

Old Airport 2
1385 Old Airport Rd
Paris, AR 72855

\$500,000
12± Acres
Logan County



Old Airport 2
Paris, AR / Logan County

SUMMARY

Address

1385 Old Airport Rd

City, State Zip

Paris, AR 72855

County

Logan County

Type

Residential Property

Latitude / Longitude

35.30579 / -93.71406

Dwelling Square Feet

3,194

Bedrooms / Bathrooms

4 / 3

Acreage

12

Price

\$500,000

Property Website

<https://www.mossyoakproperties.com/property/old-airport-2/logan/arkansas/93660/>



PROPERTY DESCRIPTION

Premium 12-Acre Estate with Dual-Residence Option | Paris, AR

Experience the pinnacle of Arkansas living with this exceptional 12 +/- acre property, perfectly situated where the Ozark and Ouachita Mountains meet the scenic Arkansas River Valley. This unique property offers an unparalleled blend of natural beauty, outdoor recreation, and multi-generational living potential, making it an ideal private sanctuary or investment opportunity.

Property Overview & Outdoor Lifestyle

This expansive acreage serves as a private outdoor playground, perfectly suited for recreation, hobby farming, or equestrian pursuits.

- **Prime Geographic Location:** Situated just 15 minutes from Mount Magazine-the highest peak between the Rockies and the Appalachians-offering world-class hiking, biking, camping, and hang-gliding.
- **Direct Trail Access:** Enjoy the convenience of accessing scenic mountain trails directly from your driveway via ATV or UTV.
- **Water Recreation:** Located less than 15 minutes from multiple lakes premier for boating, fishing, and watersports.
- **Versatile Acreage:** The vast rear acreage features a dedicated pond and partial fencing (two sides), making it highly suitable for livestock, target practice, or custom recreational installations.

Main Residence: Elegant Two-Story Living

Designed for sophisticated comfort and panoramic views, the primary home features a classic three-sided wrap-around porch to maximize enjoyment of the tranquil surroundings.

Interior Features:

- **Bedrooms/Bathrooms:** 4 spacious bedrooms featuring like-new carpeting; 3 full bathrooms.
- **Great Room:** Stunning vaulted wood-plank ceilings complemented by premium hickory hardwood flooring.
- **Kitchen & Dining:** An expansive, open-concept kitchen, dining area, and breakfast nook finished with modern ceramic tile.
- **Primary Suite:** Features direct access to a private, screened-in side porch.
- **Bonus Space:** A large upstairs game room/flex space, plus a 2-car garage with extensive floored attic storage.

Outdoor Living & Mechanics:

- Screened-in back and side porches designed for seamless indoor-outdoor living.
- A practical mudroom entry with a dedicated full bath off the back porch.
- Dual water heaters ensure optimal capacity and efficiency.

Premium Utilities & Strategic Location

Enjoy the privacy of a rural estate with the convenience of proximity to municipal amenities.

- **Location Highlights:** Situated in highly desirable Logan County, just a half-mile from Paris High School, the City Park, and the historic downtown square. Enjoy local culture, the historic courthouse, the landmark Eiffel Tower, and seasonal farmers' markets.
- **Infrastructure Ready:** Fully equipped with 3 power poles, natural gas access, at least one water well, and a septic system.
- **Connectivity:** High-speed internet available via Cox and Brightspeed-ideal for remote work.

- **Safety & Storage:** Features an in-ground tornado shelter and dedicated camper/RV storage.

Investment Opportunity: Optional Second Residence

Complete Estate Package (Both Homes & Additional Land): \$650,000

Maximize the potential of this estate by acquiring a secondary residence and an additional 1.93 +/- acres (Total estate acreage is 13.93 acres). This independent home is ideal for an in-law suite, guest house, rental income property, or extended family.

- **Layout:** 3 bedrooms and 1 full bathroom.
- **Living Space:** Spacious living room, functional kitchen/dining area, and a dedicated home office.
- **Parking:** Includes its own private, attached 2-car garage.

Summary: Rare, amenity-rich estates of this caliber-offering dual-home capabilities, robust infrastructure, and acreage in a prime mountain-valley location-seldom come to market.

SECOND HOME CAN BE PURCHASED INDEPENDENTLY WITH 1.93 +/- ACRES FOR \$175,000.

SUBDIVISION STATUS

The subdivision is pending, and the final legal boundaries/tax parcel do not yet exist. Maps showing boundaries are for reference only. The legal description is not yet finalized. The new deed has not yet been created or recorded.

CONTINGENT SALE

The sale is strictly contingent upon final municipal/county approval, if needed.

