

Pettigrew 128
8249 County Road 5099
Pettigrew, AR 72752

\$697,000
128± Acres
Madison County



Pettigrew 128
Pettigrew, AR / Madison County

SUMMARY

Address

8249 County Road 5099 null

City, State Zip

Pettigrew, AR 72752

County

Madison County

Type

Hunting Land, Recreational Land, Farms, Ranches

Latitude / Longitude

35.760137 / -93.622643

Dwelling Square Feet

384

Bedrooms / Bathrooms

1 / 0

Acreage

128

Price

\$697,000

Property Website

<https://www.mossoakproperties.com/property/pettigrew-128/madison/arkansas/100914/>



Pettigrew 128

Pettigrew, AR / Madison County

PROPERTY DESCRIPTION

Ozark Mountain Arkansas Land for sale bordering national forest

-Top Paradise: A Legacy of Preservation

8249 County Road 5099, Pettigrew, AR | Northern Johnson County

Rarely does a property of this caliber-held by the same family since 1977-become available. This isn't just land; it's a meticulously preserved 128-+/- acre sanctuary perched atop the Ozarks, offering the perfect balance of rugged wilderness and modern essentiality.

Property Highlights

- Acreage: 128 +/- Acres of diverse terrain.
- Timberland: ~102 acres of mature woodland (including untouched Grade White Oak).
- Open Land: ~26 acres of lush hayfields and cleared mountain-top meadows.
- Borders: Directly adjacent to the Ozark National Forest on both east and west boundaries.
- Infrastructure: A charming, frontier-style cabin (built in 1977) featuring wrap-around covered porches on three sides.
- Utilities: Rare mountain-top access to Electricity and High-Speed Fiber Internet.

The Land & Natural Resources

This parcel has been treated with a "land-first" philosophy for nearly 50 years. The result is a park-like setting that feels both ancient and inviting.

- Water Wealth: The property is exceptionally watered with four spring-fed ponds, active springs, and two historic home sites featuring original hand-dug wells.
- Virgin Timber: The benches are heavy with mature timber, untouched since the 1950s. The East side specifically boasts a high volume of valuable Grade White Oak.
- Defined Boundaries: Total peace of mind with government-surveyed markers on the east and west; every corner is clearly defined and intact.
- Ownership Perks: Mineral rights, if and any, convey to the buyer. The property is owned free and clear.

Location & Lifestyle

Situated in Northern Johnson County (bordering Madison County), you are tucked away in total privacy while remaining within an hour of urban amenities.

The ultimate basecamp for Ozark adventure:

- Minutes from the Buffalo and Mulberry Rivers.
- Easy access to Byrd's Adventure Center, Mulberry Mountain, and the iconic Ozark Store.
- Direct access to endless ATV and hiking trails through the National Forest.

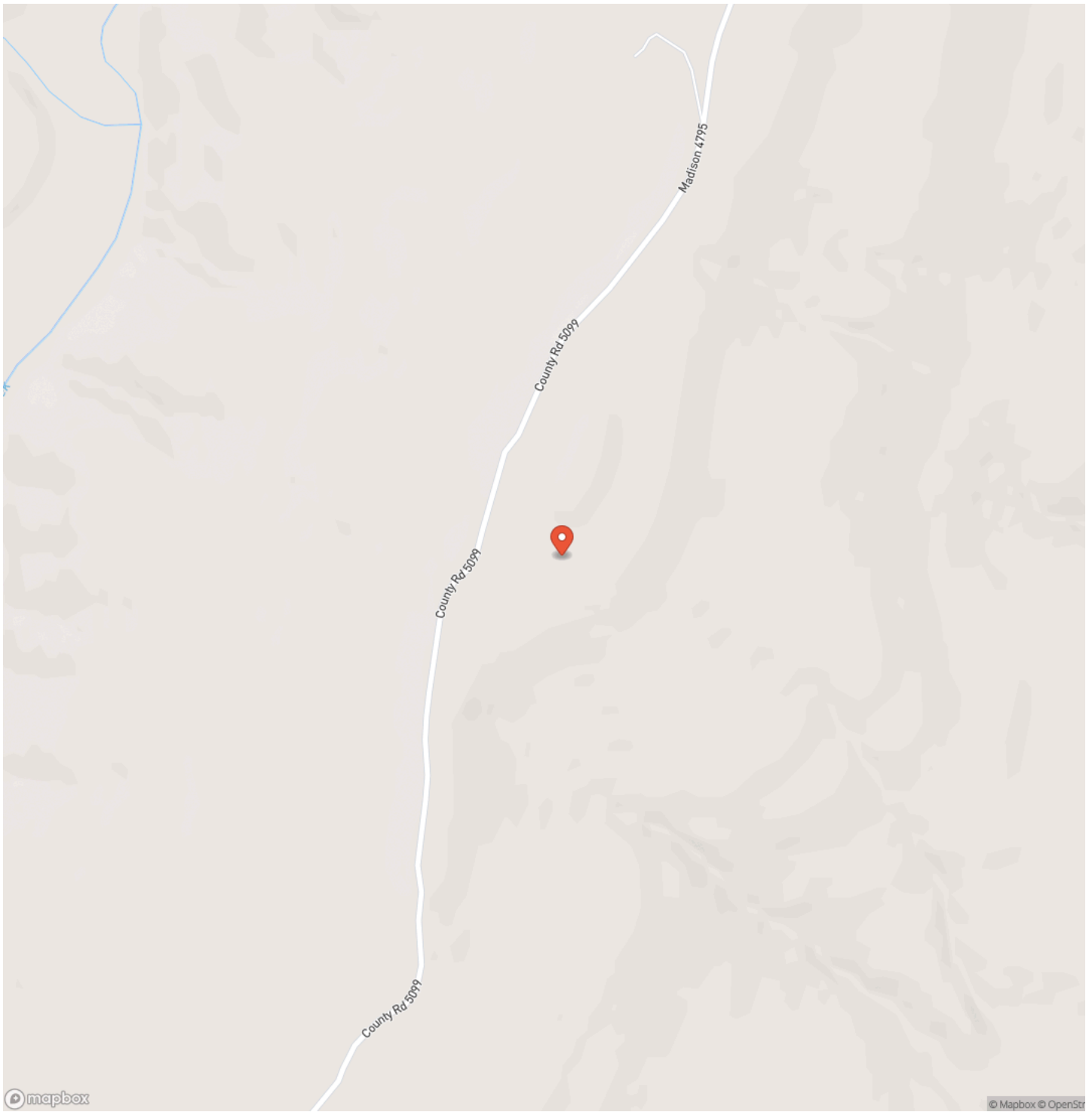
Note: This is a "slice of heaven" property-pristine, private, and prepared for its next fifty-year legacy. Whether you are seeking a hunting retreat, a self-sustaining homestead, or a digital-nomad sanctuary, this mountain-top offers it all.



