

Hartford 12
10907 B Cedar Creek Rd
Hartford, AR 72938

\$241,000
12.5± Acres
Sebastian County



Hartford 12
Hartford, AR / Sebastian County

SUMMARY

Address

10907 B Cedar Creek Rd null

City, State Zip

Hartford, AR 72938

County

Sebastian County

Type

Residential Property

Latitude / Longitude

34.977305 / -94.441812

Dwelling Square Feet

2,137

Bedrooms / Bathrooms

2 / 1

Acreage

12.5

Price

\$241,000

Property Website

<https://www.mossyoakproperties.com/property/hartford-12/sebastian/arkansas/111839/>



PROPERTY DESCRIPTION

Land with home FOR SALE in Hartford, Arkansas

The Ultimate Private Homestead: 12.5± Acre Secluded Haven on the AR/OK Border

Address: 10907 Cedar Creek Rd (also known as Rock Creek Rd), Hartford, AR 72938

Acreage: 12.5± Acres (To be surveyed out of a total 52.5-acre parcel)

Home Specs: 2,137± Sq. Ft. | Built in 1996 | 2 Bed, 1 Bath

Price: \$241,000

Property Overview

If you have been dreaming of a private, self-sustaining lifestyle, this **12.5-acre mountain homestead** offers the perfect foundation. Tucked away on the historic Arkansas and Oklahoma border, this property delivers complete off-grid privacy without sacrificing structural durability. Featuring a spacious 2,137-square-foot home with several recent upgrades, this tract gives you the freedom to finish the interior to your exact tastes while enjoying a peaceful, independent lifestyle.

Bonus Acreage Opportunity: This 12.5-acre homestead is being split from a total 52.5-acre tract. The adjoining **40-acre recreational/hunting parcel** (complete with two ponds and a flowing creek) is also available for purchase if you want to secure the entire 52.5-acre mountain spread!

The Home & Recent High-Value Upgrades

Built in 1996, this solid one-story home provides over 2,100 square feet of versatile living space. The current owner has already completed structural and exterior updates, leaving a blank canvas inside for your personal finishes.

- **Brand New Metal Roof:** Enjoy decades of maintenance-free durability and the peaceful sound of rain on a high-quality, recently installed metal roof.
- **Fresh Exterior Paint:** The entire outside of the home has been freshly painted, giving it sharp, clean curb appeal.
- **Upgraded Well System:** The out-of-ground components of the private well have been completely replaced, ensuring robust, reliable water access.
- **HVAC Equipment Included:** The home is currently cooled efficiently by window units and safely heated by a wood-burning stove and space heaters. *However*, the seller is including **two used full A/C units (one electric, one propane) along with ductwork** in the sale! They are on-site and ready for the new owner to install.
- **Customizable Flooring:** The interior features clean, solid concrete floors—perfectly prepped and completely ready for you to lay down your choice of hardwood, tile, or custom stained concrete.

Unmatched Privacy & Self-Sustaining Potential

This property defines the classic American homestead. Located entirely outside city limits with no restrictive HOAs, you have the total freedom to raise livestock, cultivate large-scale gardens, and live completely on your own terms. The terrain provides excellent natural buffers, ensuring absolute peace and quiet. Surrounded by majestic mountain views and mature timber, your only neighbors will be the local wildlife.

Deep Frontier History: The Story of Hartford, Arkansas

Living here means putting down roots in a town shaped by pioneer grit. Settled before the Civil War near a vital river crossing known as "Hart's Ford," the area transformed into a booming frontier town in the early 1900s when rich veins of coal were discovered.

Hartford quickly became a vibrant melting pot of European immigrants—particularly Italian miners, earning a section of the town the nickname "Little Italy." Beyond its industrial roots, Hartford was a cultural pillar of the region, famously serving as a major hub for early American gospel music publishing. Today, the town preserves its quiet, rural charm, with its historic commercial center proudly listed on the National Register of Historic Places.

Why This Location is Perfect for Mountain Living

This property offers the ultimate escape into nature while keeping modern conveniences within an easy drive. Nestled in the scenic River Valley region, you are surrounded by world-class outdoor recreation.

Proximity to National Forests & Outdoor Fun:

- **Ouachita National Forest:** Just **15 to 20 minutes south**. You'll have doorstep access to hundreds of thousands of acres of public land, featuring endless UTV trails, hiking, crystal-clear mountain rivers, and premier public hunting.

