

156 +/- Acres with a 4054 +/- square foot home,
Malvern, Arkansas
302 Green Road
Malvern, AR 72104

\$999,500
156± Acres
Hot Spring County



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Malvern, AR / Hot Spring County

SUMMARY

Address

302 Green Road

City, State Zip

Malvern, AR 72104

County

Hot Spring County

Type

Farms, Residential Property, Horse Property, Hunting Land, Ranches

Latitude / Longitude

34.2105 / -92.8117

Taxes (Annually)

\$2,635

Dwelling Square Feet

4,054

Bedrooms / Bathrooms

5 / 3

Acreage

156

Price

\$999,500

Property Website

<https://www.mossoakproperties.com/property/156-acres-with-a-4054-square-foot-home-malvern-arkansas/hot-spring/arkansas/102488/>



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PROPERTY DESCRIPTION

Embark on a journey to discover a captivating 156 +/- acre estate in Malvern, Arkansas, where the allure of country living meets modern comfort. This expansive property, featuring a charming 5-bedroom, 3-bathroom Ranch-style home, is a true haven for those seeking a blend of agricultural potential, recreational pursuits, and serene residential living. Whether your dream involves equestrian endeavors, productive farming, or simply enjoying the abundant wildlife, this unique offering promises a lifestyle rich in possibility and natural beauty.

Location

Nestled in the heart of Hot Spring County, only about 50 minutes from Hot Springs and one hour from Little Rock, this property enjoys a prime location in Malvern, Arkansas. Served by the respected Malvern school district, it offers the peace of rural living with convenient access to community amenities. The setting provides a perfect balance of seclusion and connectivity, allowing residents to embrace the tranquility of the countryside while remaining within reach of local services.

Land and terrain

Spanning 156 acres, the land presents a diverse and appealing landscape. The terrain thoughtfully combines both grassed and wooded areas, creating a rich tapestry for various uses. This thoughtful composition ensures a balanced environment, ideal for grazing livestock, exploring private trails, or simply enjoying the natural beauty of your surroundings.

Improvements and infrastructure

The heart of this estate is a spacious 2-story Ranch-style home, built in 1980, boasting 5 bedrooms and 3 full bathrooms. With an exterior crafted from durable brick and vinyl siding, and a robust metal roof, the residence offers both charm and longevity. Inside, the home features comfortable carpet, ceramic tile, and laminate flooring, a central heating and cooling system, and a cozy fireplace, creating an inviting atmosphere. A combination foundation provides stability, while practical amenities like a built-in electric range, dishwasher, electric cooktop, and microwave enhance daily living. The property also benefits from significant improvements including a barn, fencing, a garage, a workshop, and a pond, all contributing to its functionality and appeal. An in-ground pool offers a private oasis for relaxation and recreation.

Water and utilities

The property is well-equipped with essential utilities, offering both public water access and a private well, providing flexibility and reliability for all water needs. Electricity is readily connected, ensuring modern conveniences are seamlessly integrated. The presence of streams further enhances the natural water resources of the estate.

Wildlife and vegetation

Nature thrives on this expansive property, with diverse vegetation including both grassed and wooded sections that create ideal habitats. The land is a sanctuary for abundant wildlife, including Whitetail Deer, Turkey, Hogs, and various Small Game, offering exceptional opportunities for observation and responsible hunting.

Current and potential use

Currently utilized for farming, hunting, livestock, recreational activities, and residential living, this property is remarkably versatile. Its potential extends to various agricultural endeavors such as cattle farming, grazing, and horse pasturing. Recreational opportunities abound, with ATV trails, fishing, and hunting readily available, making it an ideal setting for a multitude of passions. The included mineral property rights further enhance the long-term value and possibilities of this exceptional estate.

Access and easements

Access to the property is facilitated by a well-maintained gravel county road, ensuring ease of entry and exit. This direct road frontage simplifies transportation and connectivity, making the estate both private and conveniently reachable.

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Proudly listed with **Mossy Oak Properties Selling Arkansas, Searcy Branch** [501-203-4003](tel:501-203-4003) .