PROPOSED EASEMENT

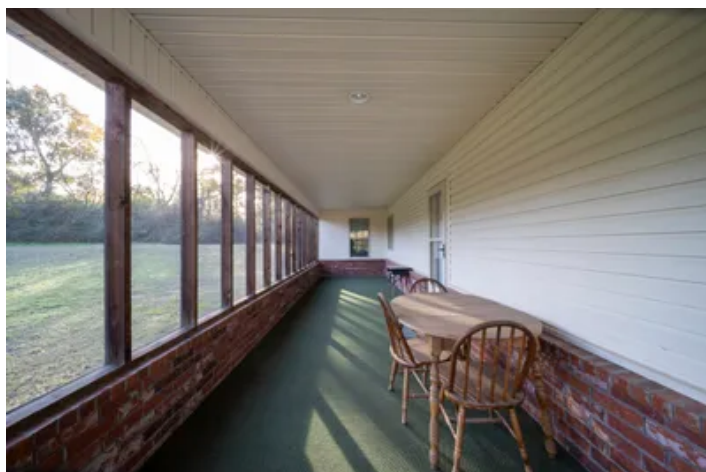
The driveway will serve as a proposed easement with exact measurements to be decided and finalized by survey and approval.

UTILITIES

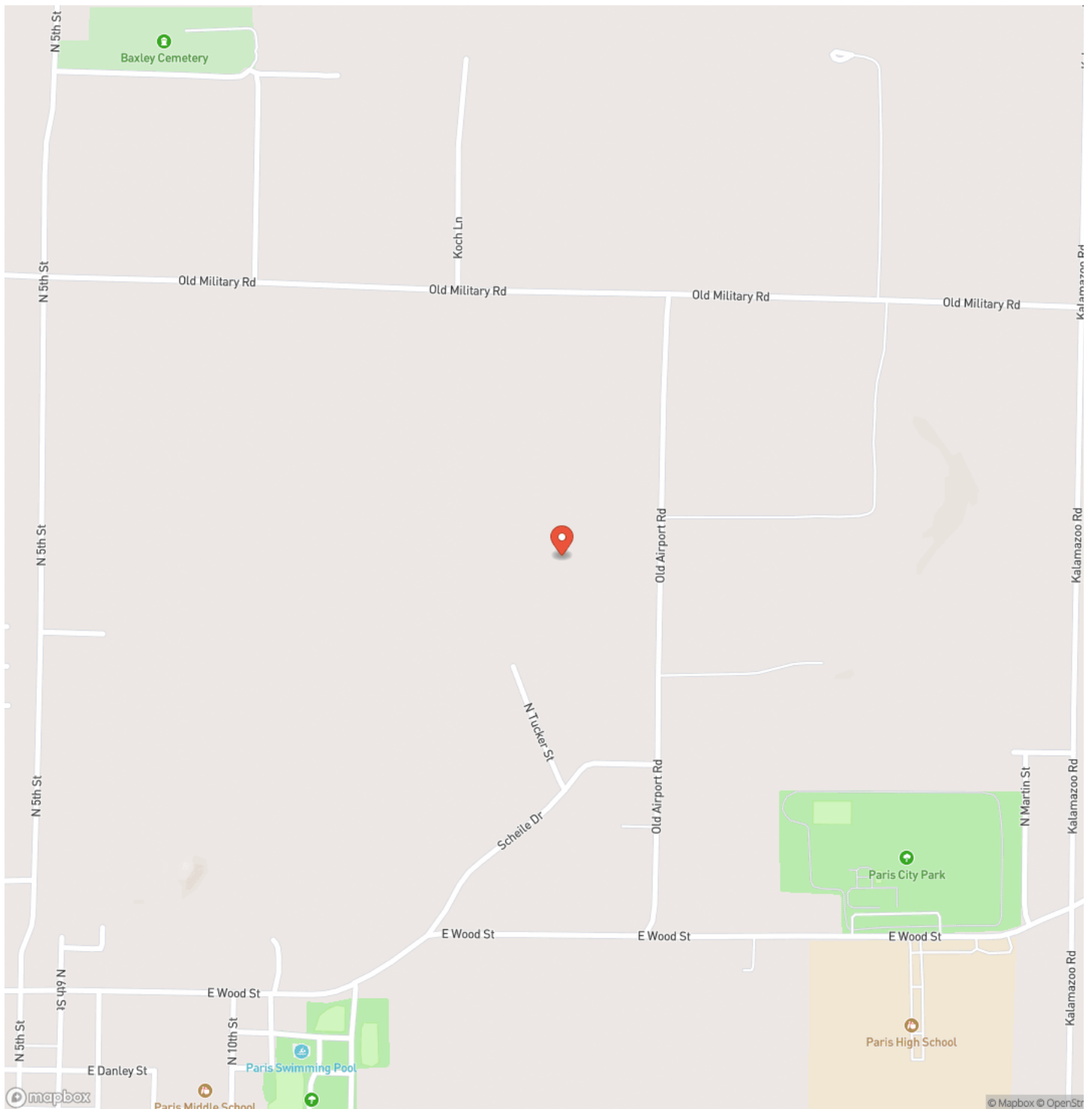
Both properties are serviced by the same well.

