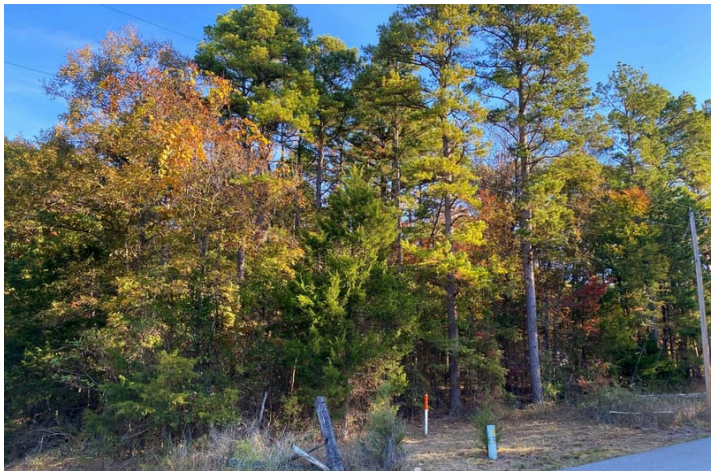
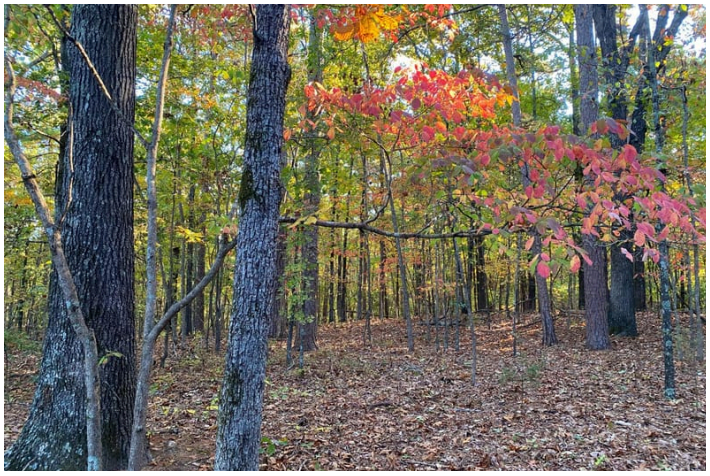
Timber Bucks Build Site
Knob Creek Rd
Melbourne, AR 72556

$49,500
6.5± Acres
Izard County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
Knob Creek Rd

City, State Zip
Melbourne, AR 72556

County
Izard County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
36.07230 / -91.93600

Acreage
6.5

Price
$49,500

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

Looking for timber and big bucks on an affordable property? Look no further. Or perhaps you're looking for a beautiful place to build? Welcome home. This 6.5 acre piece boasts large Red Oak, White Oak, and Pine. And yes, even a couple Walnut. It is a wildlife center of sorts with a variety of bucks posing for the camera - from yearling to giant. The front side toward Dogwood Lane has a beautiful flat area for a new build. The rest of the acreage features gentle slope and is no less for beauty with it's variety of mature timber and tremendous wildlife prescence.