Distances to Local Major Towns:

- **Poteau, OK:** Approx. **25 minutes** (Your go-to stop for local dining, fast groceries, and daily amenities).
- **Fort Smith, AR:** Approx. **35 minutes** (The closest major city hub for regional hospitals, commercial box stores, mall shopping, and airport access).
- **Fayetteville / NWA Metro:** Approx. **1 hour 20 minutes** (An easy drive for SEC Razorback game days, world-class museums, and metropolitan entertainment).

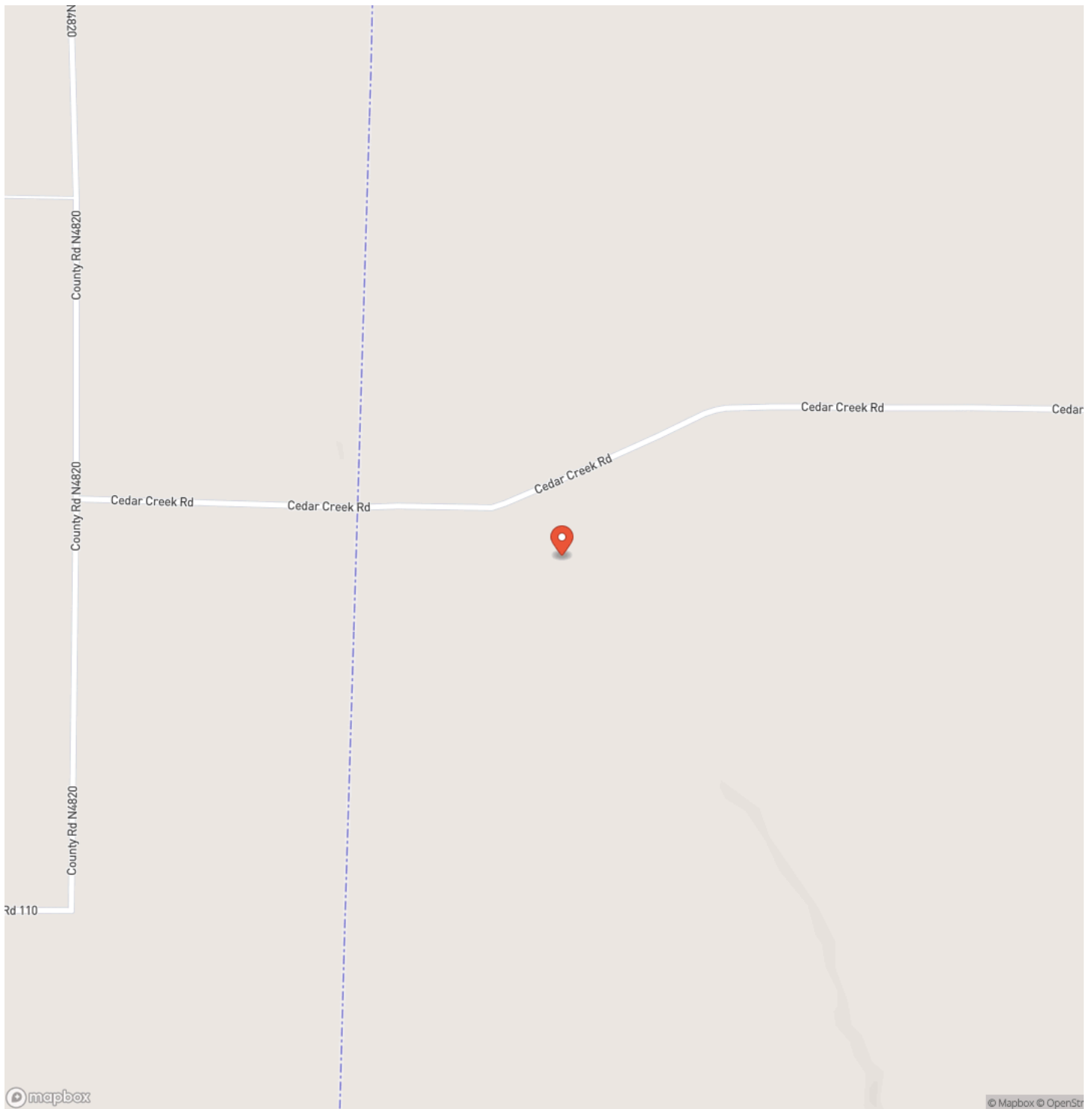
Agent Notes: This is a rare chance to step into a structurally updated, large-footprint home on acreage at an affordable price point. With a new roof, new well components, and free HVAC equipment included, the heavy lifting is done. Shown by appointment only.

Contact us today to schedule your private tour and start building your dream homestead!

