

National Forest Boundaries & Creek
10189 Highway 377
Witts Springs, AR 72686

\$464,800
166± Acres
Searcy County



National Forest Boundaries & Creek Witts Springs, AR / Searcy County

SUMMARY

Address

10189 Highway 377

City, State Zip

Witts Springs, AR 72686

County

Searcy County

Type

Hunting Land

Latitude / Longitude

35.783634 / -92.86281

Taxes (Annually)

239

Acreage

166

Price

\$464,800

Property Website

<https://www.mossyoakproperties.com/property/national-forest-boundaries-creek-searcy-arkansas/64799/>



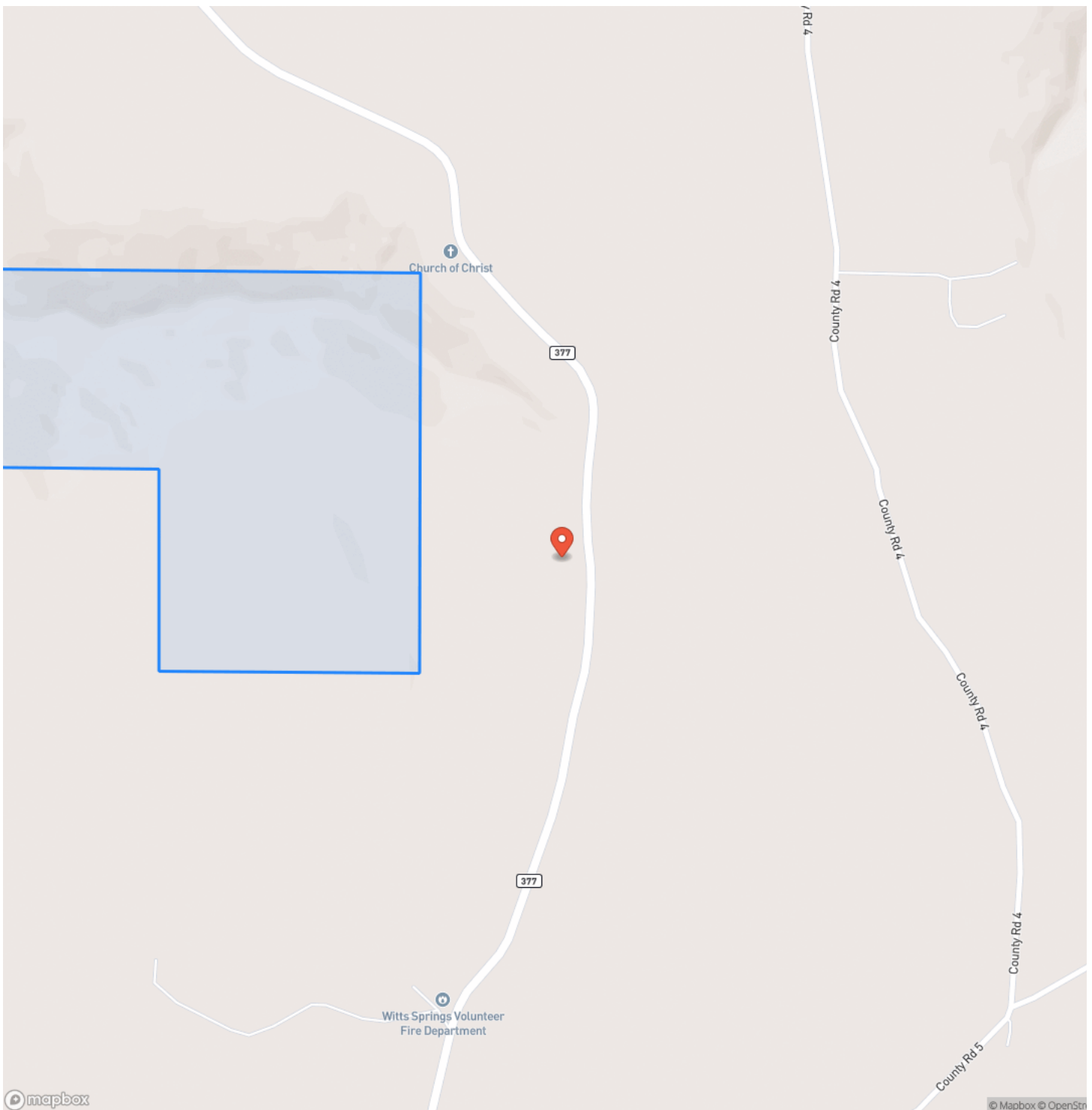
PROPERTY DESCRIPTION

Introducing 166 acres bordering the Ozark St. Francis National Forest. This is a rare opportunity to own land at this location due to its close proximity to Richland Creek and Falling Water Falls, where you can take a trail directly into the forest and hike/atv/horseback to these locations from your own property and enjoy thousands of acres of protected forest. Build a home or multiple cabins w/ sprawling vista mountain views w/ electric on the property, and city water is available for hookup on the road. Roads have been cut throughout the property that take you around the perimeter and you have two access points down into the creek valley where Bobtail Creek runs all year long (4,000 ft. +/- of creek frontage). The property carries a piece of history with a very old homestead (home made out of native rocks, small log cabin, lofted barn, and an old well approx. 100 ft. deep). There is an abundance of deer and turkey, 2 ponds, and a year round spring! Elk have been seen at the adjoining neighbor's property. Owner Financing available. This property is a must see. Please call the listing agent for more information and to schedule a showing. Minerals convey. Call Krystn Allen at [501-270-5276](tel:501-270-5276) or krystnkaey@gmail.com.