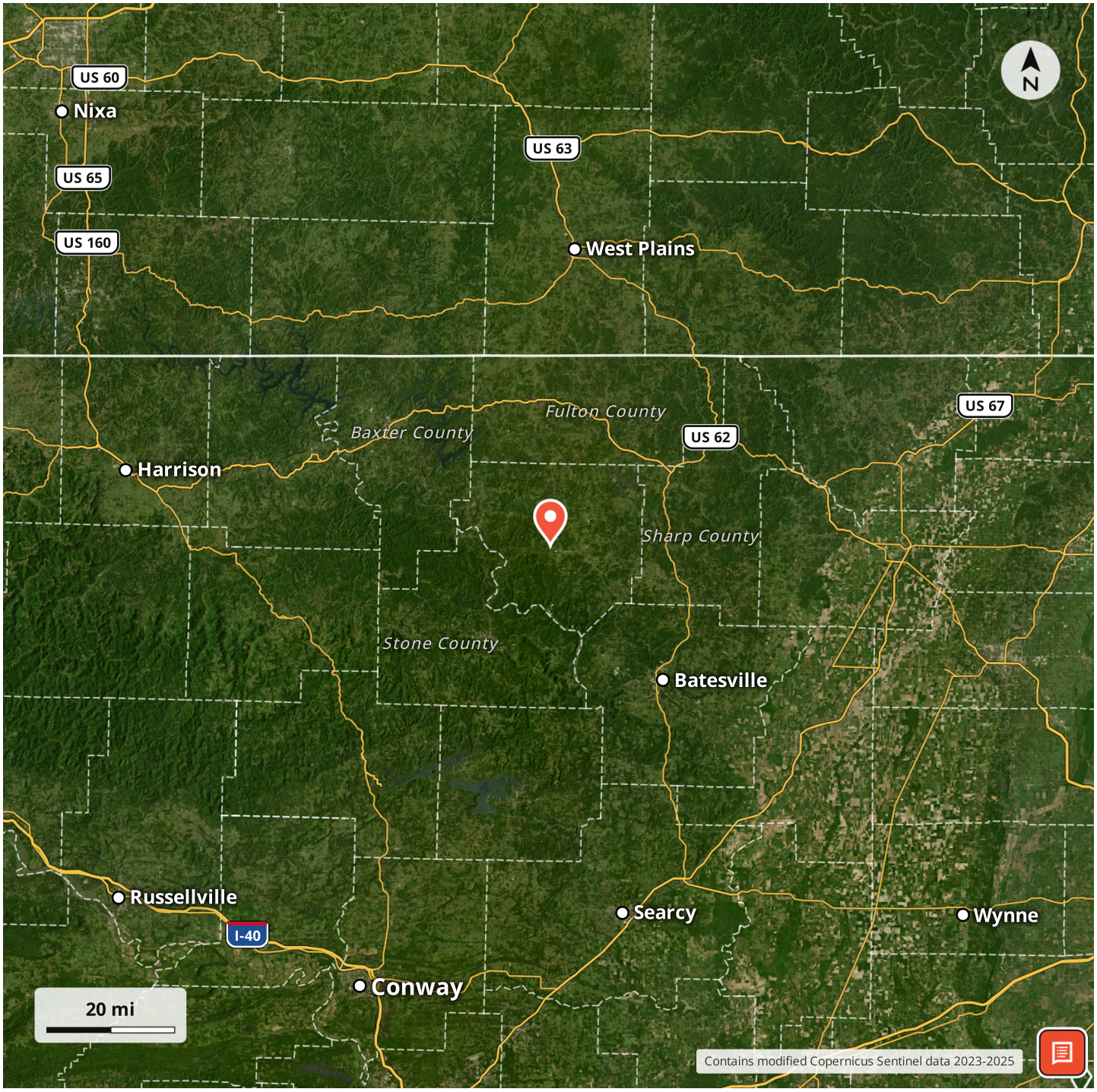
This is one of those hard to come by pieces with less bluff and more tree. It is a solid piece of land with mature timber, lots of deer, and a prime build spot. To aquire a piece like this is to aquire more than land. It is to secure the beginning of a new legacy. And a lifestyle of the real world of the great outdoors. And that in the Ozarks of the Natural State. Come walk the timber. Breathe the fresh fall air. And imagine what's possible. Your own piece of wild is waiting. Let's go take a look.



