

Boggy Creek East
99 MC 206
Fouke, AR 71837

\$119,900
16.21± Acres
Miller County



Boggy Creek East
Fouke, AR / Miller County

SUMMARY

Address

99 MC 206

City, State Zip

Fouke, AR 71837

County

Miller County

Type

Hunting Land, Recreational Land, Lot, Timberland

Latitude / Longitude

33.239122 / -93.84271

Acreage

16.21

Price

\$119,900



Boggy Creek East **Fouke, AR / Miller County**

PROPERTY DESCRIPTION

Escape to your own private retreat at Boggy Creek East, a remarkable 16.21-acre property offering an exceptional blend of natural beauty and recreational opportunity in Miller County, Arkansas. Located just minutes from Fouke and access to Interstate 49 the property provides quiet country living possibilities with easy access to all the big city amenities available in Texarkana. This expansive tract is a haven for outdoor enthusiasts, promising thrilling hunting expeditions, serene recreational pursuits, and the potential for a peaceful residential escape. Imagine endless possibilities on land that truly embodies the spirit of the Arkansas wilderness.

Location

Nestled within Miller County, Arkansas, this property enjoys a prime location in the charming community of Fouke. It offers the perfect balance of rural tranquility and convenient access, allowing residents and visitors alike to immerse themselves in nature while remaining connected to local amenities.

Land and terrain

Spanning 16.21 acres, the land presents a diverse and captivating landscape. Buyers will appreciate the freedom to explore and shape this natural canvas to suit their vision, whether for recreational endeavors or a future homesite. The varied terrain offers an engaging environment for all types of outdoor activities.

Improvements and infrastructure

The property currently embraces its natural state, providing a blank slate for future owners to personalize and develop according to their desires. This presents an outstanding opportunity to design and implement infrastructure that perfectly complements your vision, from rustic cabins to modern homes.

Water and utilities

Enjoy the calming presence of a natural creek, offering a delightful water feature and potential for various recreational activities. Regarding utilities, the property offers access to electricity, highspeed internet and a well already on-site allowing ease of connections that best suit their development plans, ensuring modern comforts can be integrated seamlessly.

Wildlife and vegetation

Boggy Creek East is a vibrant ecosystem, teeming with diverse wildlife, including Hogs, Small Game, Turkey, and majestic Whitetail Deer, making it an ideal spot for hunting and wildlife observation. The property is characterized by its Natural State vegetation, providing a rich and thriving habitat for local fauna and a picturesque backdrop for all activities.

Current and potential use

Currently cherished for its exceptional Hunting and Recreational opportunities, this versatile acreage also holds significant potential for a Residential dwelling. Envision creating your dream home amidst nature, or continuing to enjoy the land for its superb ATV Trails, Fishing, and hunting prospects.

Access and easements

Access to this property is straightforward and convenient, featuring frontage on County Road 206 with an Asphalt surface. This ensures easy year-round entry, allowing for seamless enjoyment of all the property has to offer without concerns about difficult terrain.

