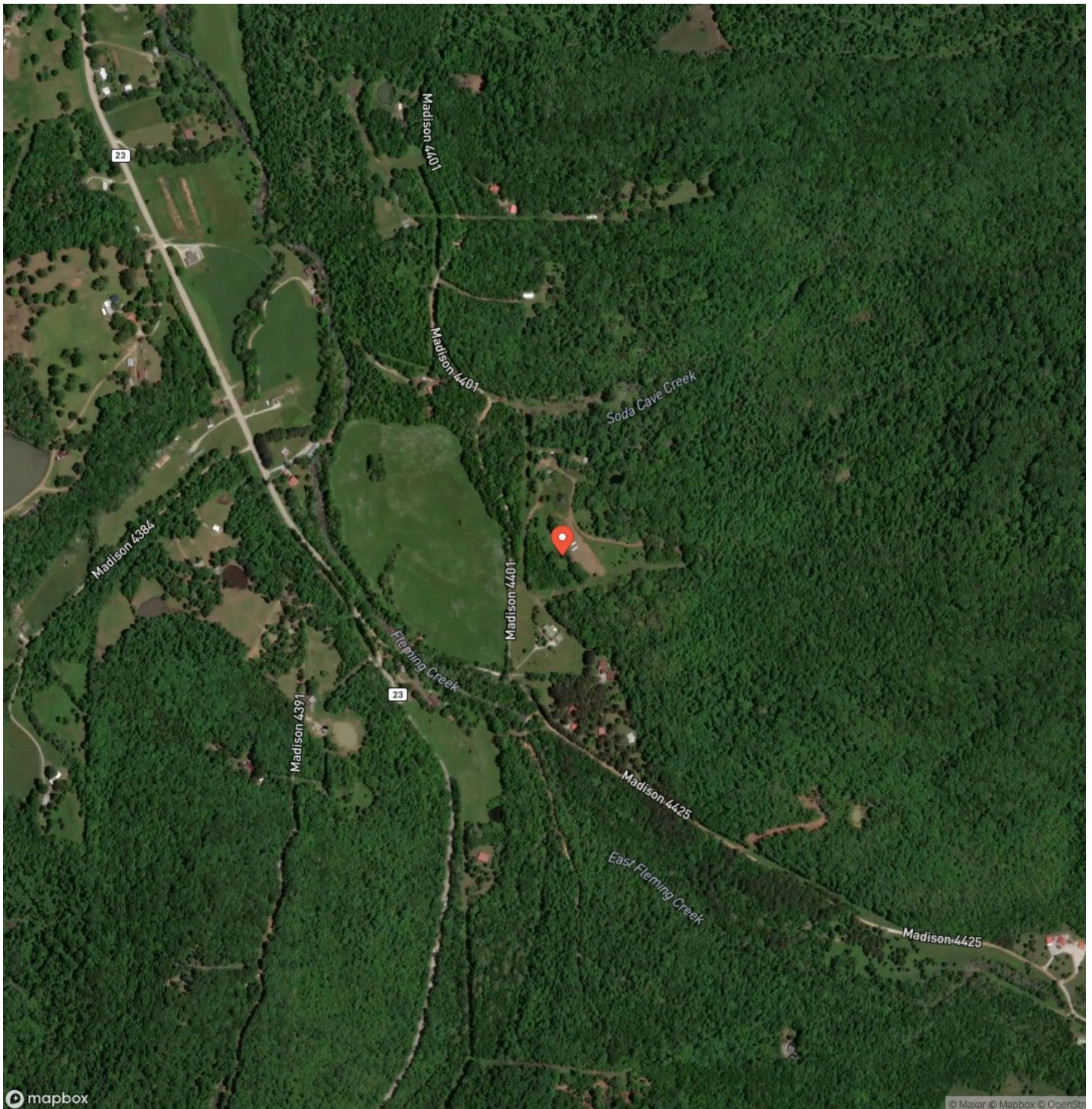
## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Dawson

## Mobile

(479) 597-0333

## Office

(479) 480-7000

## Email

wdawson@mossyoakproperties.com

**Address**

1200 Fort Street

## City / State / Zip

Barling, AR 72926

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://www.mossyoakproperties.com/>**

## **DISCLAIMERS**

Some photos may contain areas outside of the listed property. For reference only.



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**Mossy Oak Properties Field, Farm, and Homes**

**1200 Fort Street**

**Barling, AR 72923**

**(479) 480-7000**

**<https://www.mossyoakproperties.com/>**

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