Listing Agent, **James "Jim" Tribble**, [501-581-5999](tel:501-581-5999)

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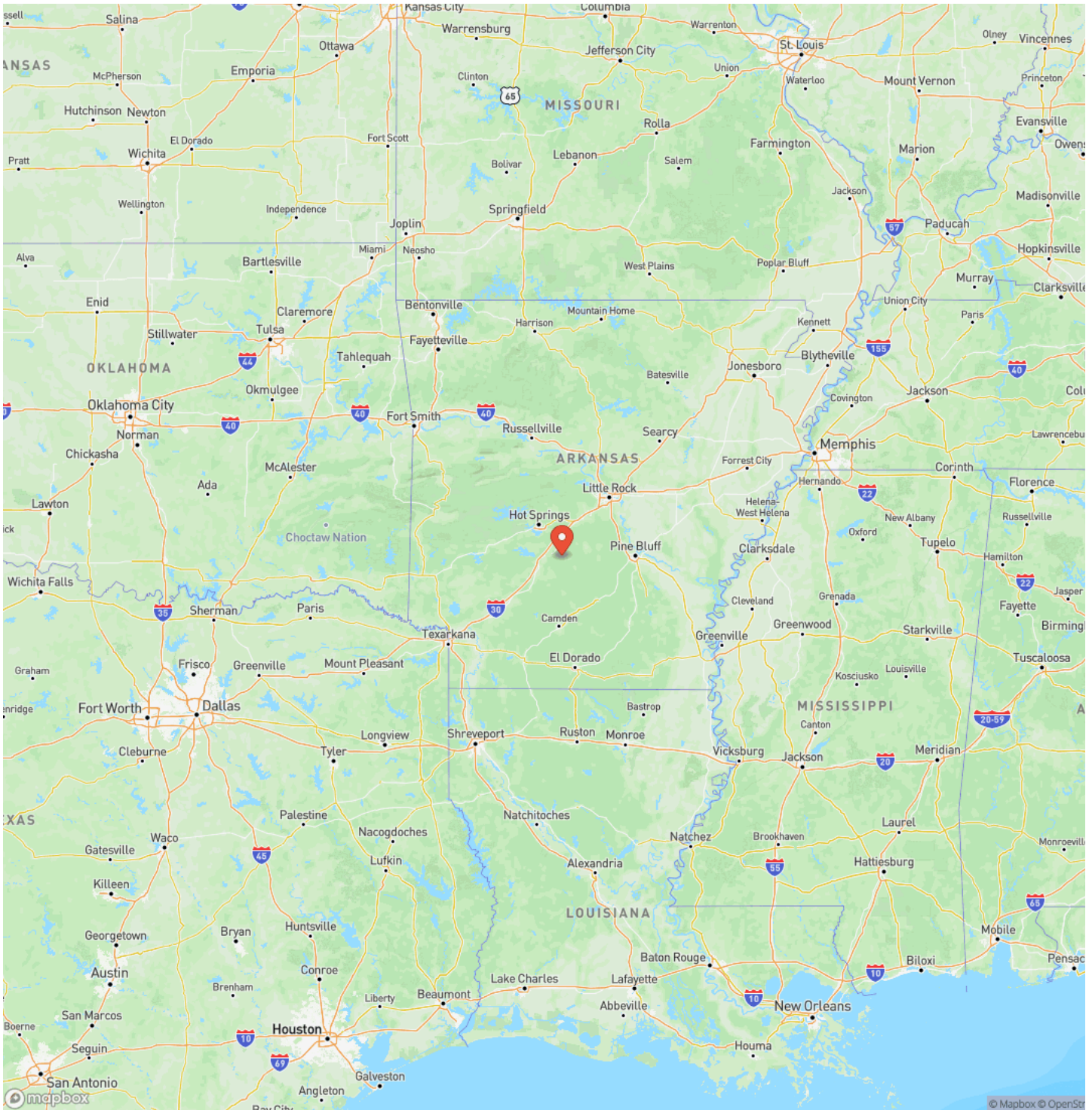