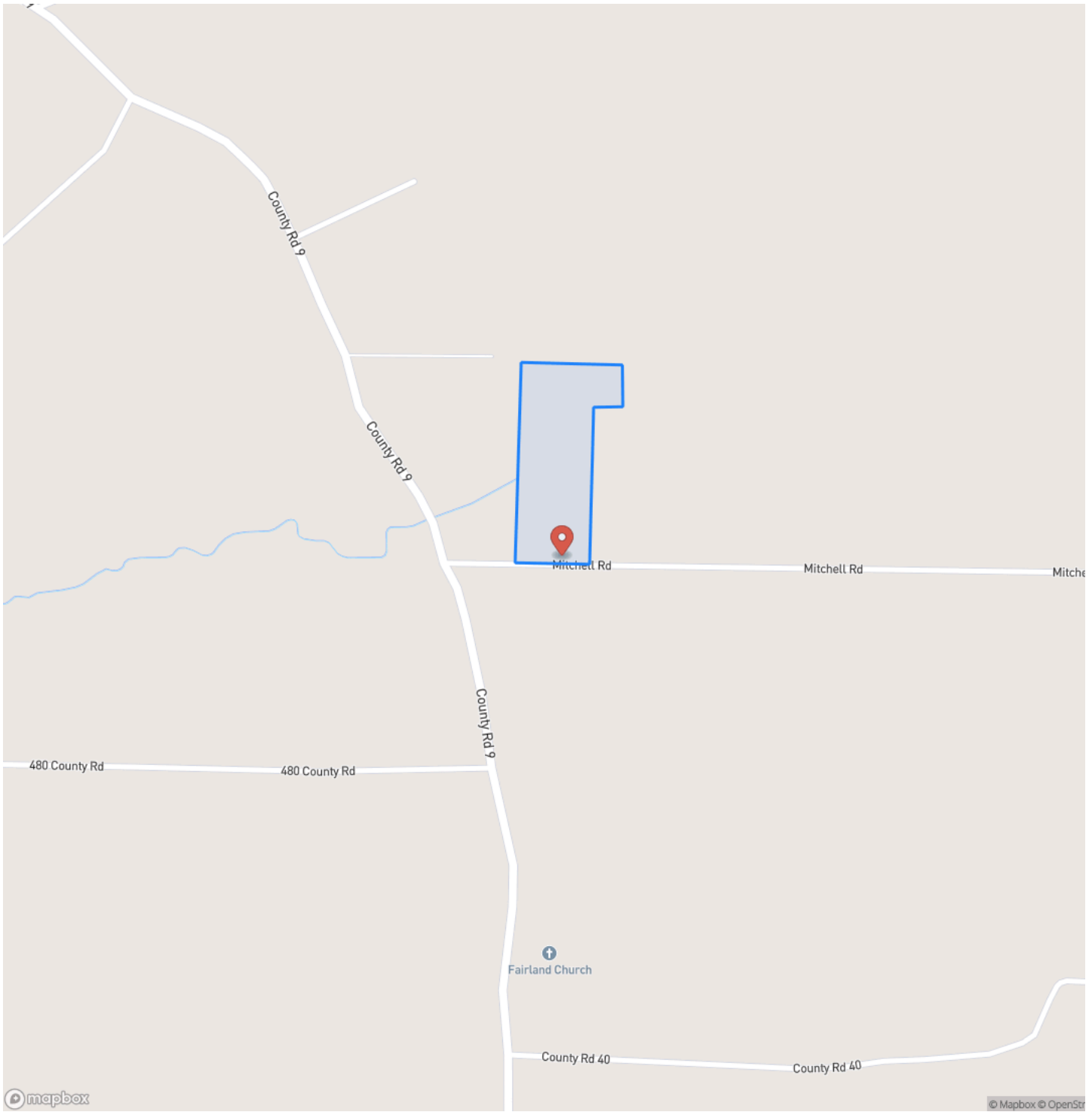
Showing instructions and contact

Contact us today to learn more or to schedule a visit and experience the allure of Boggy Creek East for yourself.

