

**Pettigrew 128**  
8249 County Road 5099  
Pettigrew, AR 72752

**\$768,000**  
128± Acres  
Madison County



**Pettigrew 128**  
**Pettigrew, AR / Madison County**

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**SUMMARY**

**Address**

8249 County Road 5099

**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**

\$768,000

**Property Website**

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



## **Pettigrew 128**

### **Pettigrew, AR / Madison County**

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#### **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.



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**Mossy Oak Properties Field, Farm, and Homes**  
1200 Fort Street  
, AZ 72923  
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