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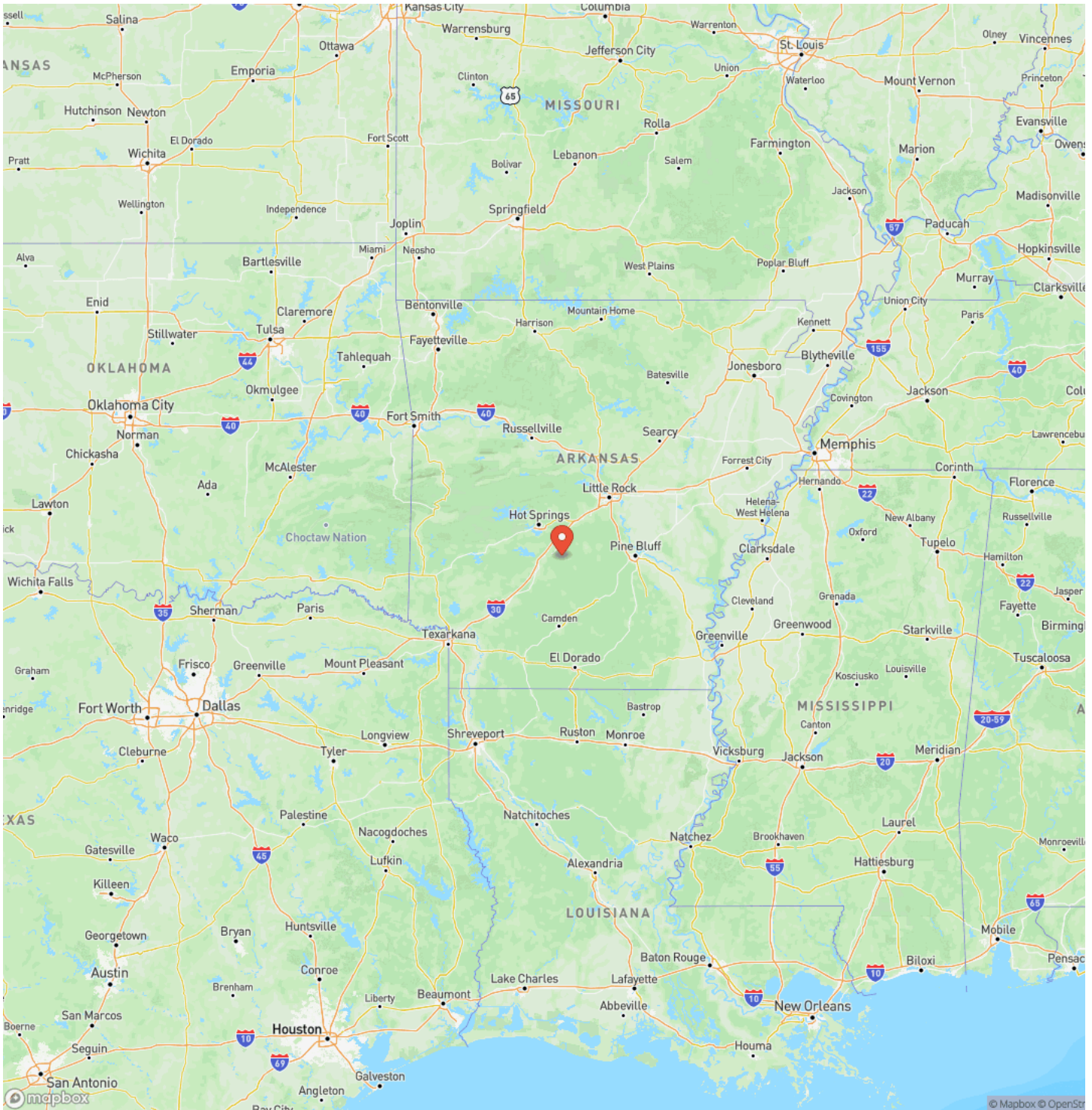
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Locator Map



