3050 Farm
6503 & 6884 Madison 3050
Huntsville, AR 72740

$1,400,000
195± Acres
Madison County







MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
6503 & 6884 Madison 3050

City, State Zip
Huntsville, AR 72740

County
Madison County

Type
Hunting Land, Recreational Land, Timberland, Business Opportunity, Residential Property

Latitude / Longitude
35.978744 / -93.624057

Taxes (Annually)
$2,000

Dwelling Square Feet
2,327

Bedrooms / Bathrooms
4 / 3

Acreage
195

Price
$1,400,000

Property Website
moplandandhome.com







PROPERTY DESCRIPTION

THE 3050 FARM: 195 Acres M/L | Unparalleled Views | Ranch, Hunting & Recreation

Discover the rare opportunity to own approximately **195 acres of beautiful NW Arkansas countryside**, offering a remarkable combination of income potential, livestock-ready pasture, hunting, recreation, and breathtaking views. This versatile property features a **main cabin and an off grid custom yurt with Airbnb/rental potential**, multiple barns, a shop, stable, fenced and cross-fenced pastures, multiple ponds, orchard, greenhouse, and an extensive network of trails and roads.

The rolling terrain provides **million-dollar views** and an ideal setting for horses, cattle, goats, sheep, or other livestock. Fenced and cross-fenced acreage makes it easy to manage pasture and grazing areas, while the barns, shop, and stable provide valuable infrastructure for a working farm or ranch.

Escape to this sprawling 195-acre retreat in the heart of Madison County, Arkansas, where a captivating blend of rustic charm and modern comfort awaits. This exceptional property, known as 3050 Farm, offers an unparalleled opportunity for a diverse range of pursuits, from a private hunting haven to a thriving agricultural enterprise or a serene residential escape. This estate provides both immediate enjoyment and boundless potential for future development.

Location

Nestled in Madison County, Arkansas, this property enjoys a prime position near Huntsville. Its address at 6503 & 6884 Madison 3050 places it conveniently along a county road, offering both accessibility and a sense of secluded tranquility within the beautiful Ozark landscape. Convenient **county gravel road access** provides privacy without sacrificing accessibility. The property is stituated just minutes from the historic **Pig Trail**, offering a scenic route through some of Arkansas's most spectacular mountain country and leading to Fayetteville, the home of the University of Arkansas and the Arkansas Razorbacks.

Land and terrain

For the outdoor enthusiast, this property is a true playground. **Deer, bear, and turkey hunting** opportunities abound, with trails and roads throughout the acreage for horseback riding, ATV and UTV riding, exploring, and enjoying the natural beauty of the Ozarks. Multiple ponds add to the scenery and recreational appeal, while the orchard and greenhouse offer opportunities for gardening and a self-sufficient lifestyle. The 195 acres present a diverse landscape, characterized by both open grassed areas and heavily wooded sections, offering a balanced environment for various activities. The terrain is conducive to a variety of uses, from grazing livestock to exploring extensive recreational trails. The land's natural contours and features invite further exploration and personalization to suit any vision.

Improvements and infrastructure

The property boasts a charming, rustic 1.5-story cabin, with 3 bedrooms and 2 full baths, ready to update or reside in while you build your dream home. An off grid, 1 bedroon, 1 bath, self contained yurt (circular dwelling traditionally used by nomadic groups in Central Asia) conveinently hidden from view by one of many hills, is warmed in the winter by a wood stove for heat and its own solar array for power, a private electric water well provides year-round fresh water and an incineration toilet which eliminates the need for a septic system, providing the year-round potential for rental income. Beyond the main residence, the property is well-equipped with barns, an additional cabin, a garage, a metal shop, sheds, orchard and a greenhouse. This infrastructure and amenities provides everything needed for a recreational or rental venue as well as an operating livestock operation. Extensive barbed wire, cross, and perimeter fencing, along with paddocks, are already in place, making it ideal for equestrian pursuits or livestock management. Multiple ponds and springs provide extensive watering oppertunites scattered across the farm and further enhances the property's appeal.

Water and utilities

A reliable well and springs serve as the property's water source, ensuring a consistent supply. The existing infrastructure provides a solid foundation for any utility needs, allowing for comfortable living and operational efficiency across the estate. The options for further utility enhancements are open for a buyer to explore.