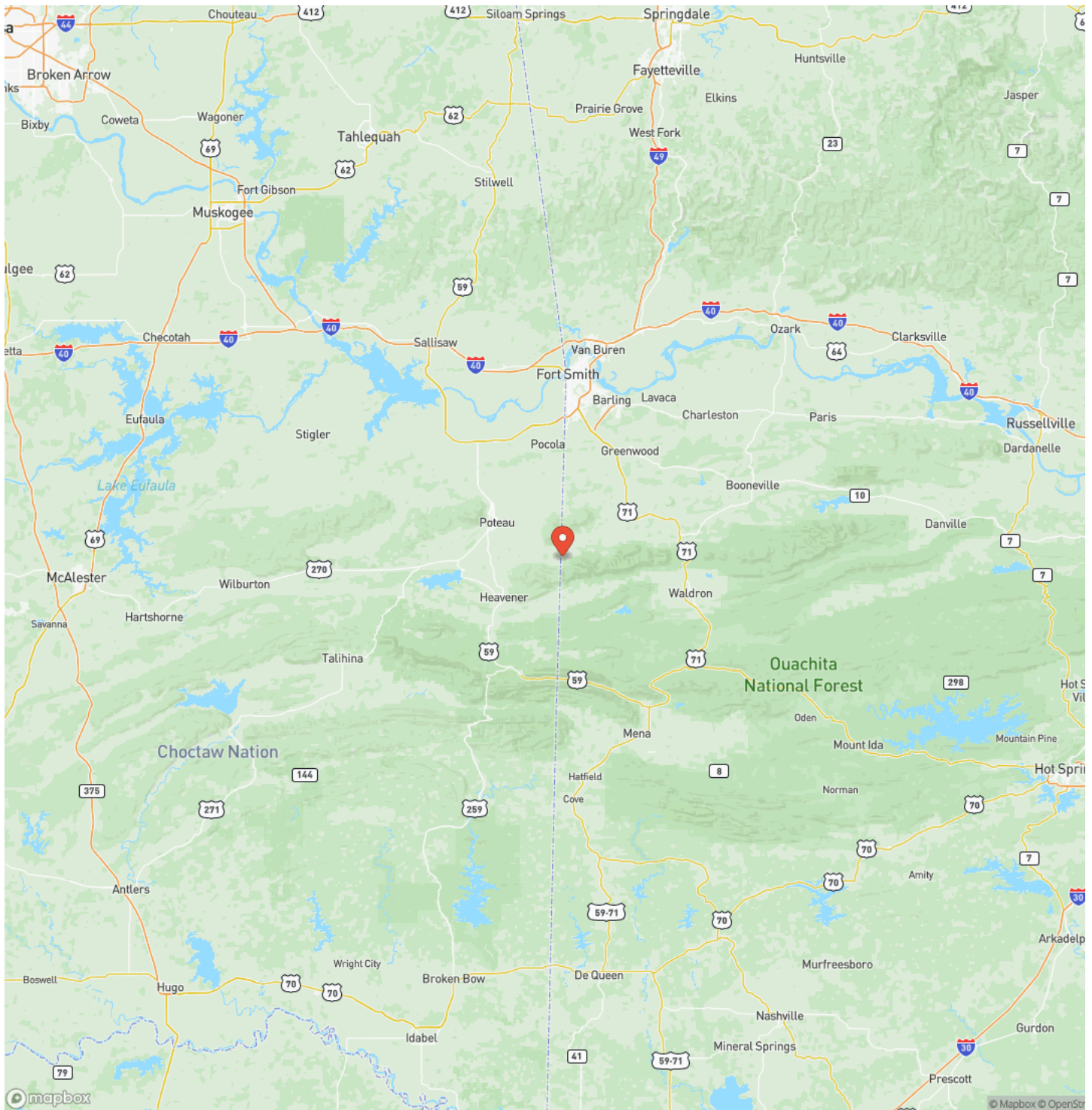
Hartford 12
Hartford, AR / Sebastian County



Locator Map



Locator Map



Satellite Map



Hartford 12
Hartford, AR / Sebastian County

LISTING REPRESENTATIVE

For more information contact:



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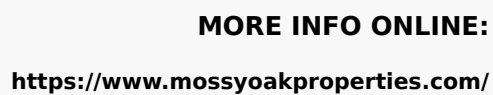
1200 Fort Street

City / State / Zip

Barling, AR 72926

NOTES

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DISCLAIMERS

Photos of property lines are for reference only. Property lines to be determined by survey before the closing. Listing may contain areas outside of the listed property and shall be used for reference only.

Mossy Oak Properties Field, Farm, and Homes

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

