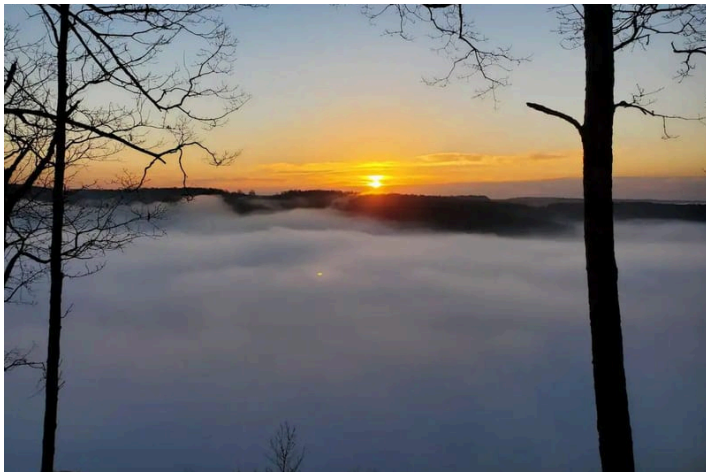
Riverfront & Mountain View Cabin 15 +/- acres | Shirley, AR | Van Buren County
3682 Lute Mountain Road
Shirley, AR 72153

$399,000
15.06± Acres
Stone County







SUMMARY

Address
3682 Lute Mountain Road

City, State Zip
Shirley, AR 72153

County
Stone County

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

Latitude / Longitude
35.723162 / -92.332818

Taxes (Annually)
$868.95

Dwelling Square Feet
1,726

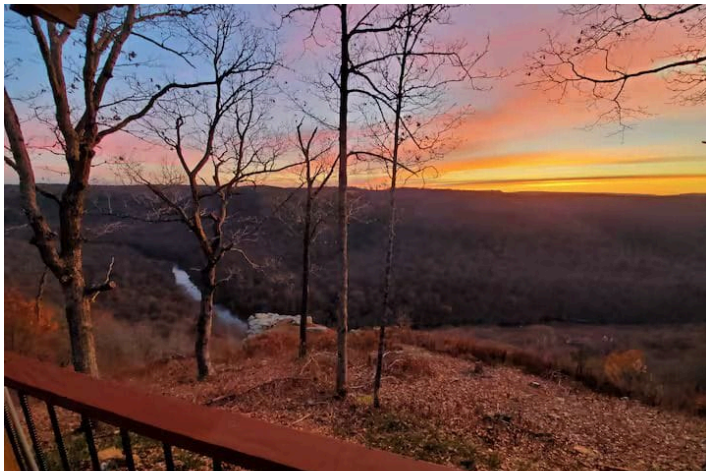
Bedrooms / Bathrooms
3 / 2

Acreage
15.06

Price
$399,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

15.06 +/- Acres with Cabin, River Frontage & Mountain Views | Shirley, Arkansas | Van Buren County
3682 Lute Mountain Road | Middle Fork Little Red River

Nestled in the beautiful **Ozark Mountains of North Central Arkansas**, this **stunning rivefront cabin** sits on approximately **15.06 +/- acres** and offers **breathtaking mountain and river views,** privacy, and endless opportunities to enjoy the outdoors. Whether you're looking for a **private getaway, full-time residence, or income-producing vacation rental, this property has so much to offer.**

Built in 2020, the 3-bedroom, 2-bath cabin features approximately 1,768 square feet of living space with an inviting **open-concept kitchen**, **dining, and living area**. Beautiful **vaulted wood ceilings**, **large windows** showcasing the **surrounding scenery**, **luxury vinyl plank flooring**, and **solid wood cabinetry** give the home a **warm, rustic feel with modern comforts**. The bedrooms are spacious, with **generous closet space** and roomy bathrooms. **Appliances convey, and furnishings are negotiable.**

One of the property's greatest features is its **frontage along the Middle Fork Little Red River.** Enjoy **swimming, fishing, kayaking, or simply relaxing along the water.** The surrounding acreage offers **plenty of room to hunt**, **explore**, or **potentially build another cabin or home**. **Miles of nearby trails** provide opportunities for **UTV riding** and exploring the **Ozark Mountains**. Wildlife is plentiful, making this an **excellent recreational property for outdoor enthusiasts.**

The **cabin** is currently being used as an **income-producing Airbnb**, offering buyers the opportunity to continue its use as a **vacation rental** while enjoying it for themselves. With its beautiful setting, modern construction, **river access**, and **mountain views**, it's easy to see why visitors are drawn to this area.

Properties offering this **combination of river frontage, acreage, stunning views, and a beautiful cabin don't come along often. Whether you're enjoying your morning coffee overlooking the mountains, spending the afternoon on the river, or relaxing after a day of exploring, this property offers a wonderful place to make lasting memories.**

Proudly listed with Mossy Oak Properties Selling Arkansas, 870-495-2123.

Contact Listing Agent & Land Specialist, Krystn Bourgeois at 501-270-5276. I can be reached directly anytime.

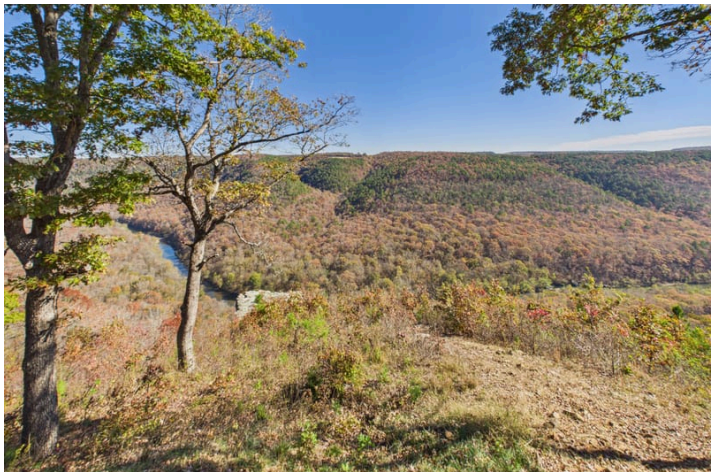
Equal Housing Opportunity. Www.WeSellArkansas.com.













LISTING REPRESENTATIVE

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City / State / Zip
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DISCLAIMERS

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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.

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