

20100 Hwy 71 Overlook  
20100 N Hwy 71  
Mountainburg, AR 72946

**\$420,000**  
32.98± Acres  
Crawford County



**20100 Hwy 71 Overlook**  
**Mountainburg, AR / Crawford County**

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**SUMMARY**

**Address**

20100 N Hwy 71

**City, State Zip**

Mountainburg, AR 72946

**County**

Crawford County

**Type**

Lot, Commercial, Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

35.723677 / -94.137985

**Acreage**

32.98

**Price**

\$420,000

**Property Website**

<https://www.mossyoakproperties.com/property/20100-hwy-71-overlook/crawford/arkansas/104486/>



## **PROPERTY DESCRIPTION**

### **Scenic Highway 71 Business & Adventure Opportunity!**

**20100 N Hwy 71, Mountainburg, AR 72946 (32.98 +/- Acres) Borders National Forest**

Unlock the potential of the Ozarks with this unique 32.98 +/- acre property situated on the iconic **Scenic Highway 71**. Whether you are looking to revive a mountain-side business, create a private estate, or establish a premier basecamp for outdoor enthusiasts, this property offers the perfect canvas with breathtaking valley views.

### **The Land & Location**

- **Acreage:** 32.98 +/- sprawling acres bordering the **National Forest**, providing endless privacy and direct access to nature.

#### **OLD GIFT SHOP BEING SOLD AS IS**

- **The View:** Incredible, panoramic vistas of the valley-ideal for a lookout point, RV spots, or a future home site.
- **Prime Frontage:** Located on Highway 71, a legendary route for motorcyclists and travelers seeking the beauty of the Boston Mountains.
- **Proximity to Adventure:** \* **Lake Fort Smith State Park:** Just a short drive away for boating, fishing, and hiking.
  - **Devil's Den State Park:** 17 miles (approx. 25 mins).
  - **Fayetteville:** 28 miles (approx. 36 mins).
  - **Fort Smith:** 38 miles (approx. 37 mins).

### **Infrastructure & Commercial Potential**

Formerly operated as a **gift shop and mini-RV park**, the groundwork for a successful business is already in place:

- **Operational RV Hookups:** The infrastructure remains functional, making this a "turn-key" opportunity to restart an RV park or campground.
- **Expansive Commercial Shop:** A large, versatile shop building equipped with a **vehicle lift**, perfect for an automotive business, workshop, or storage.
- **Visitor Amenities:** The shop houses **three bathrooms** specifically designed for guest use.
  - Two bathrooms include showers.
  - One bathroom is uniquely equipped as a **pet wash station**-a massive draw for modern travelers.

### **Important Notes**

- **Investment Ready:** The property is being sold for its land, location, and commercial improvements.
- **Mobile Home:** Please note the mobile home currently on-site is being removed and is **not included** in the sale.

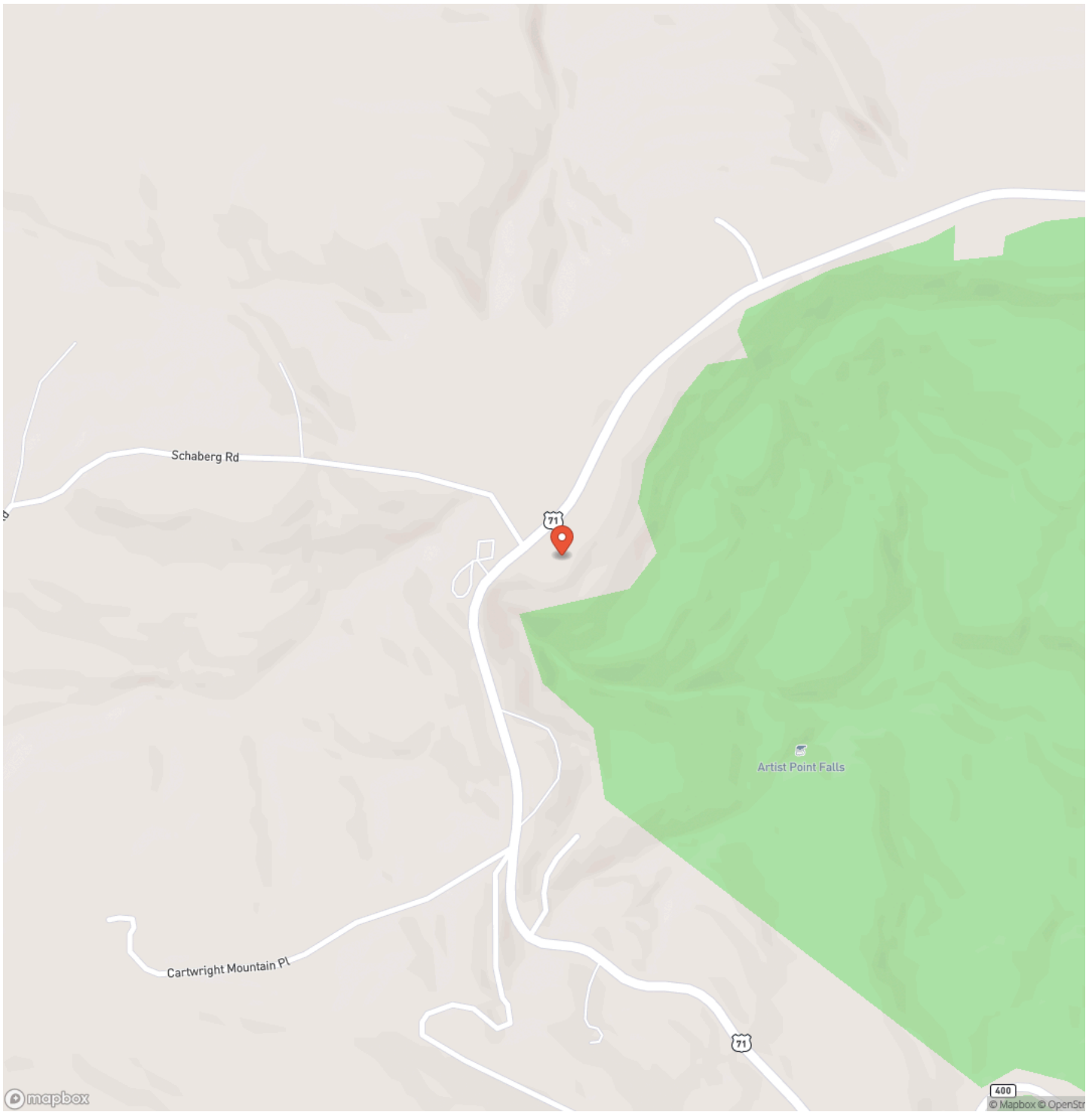
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**Escape the city and own a piece of the Arkansas mountains.** Whether you're dreaming of a mountain-top retreat or a thriving roadside business, 20100 N Hwy 71 is where your vision meets the horizon.

