

Boles 40
8228 Dooley Rd
Boles, AR 72926

\$275,000
40± Acres
Scott County



Boles 40
Boles, AR / Scott County

SUMMARY

Address

8228 Dooley Rd

City, State Zip

Boles, AR 72926

County

Scott County

Type

Residential Property, Hunting Land, Farms, Horse Property

Latitude / Longitude

34.784628 / -94.002503

Dwelling Square Feet

1,336

Bedrooms / Bathrooms

2 / 2

Acreage

40

Price

\$275,000

Property Website

<https://www.mossoakproperties.com/property/boles-40/scott/arkansas/108582/>



PROPERTY DESCRIPTION

40+/-acres FOR SALE, Bordering National Forest in Boles, Arkansas. Scott County.

Welcome to 8228 Dooley Road, a rare and versatile 40-acre gem nestled in the heart of Scott County. Located in Boles, Arkansas, this property enjoys the peaceful ambiance of country life. It is conveniently located within the Waldron school district, offering a welcoming community feel while providing access to local amenities. Whether you're looking to establish a self-sufficient homestead, expand your livestock operation, or own the ultimate recreational retreat, this property delivers unparalleled privacy and endless potential.

Once utilized as a thriving dairy pasture, the acreage features fertile, open ground ideal for grazing, hay production, or hobby farming. The land is uniquely positioned, bordering the pristine National Forest on two complete sides. This incredible boundary effectively expands your backyard by thousands of acres, offering direct access to premier public land hunting, hiking, and trail riding.

The property is fully equipped for country living with an established well and septic system already in place. A variety of outbuildings offer abundant storage for tractors, ATVs, tools, and feed.

True country privacy defines this Scott County tract. Tucked away from the noise of the modern world, you will regularly share your landscape with a plethora of local wildlife, including whitetail deer, turkey, and bear. Don't miss this opportunity to own a piece of Arkansas's natural beauty with the infrastructure already started for you.

Escape to the serene beauty of Boles, Arkansas, and discover a charming 40-acre farm that promises a tranquil lifestyle amidst nature. This idyllic property, nestled in Scott County, offers a unique blend of rustic charm and potential for agricultural pursuits, making it an ideal setting for those seeking a peaceful rural retreat or a productive small farm.

Land and terrain

Spanning 40 acres, this property presents a diverse landscape ready for your vision. The land is well-suited for various activities, including the establishment of pastures ideal for horses, suggesting a terrain that can accommodate grazing animals. The natural contours and features of the land offer a canvas for creating your ideal outdoor environment.

Improvements and infrastructure

The property features a cozy 1940-built home with 2 bedrooms and 2 full baths, offering a comfortable living space. The single-story residence boasts vinyl and wood flooring, a block foundation that provides a solid structure. The exterior materials vinyl siding with a metal roof. The home is equipped with space heaters for warmth and ceiling fans, along with window units for cooling. Partial fencing, including barbed wire, is in place, but will need repairs to ensure a secure pasture perimeter.

Water and utilities

A private water source ensures a reliable supply for the property's needs, offering independence and convenience. Essential utilities are readily available, with electricity connected and propane services in place, supporting comfortable living and various operational requirements. The owner states there are three wells and one natural artesian well.

Wildlife and vegetation

Nature enthusiasts will delight in the abundant wildlife that frequents this land, including bear, small game, turkey, and whitetail deer, creating exceptional opportunities for observation and interaction. The diverse ecosystem provides a natural habitat for these species, enhancing the property's recreational appeal. The existing vegetation contributes to the natural beauty and ecological balance of the acreage.

Current and potential use

Currently operating as a farm, this property holds immense potential for a variety of uses. It is ideally suited for residential living, offering a quiet escape from the hustle and bustle. Beyond that, it presents excellent opportunities for raising cattle or horses,

leveraging the existing pastures and ample acreage. For recreation, the land is perfect for nature watching and hunting, capitalizing on the rich wildlife presence. Mineral rights do not convey.

Access and easements

Access to the property is facilitated by an easement across the national forest, ensuring convenient entry and exit to the county road.