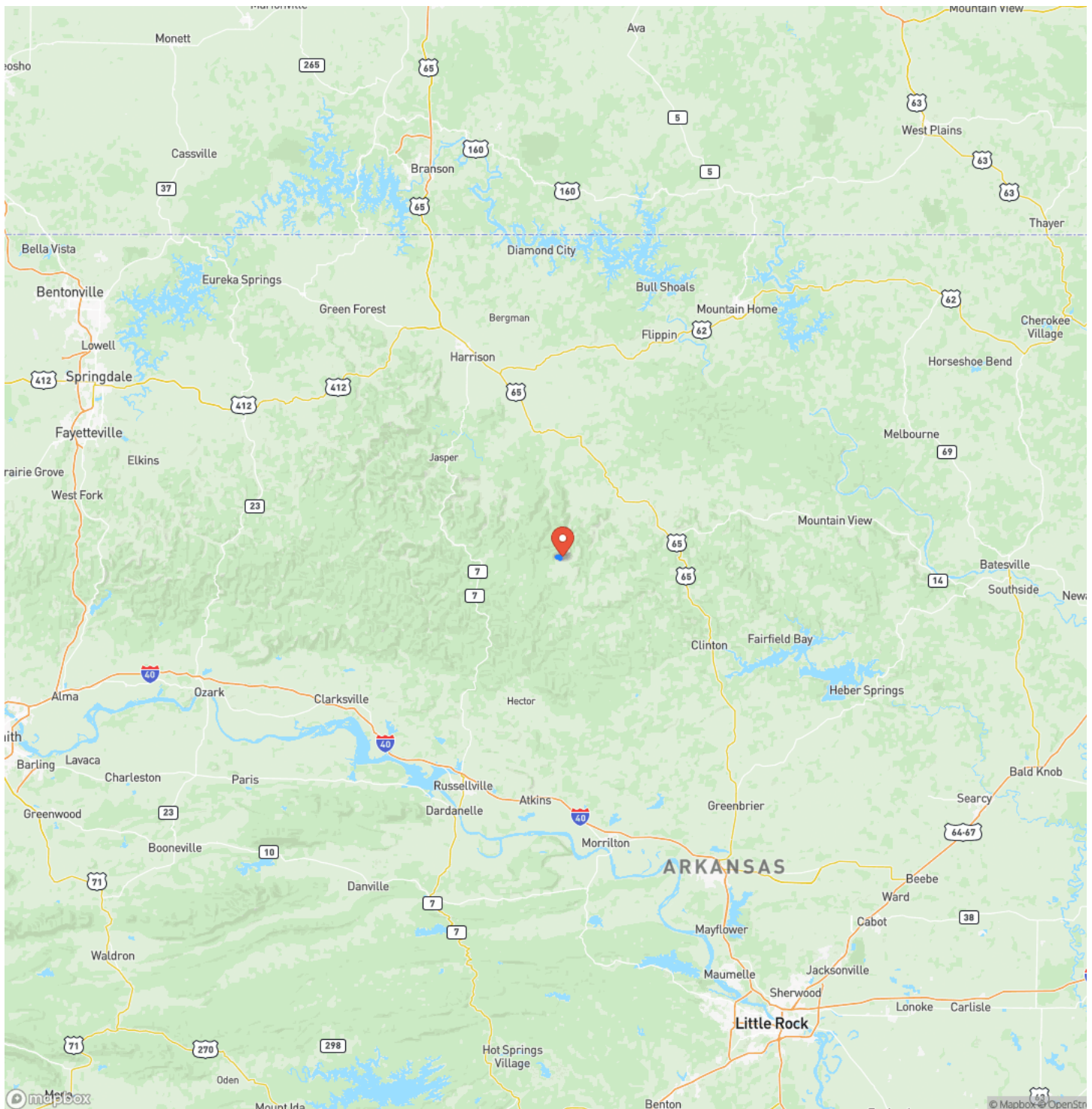
**National Forest Boundaries & Creek
Witts Springs, AR / Searcy County**



Locator Map



Locator Map



Satellite Map



National Forest Boundaries & Creek Witts Springs, AR / Searcy County

LISTING REPRESENTATIVE

For more information contact:



Representative

Krystn Allen

Mobile

(501) 270-5276

Email

krystn@mossyoakproperties.com

Address

400 W Race Street

City / State / Zip

Searcy, AR 72143

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Cache River Land & Farm

400 W Race Street

Searcy, AR 72143

(501) 278-5330

MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com