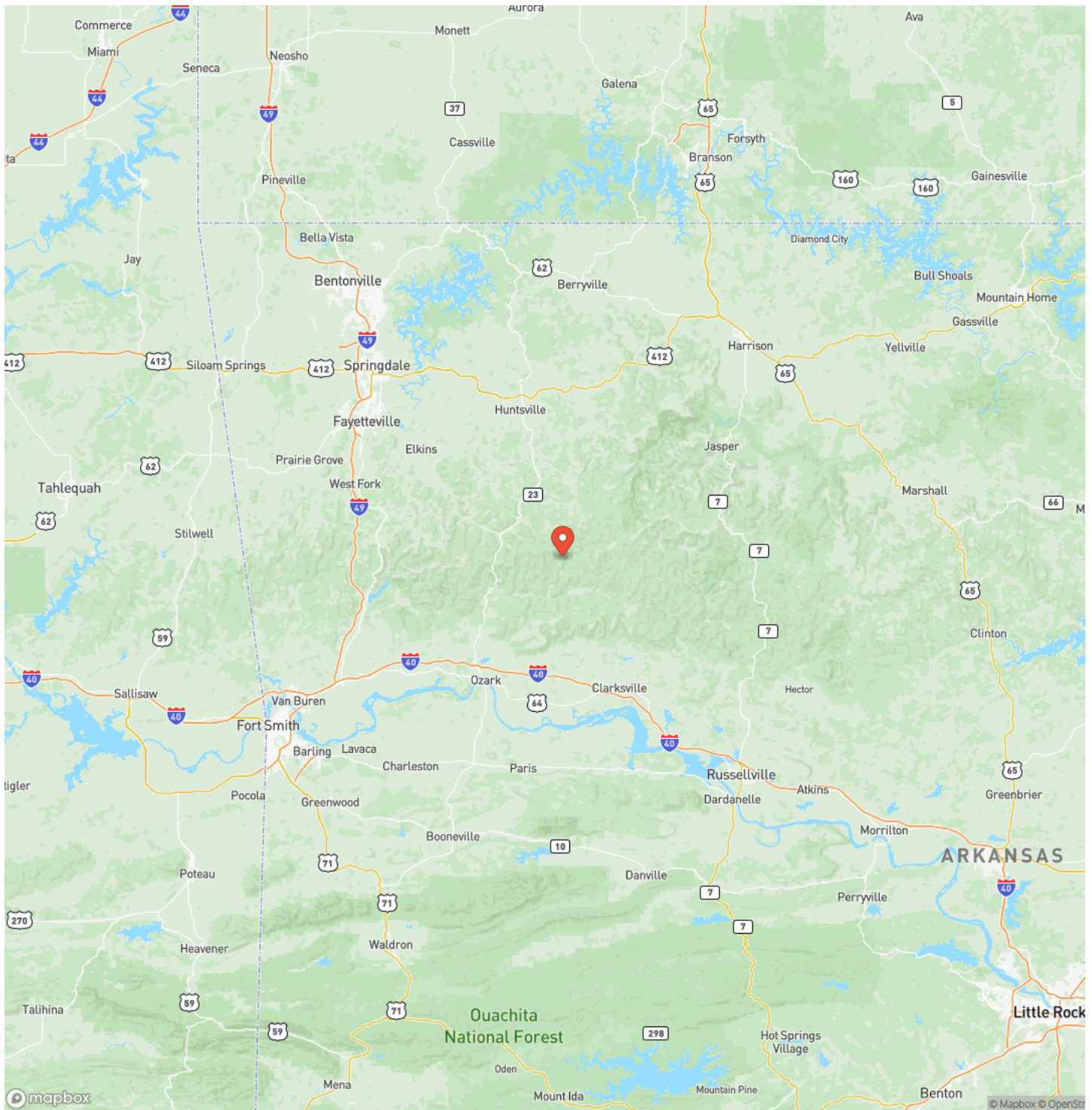
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Video and photos in listing may contain areas outside listed property. To be used for reference only.



Mossy Oak Properties Field, Farm, and Homes

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<https://www.mossoakproperties.com/>