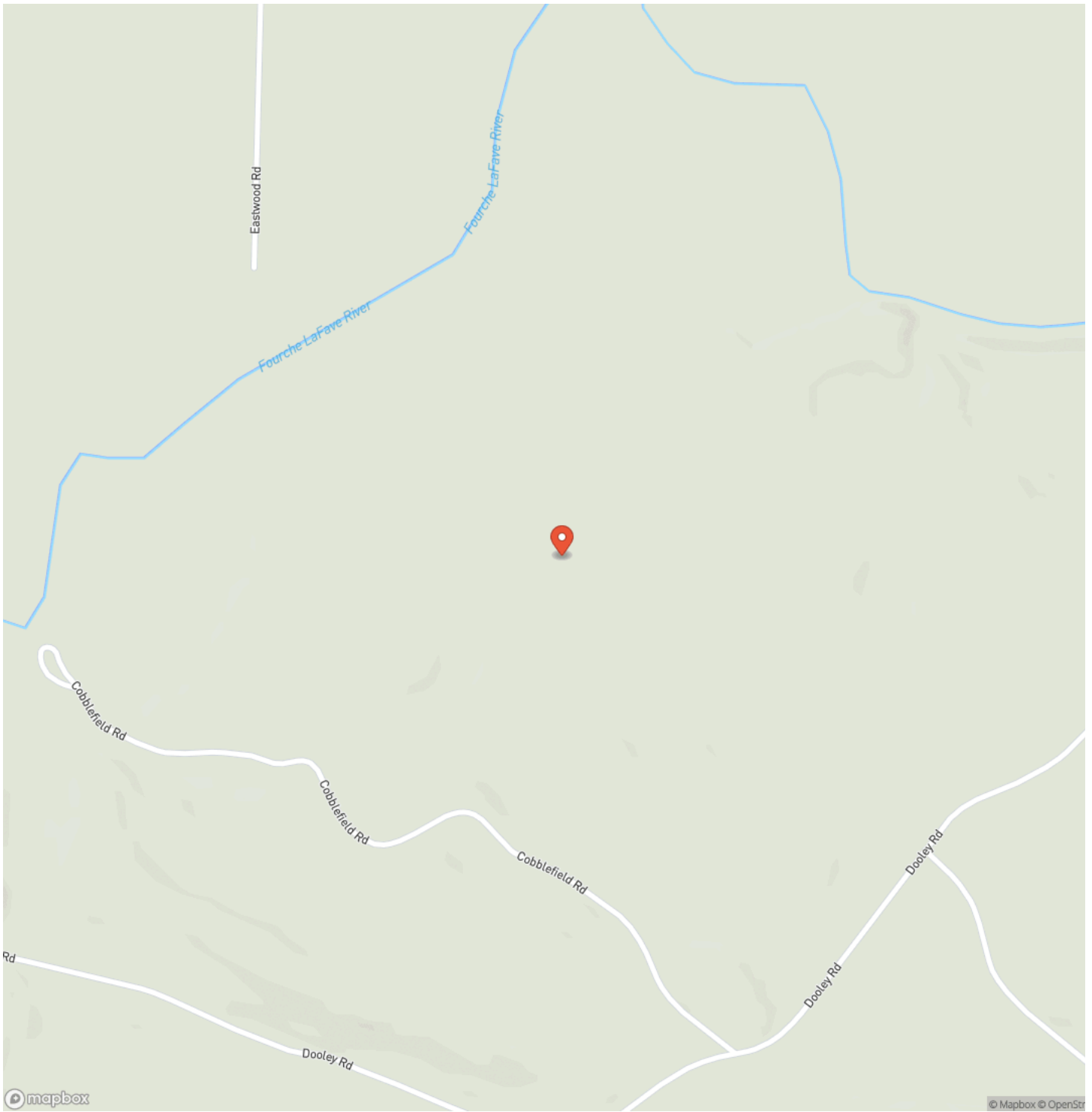
Contact us today to learn more or to schedule a visit and experience the unique charm and potential of this exceptional property.



