

Mulberry 59
TBD Mattie Rd
Mulberry, AR 72947

\$324,500
59± Acres
Franklin County



Mulberry 59
Mulberry, AR / Franklin County

SUMMARY

Address

TBD Mattie Rd

City, State Zip

Mulberry, AR 72947

County

Franklin County

Type

Undeveloped Land, Farms

Latitude / Longitude

35.489196 / -94.02797

Acreage

59

Price

\$324,500

Property Website

<https://www.mossoakproperties.com/property/mulberry-59/franklin/arkansas/103697/>



PROPERTY DESCRIPTION

Pasture Land For Sale Mulberry, Arkansas

Prime Recreational & Build-Ready Acreage in Mulberry, AR

Location: Near 35.489196, -94.02797 | TBD Mattie Rd, Mulberry, AR 72947

Property Type: Pasture, Recreational, Residential Development

Overview

Discover the perfect blend of agricultural utility and residential potential on this beautiful Mulberry property. Whether you are looking to continue a cattle operation, establish a private homestead, or find a weekend retreat in the River Valley, this land is uniquely equipped to handle your vision.

With significant infrastructure already in place-including an on-site electric pole strategically positioned near a prime build site-this property is truly "turn-key" for those ready to build their dream home or a custom barndominium.

Land & Water Features

- Pasture & Cattle Ready: Historically used for cattle, the majority of the acreage consists of lush, open pasture land with quality fencing, making it ideal for livestock, hay production, or equestrian use.
- Water Resources: A dedicated pond provides a reliable water source for livestock and local wildlife. Additionally, a year-round creek meanders through the property, offering a picturesque landscape and supplemental water.
- Timber & Cover: While primarily open, the property features select wooded areas that provide essential shade for livestock and serve as a natural corridor for whitetail deer and other Ozark wildlife.

Land Development & Utilities

- Build-Ready Site: Skip the headache of utility planning. An electric pole has already been installed on-site, situated right next to a level area perfectly suited for a homesite.
- Accessibility: Enjoy the quiet of rural living without sacrificing convenience. The property offers easy access to local Mulberry amenities and is just a short drive from the I-40 corridor for quick commutes to Fort Smith or Fayetteville.