SALE SUBJECT TO FINAL SUBDIVISION APPROVAL, SURVEY, AND RECORDING OF A NEW LEGAL DESCRIPTION AND DEED.

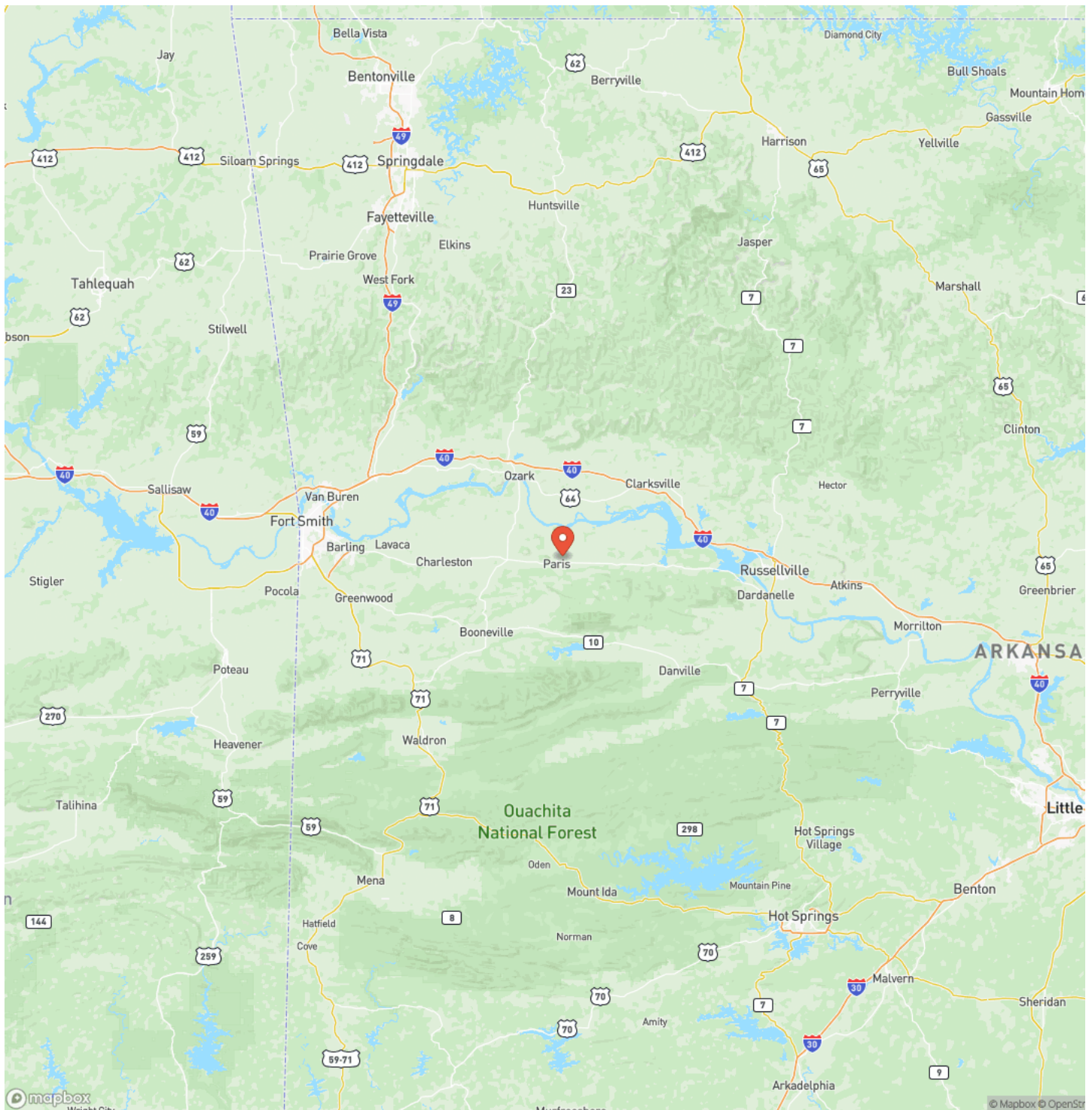
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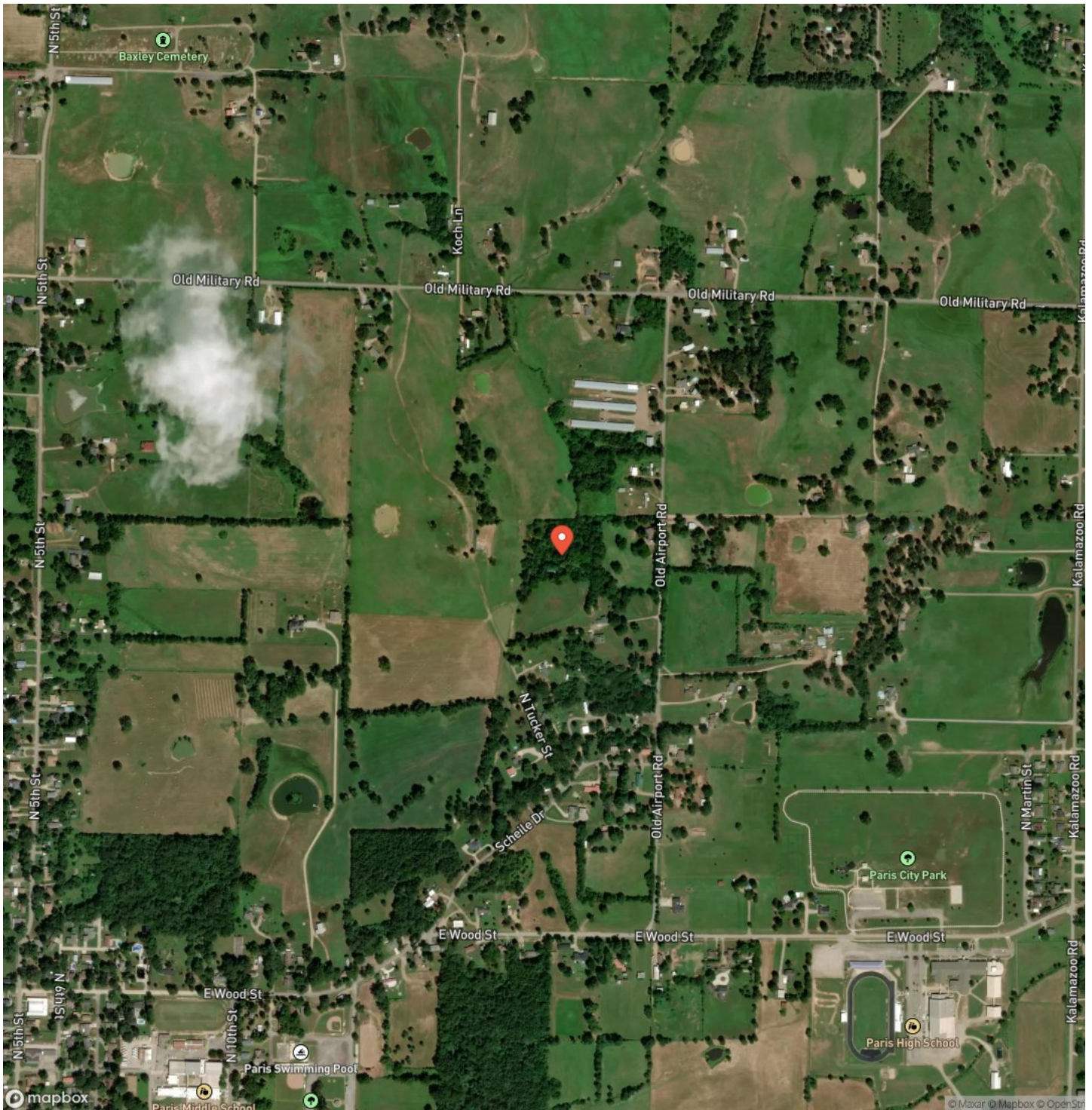
Locator Map



Locator Map



Satellite Map



Old Airport 2

Paris, AR / Logan County

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

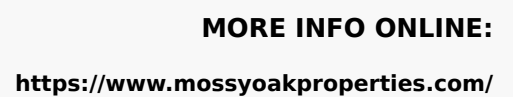
City / State / Zip

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.



DISCLAIMERS

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

Mossy Oak Properties Field, Farm, and Homes

1200 Fort Street

Barling, AR 72923

(479) 480-7000

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