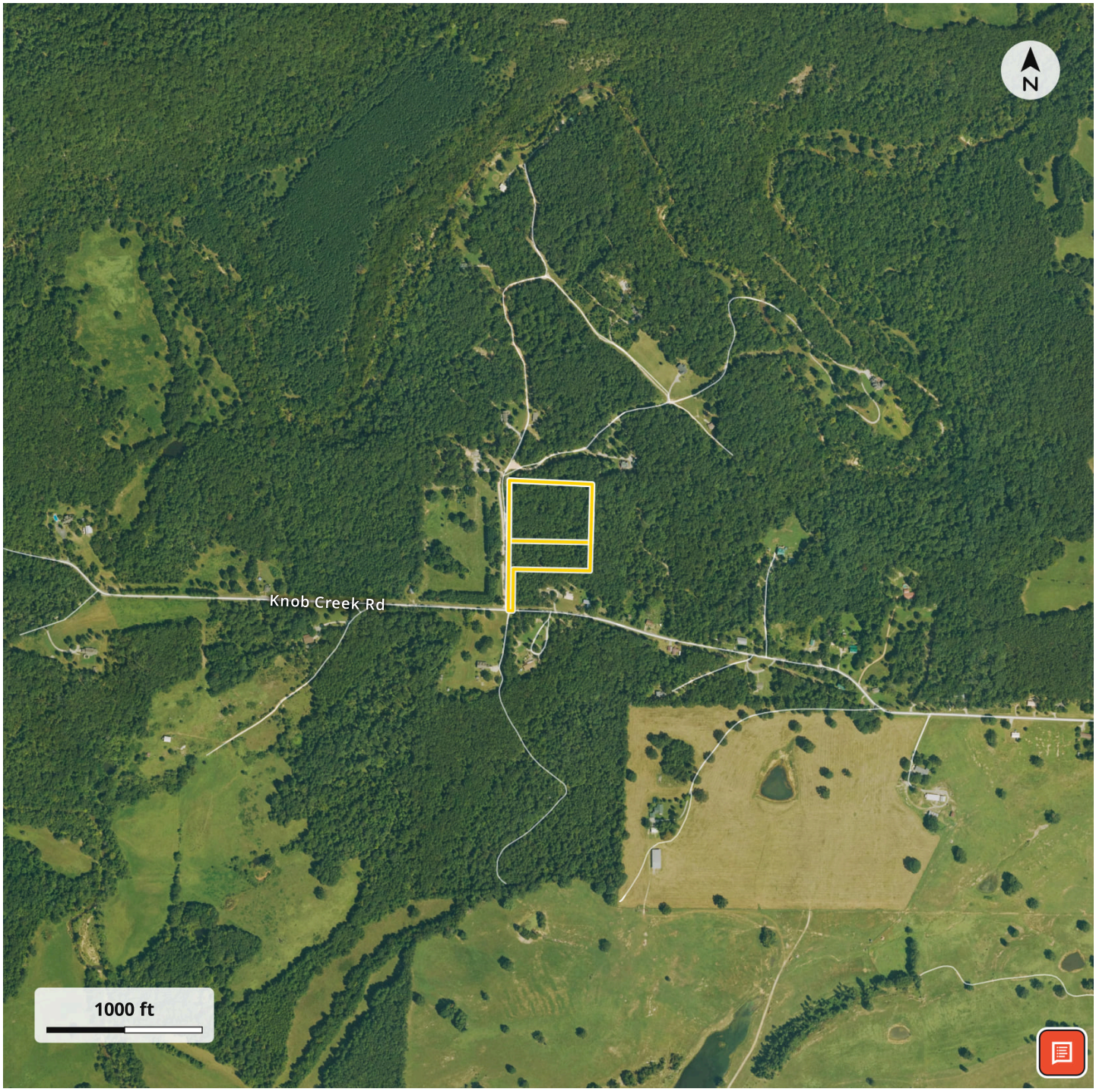




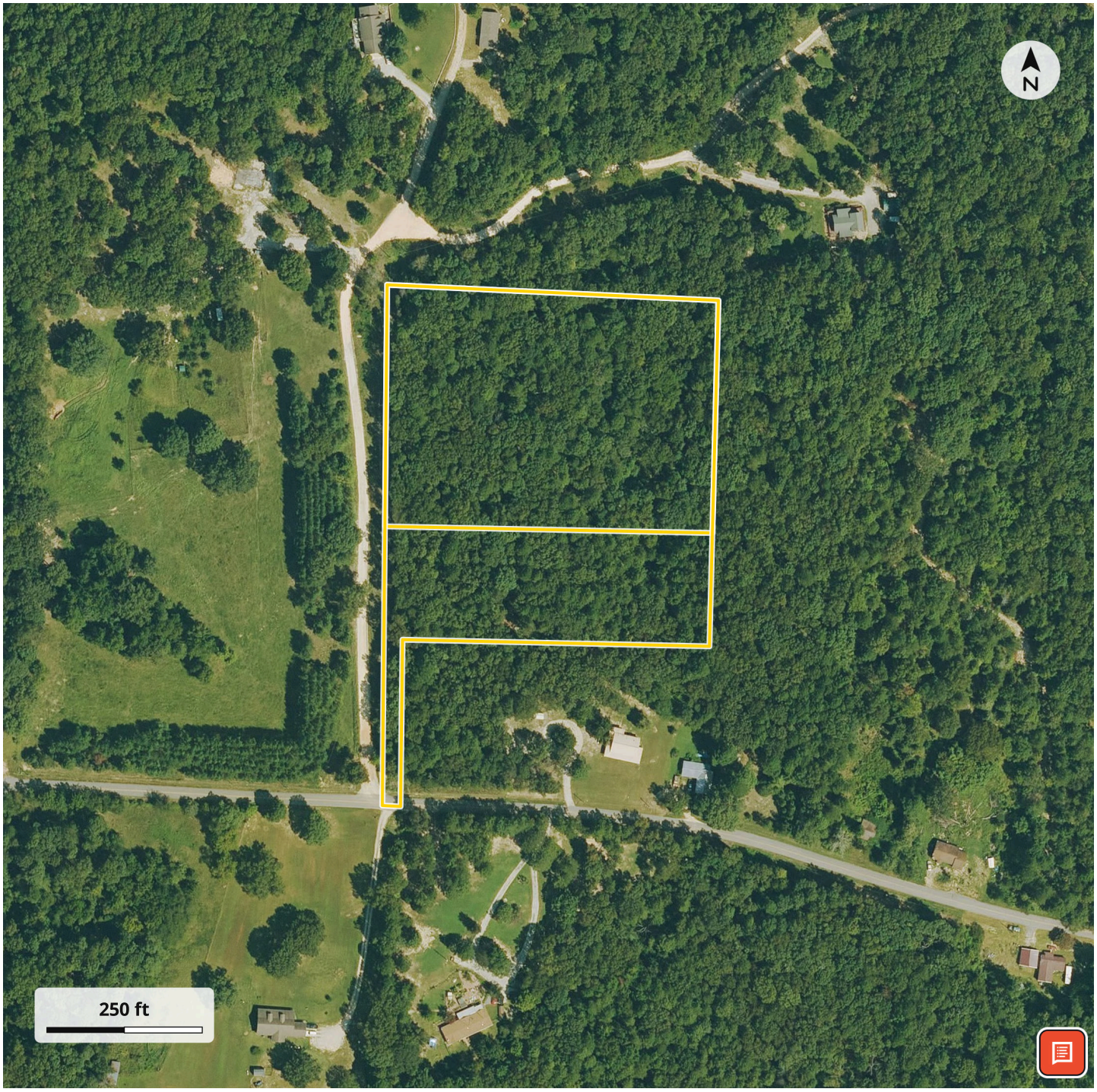

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Jeriah Raber

Mobile
(870) 291-2653

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(870) 807-6731

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819 Lakewood Road

City / State / Zip
Camden, AR 71701

NOTES

NOTES

DISCLAIMERS

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which spells out specifically selling brokerage commission source. Co-brokerage agreements between listing and selling brokerage are required to verify any commission split. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

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