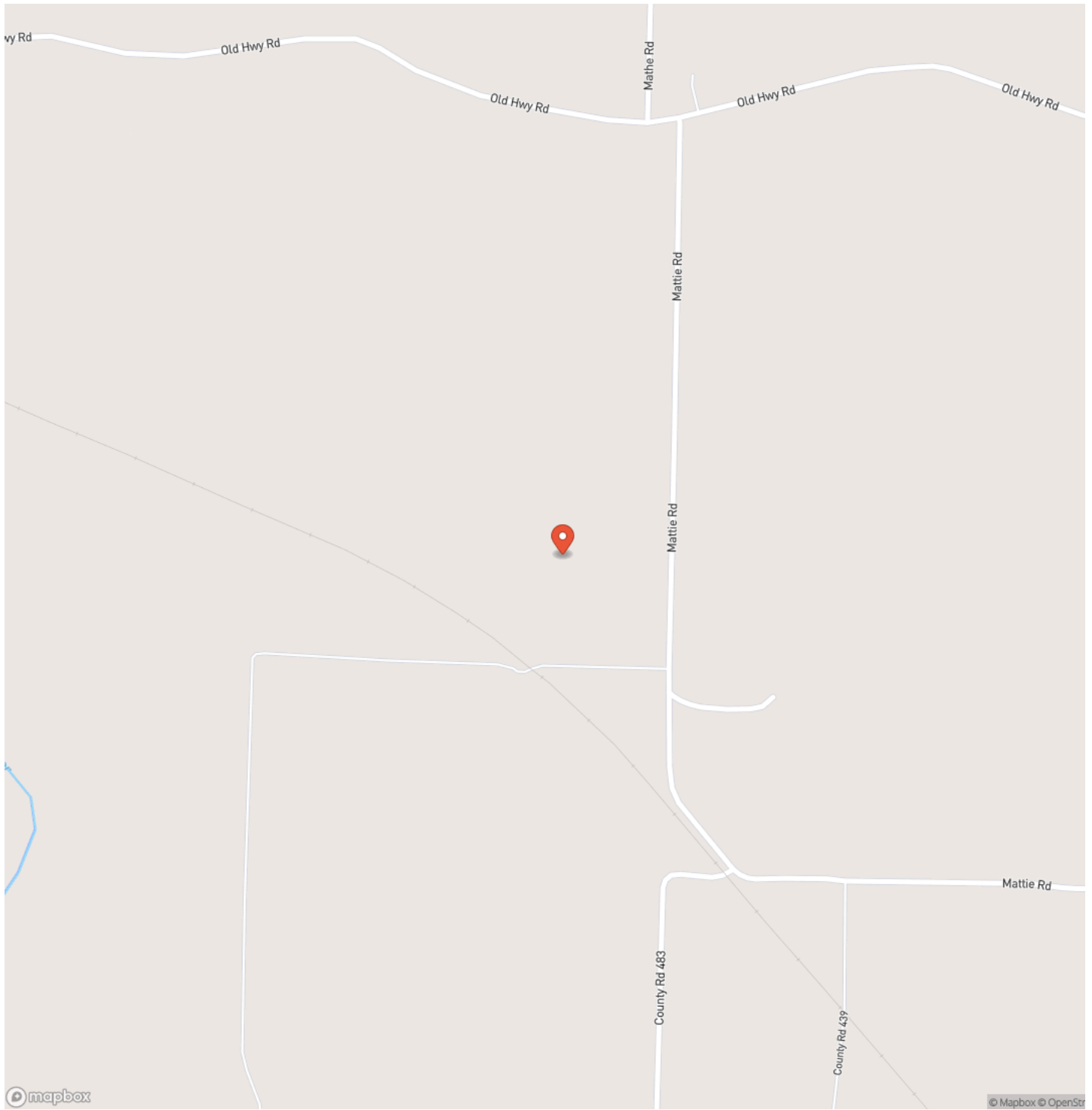
Key Property Highlights

- Established Pasture: Mostly cleared and ready for immediate agricultural use.
- Live Water: Features both a pond and a creek.
- Utilities: Electricity on-site at the potential build site.
- Location: Situated in the desirable Mulberry/Pleasant View school district.

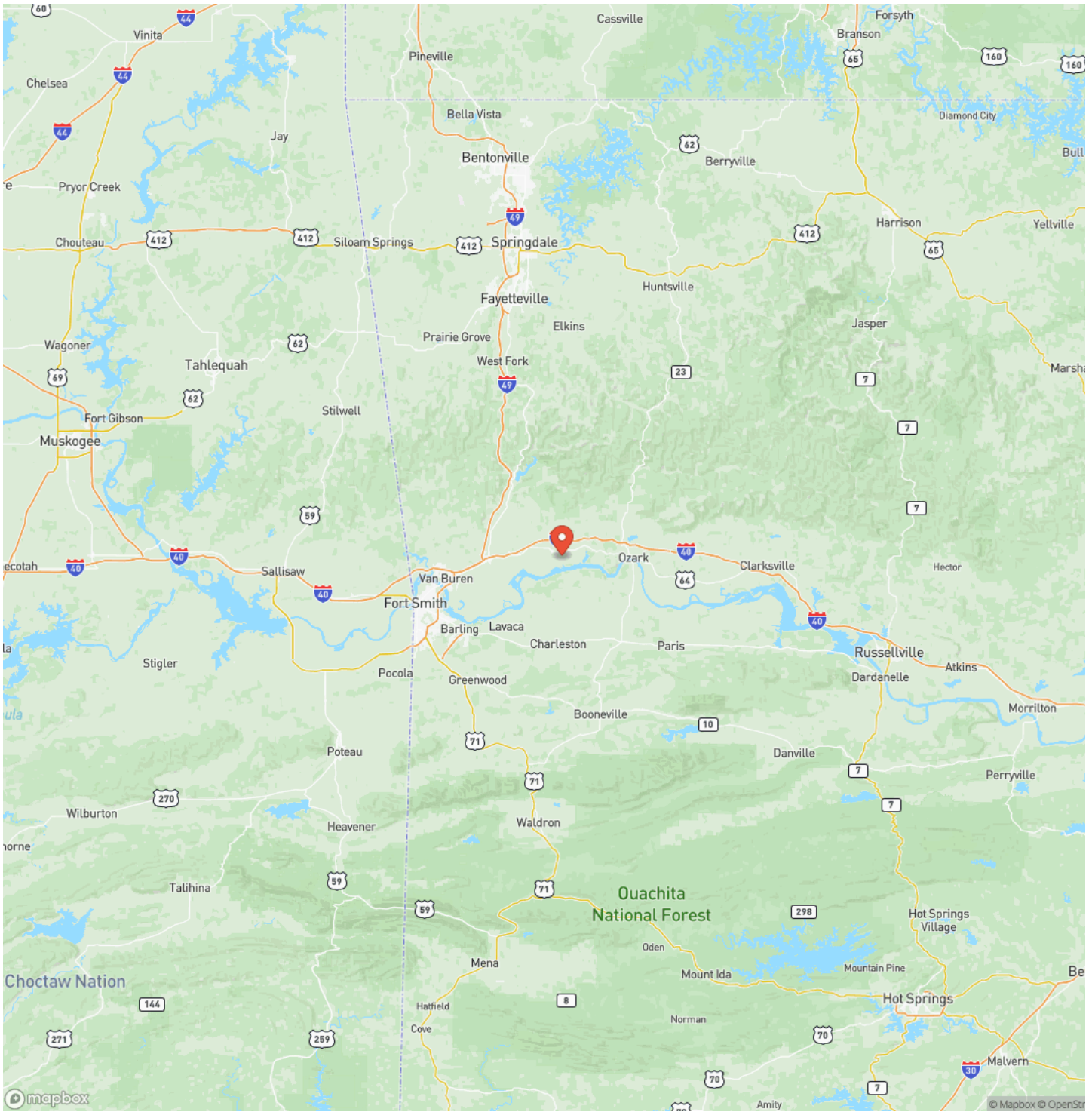
Mulberry 59
Mulberry, AR / Franklin County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Photos contained within the listing may contain areas outside of the listed property. To be used for reference only. Verify the school district for validity.



Mossy Oak Properties Field, Farm, and Homes
1200 Fort Street
, AZ 72923
(479) 480-7000
<https://www.mossyoakproperties.com/>