Wildlife and vegetation

The land is a haven for wildlife, with whitetail deer, bear, small game, and turkey frequently observed, making it a prime location for hunting enthusiasts. The varied vegetation, including both grassed and heavily wooded areas, creates ideal habitats and provides a rich natural

environment for both flora and fauna.

Current and potential use

Currently utilized for cattle grazing, commercial operations, hunting, and timber, the property offers immediate income-generating possibilities. Its versatility extends to potential uses such as continued cattle and grazing operations, commercial ventures, highway/tourist services, or expanding its already established hunting appeal. With its array of improvements and natural resources, the opportunities for development and diversification are substantial.

The properties potential for a custom homesite or retirement location can not be overlooked.

It doesn't matter if you're looking for a private homestead, working ranch, hunting retreat, recreational getaway, Airbnb investment, or a combination of all of the above, this exceptional 195-acre property offers the space, improvements, natural resources, and location to make it a truly special Arkansas legacy property.

Access and easements

Access to the property is excellent, provided directly via a gravel county road frontage. This ensures easy entry and exit while maintaining a sense of privacy. The property's boundaries and any potential easements are clearly defined, offering a straightforward acquisition for any prospective owner.

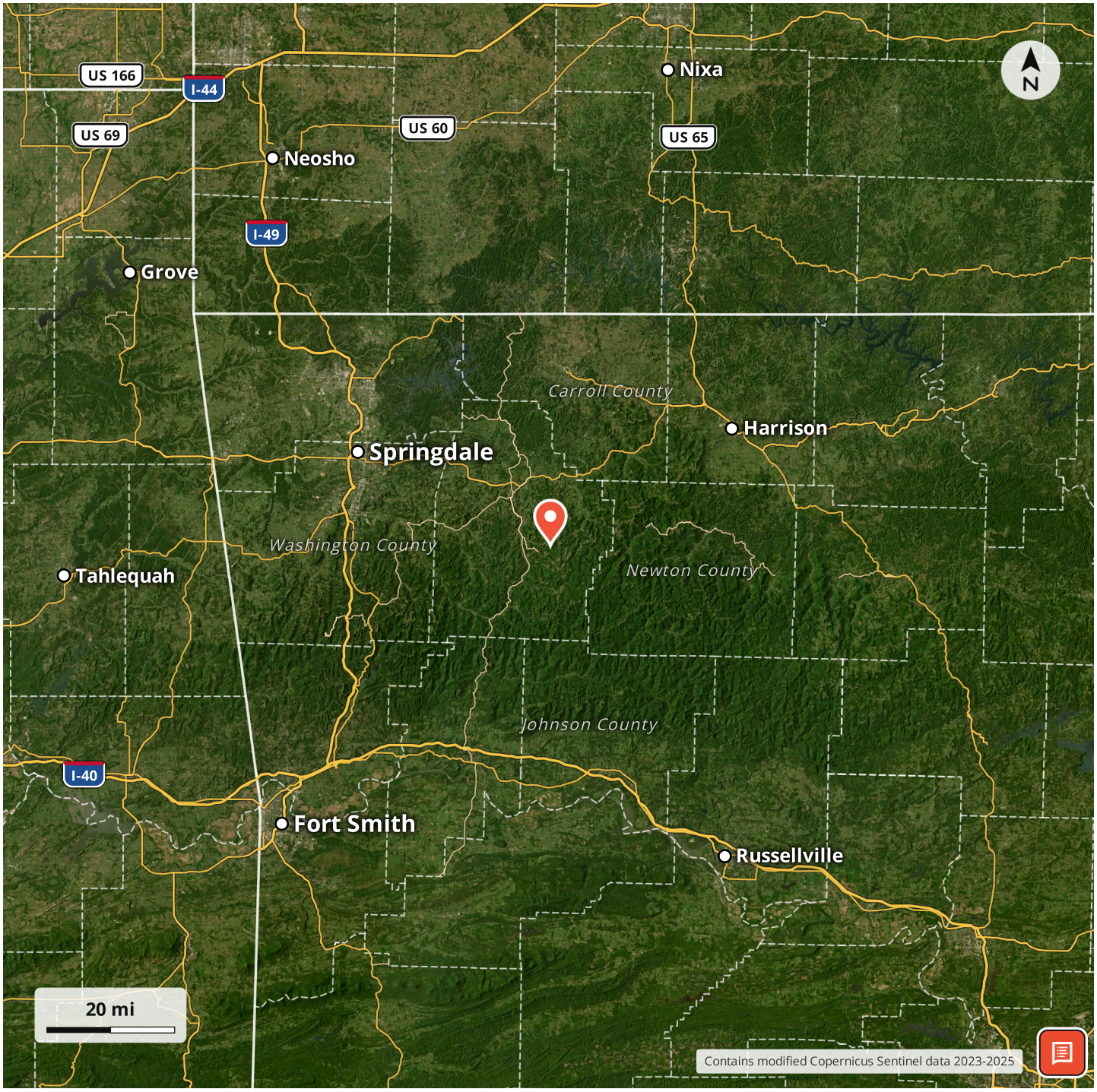
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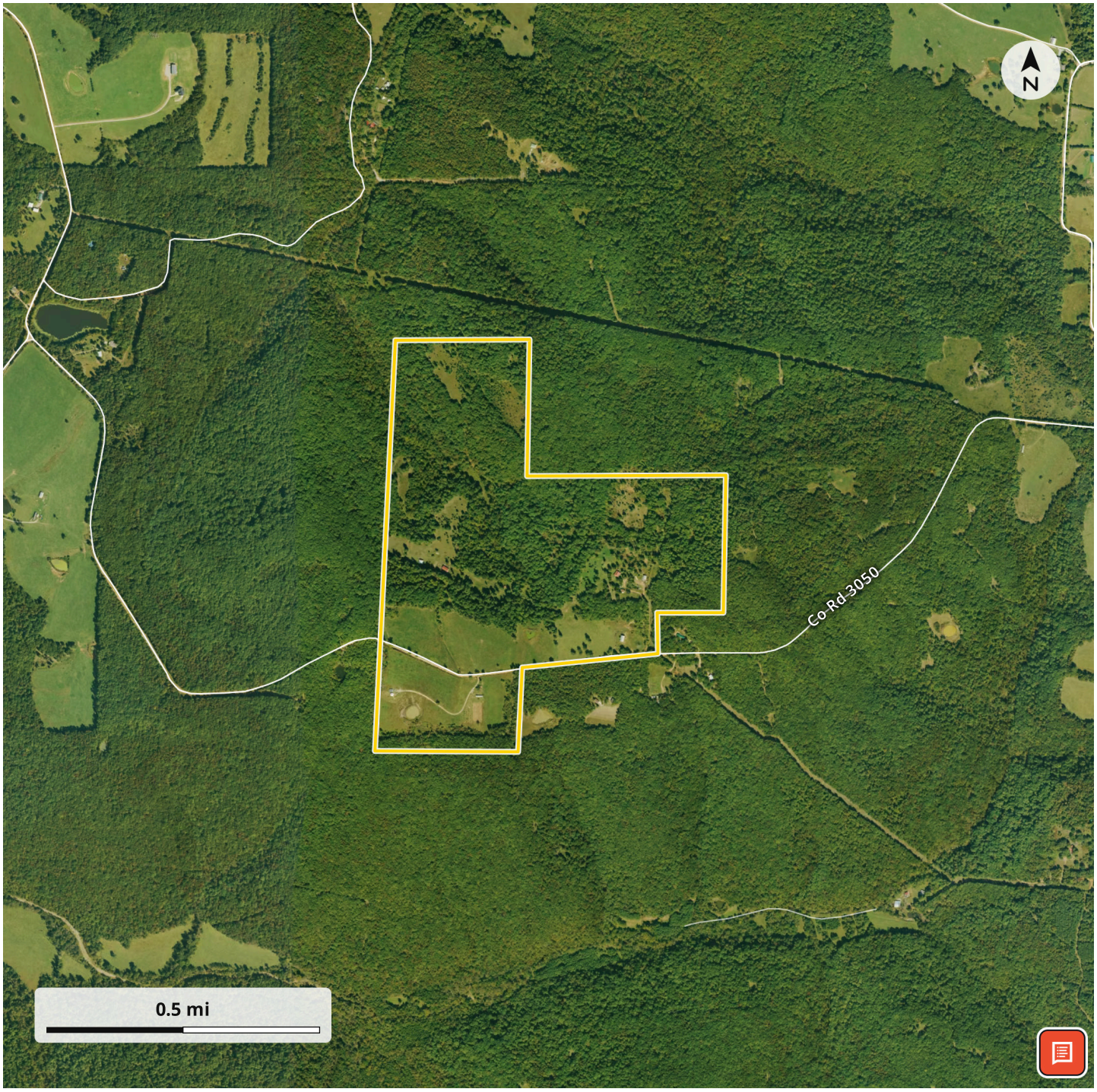