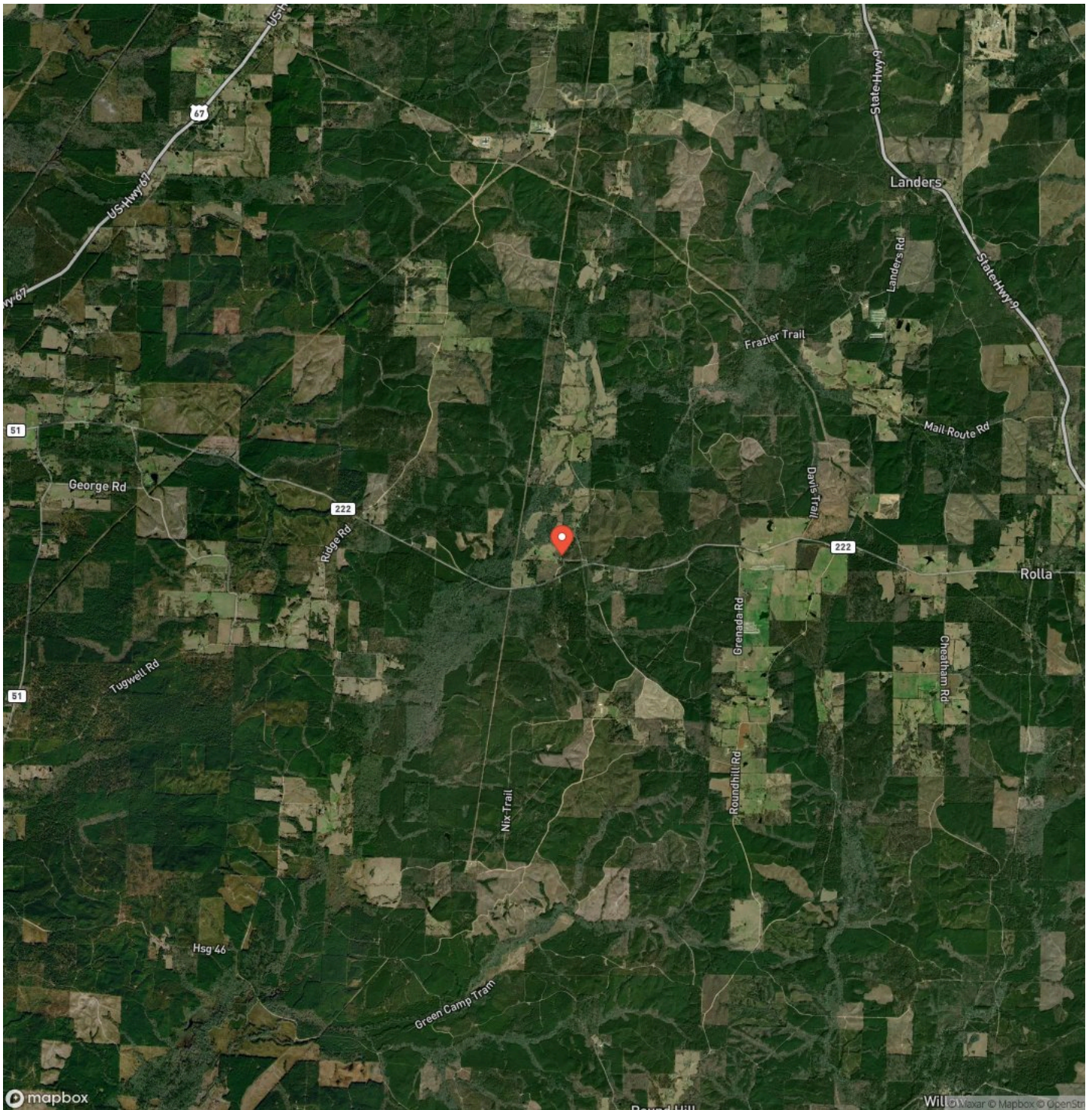
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Locator Map



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Satellite Map



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