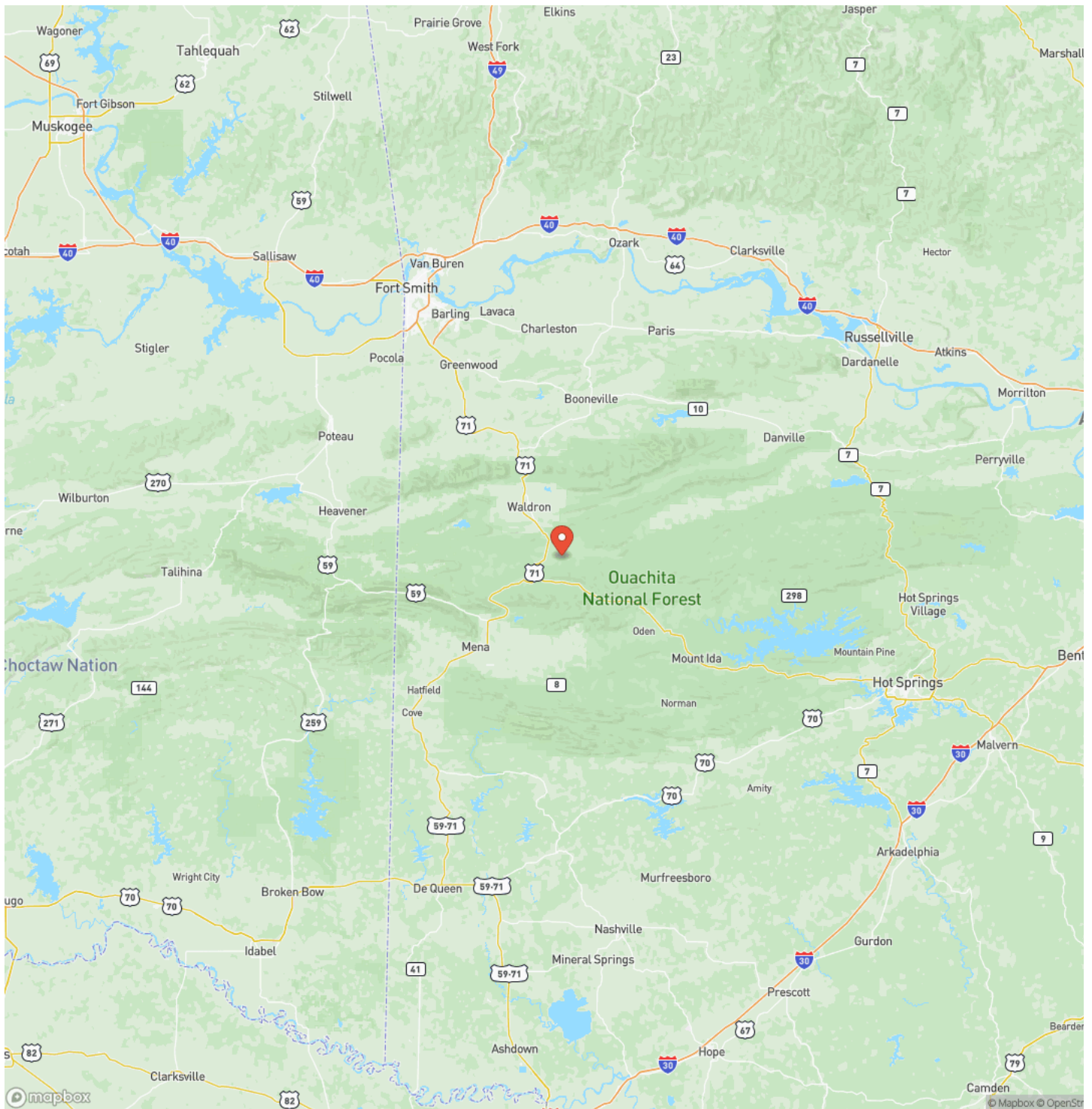
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Photos contained within the listing may contain areas outside of the listed property. They are to be used for reference only. Visual inspection of the property and boundaries is highly recommended. Verify the school district for schools associated with land.



Mossy Oak Properties Field, Farm, and Homes

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