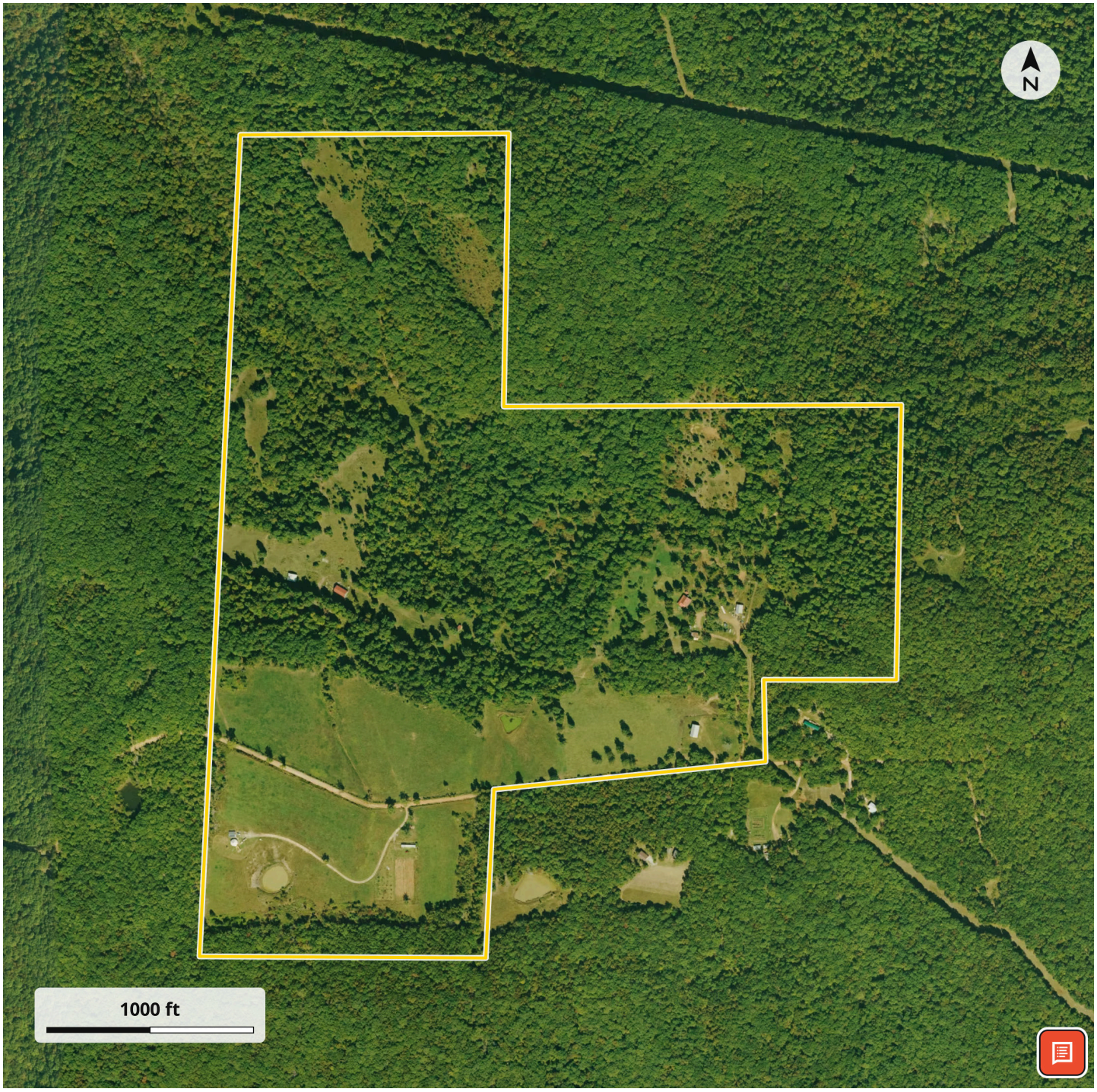

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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DISCLAIMERS

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