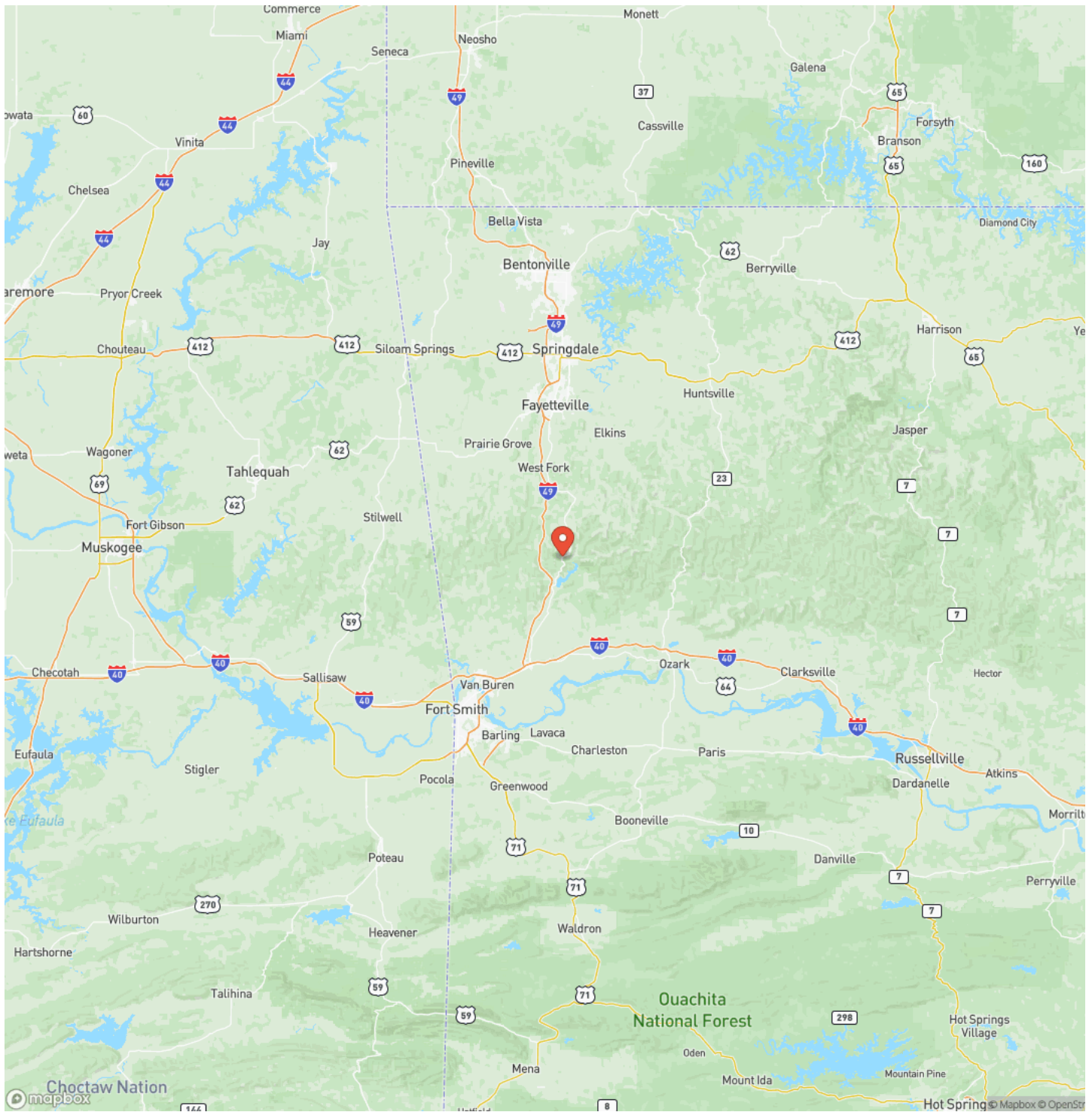
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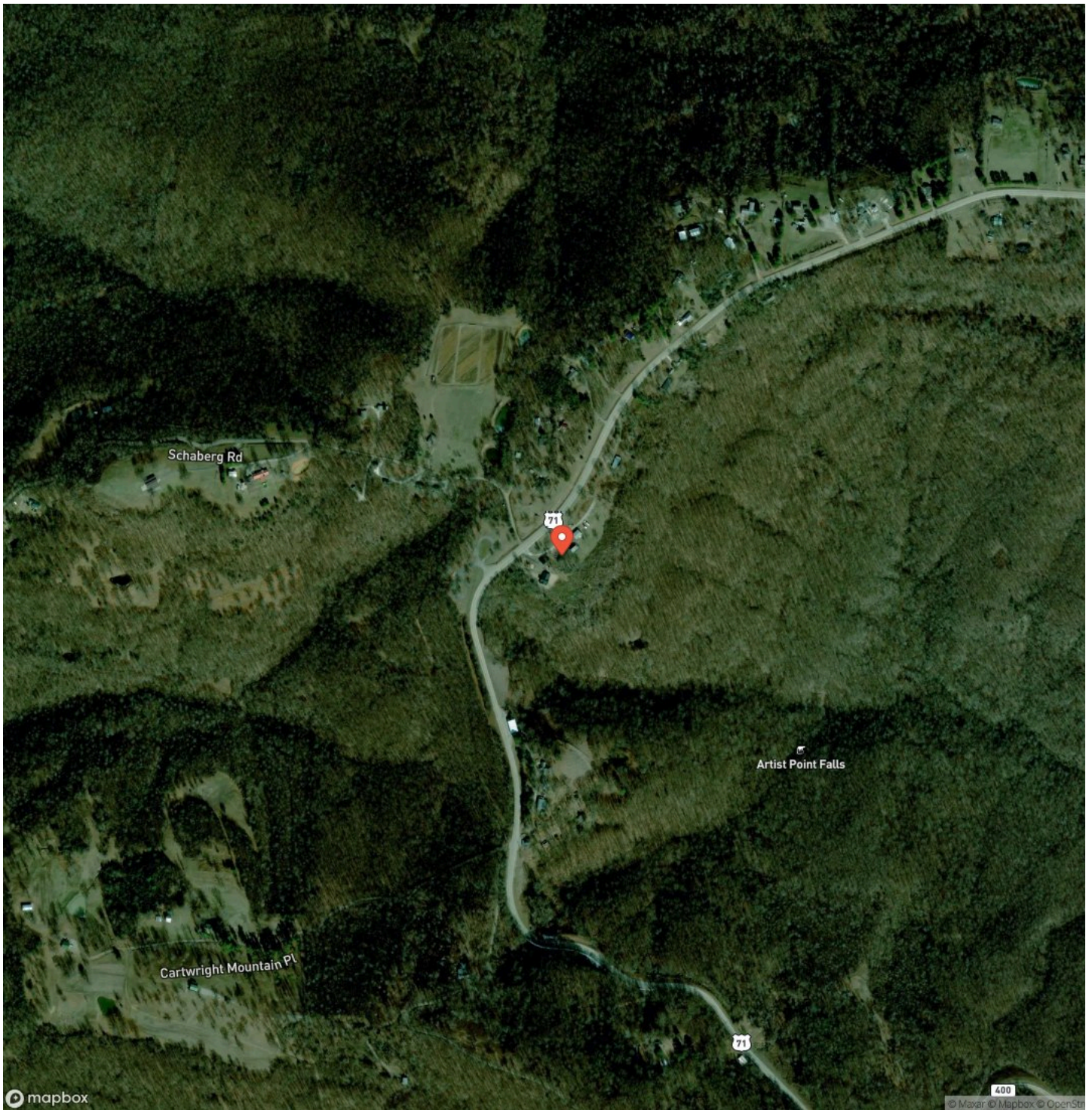
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

The wooden gift shop is being sold as-is. The mobile home is being removed and is not included in the listing. Photos of the property are for reference only and may contain areas outside of the listed property. Verify schools.



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