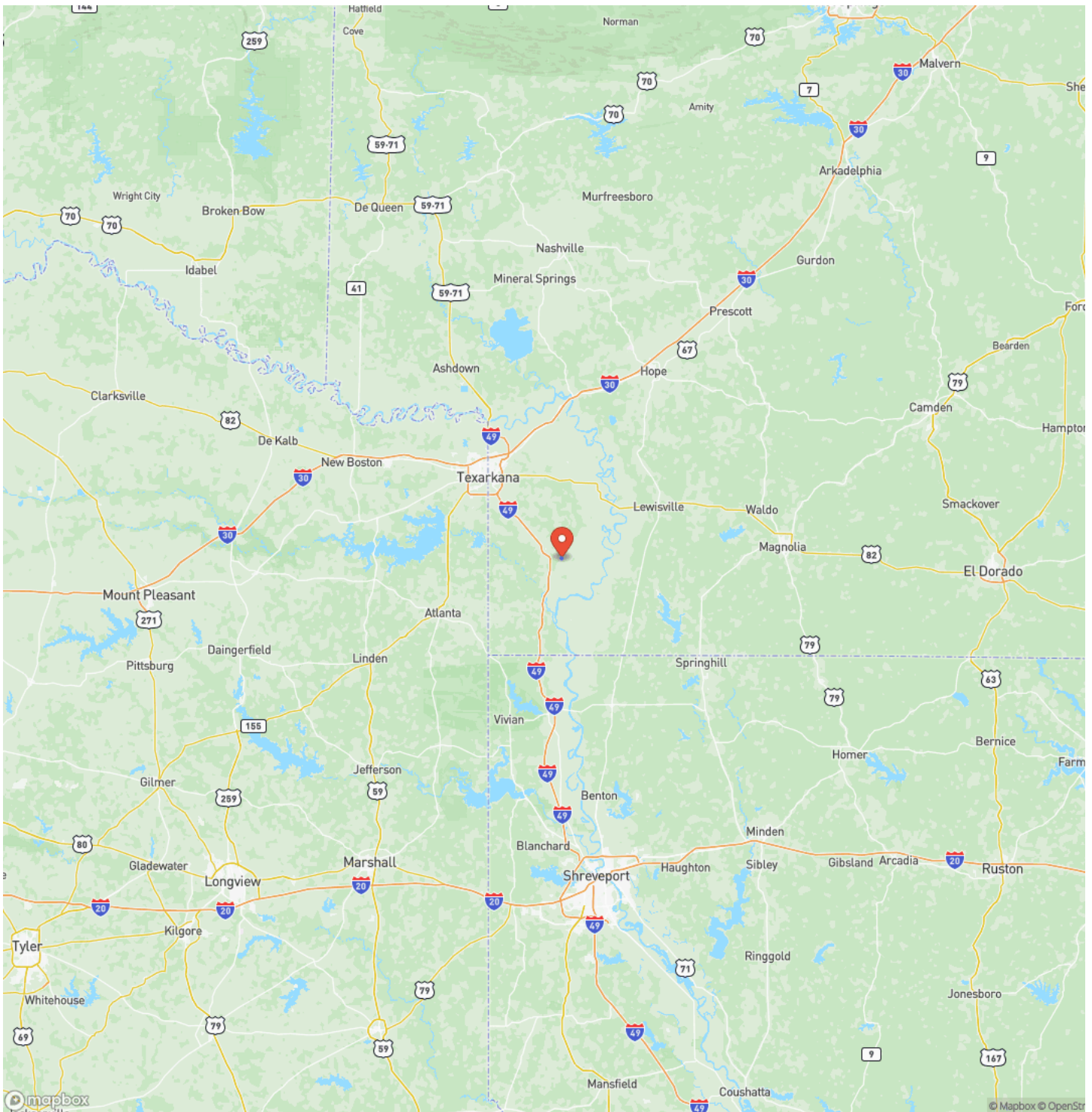
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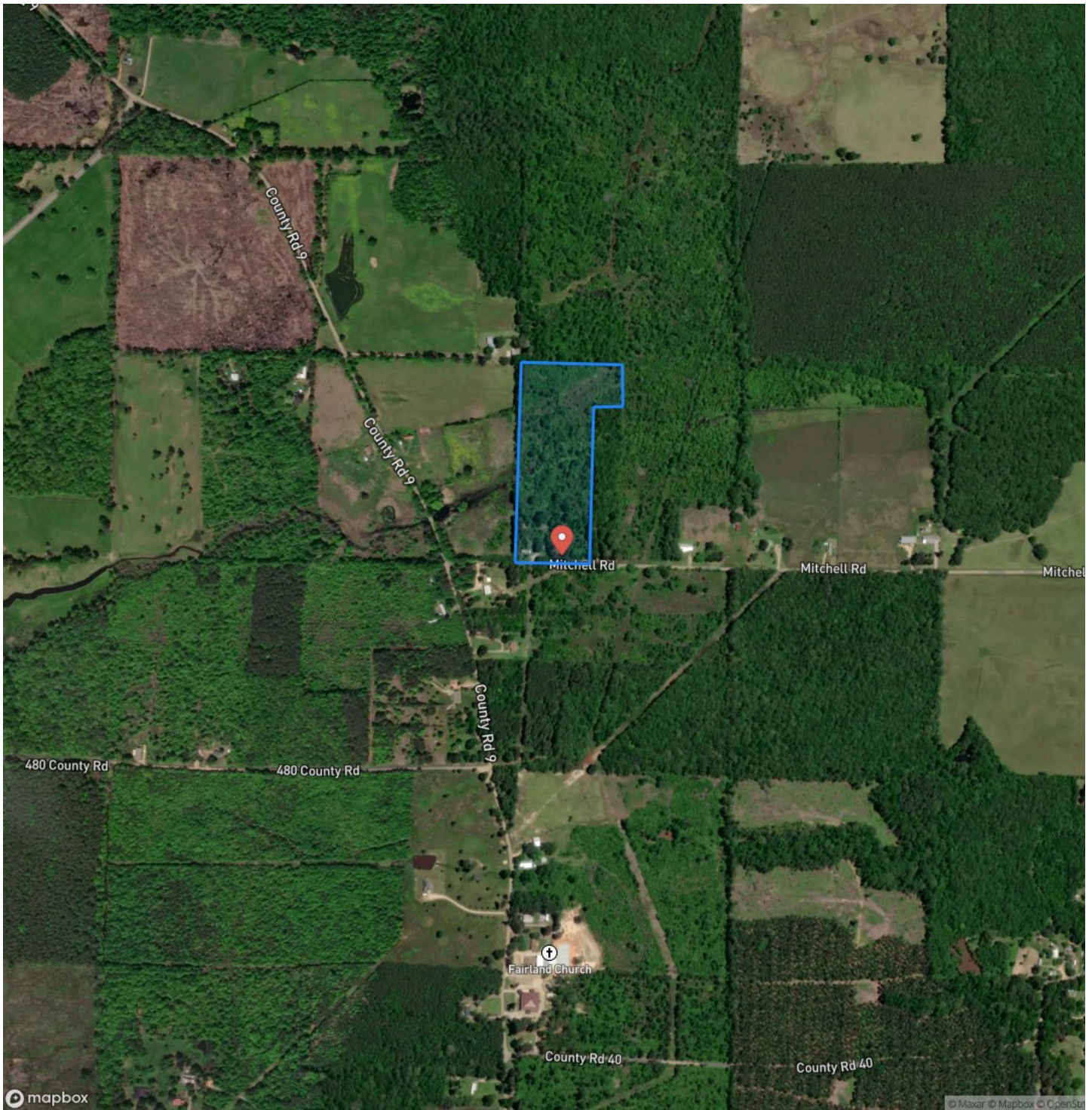
Locator Map



Locator Map



Satellite Map



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