

12 +/- Acre Ozark Hunting Retreat with Pond & Cabin
Site | Melbourne, Arkansas
682 Jones Farm Rd
Melbourne, AR 72556

\$79,900
12± Acres
Izard County



12 +/- Acre Ozark Hunting Retreat with Pond & Cabin Site | Melbourne, Arkansas
Melbourne, AR / Izard County

SUMMARY

Address

682 Jones Farm Rd

City, State Zip

Melbourne, AR 72556

County

Izard County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

36.106905 / -91.911231

Acreage

12

Price

\$79,900

Property Website

<https://www.mossoakproperties.com/property/12-acre-ozark-hunting-retreat-with-pond-cabin-site-melbourne-arkansas-izard-arkansas/118892/>



12 +/- Acre Ozark Hunting Retreat with Pond & Cabin Site | Melbourne, Arkansas

Melbourne, AR / Izard County

PROPERTY DESCRIPTION

12 +/- Acre Hunter's Paradise with Pond & Cabin Site | Near Melbourne, Arkansas

Just in time for hunting season! If you've been looking for an affordable piece of the Arkansas Ozarks where you can build a hunting cabin, hunt your own land and have a place to get away, this 12 +/- acre property in **Izard County just outside Melbourne, Arkansas** deserves a look.

The front portion of the property lays great for building, with an area already **partially cleared for a cabin site overlooking the pond**. With **road frontage and electric and water available**, much of the groundwork is already there to start creating your Ozark hunting retreat.

Build your cabin toward the front, sit on the porch overlooking the pond, and keep the back portion of the acreage for hunting.

The property has **mature timber**, providing excellent wildlife habitat and great roosting areas for turkey. This part of the Ozarks is known for **whitetail deer and big tom turkeys**, making this a great setup for the hunter who wants his own place without having to maintain hundreds of acres.

There is something special about having your own hunting property. Come in for deer season, spend spring mornings listening for gobblers fish or relax around the pond, ride the property, and eventually build the cabin you've always wanted.

Whether you're looking for a **hunting property, recreational getaway, future cabin site or simply 12 +/- acres in the Ozarks to call your own**, this property has a lot of possibilities.

12 +/- Acres
Izard County, Arkansas
Just Outside Melbourne
Pond
Partially Cleared Cabin Site
Road Frontage
Electric & Water Available
Mature Timber
Whitetail Deer & Turkey Hunting
Beautiful Ozark Setting

Get it now and make it yours in time for hunting season!

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123)

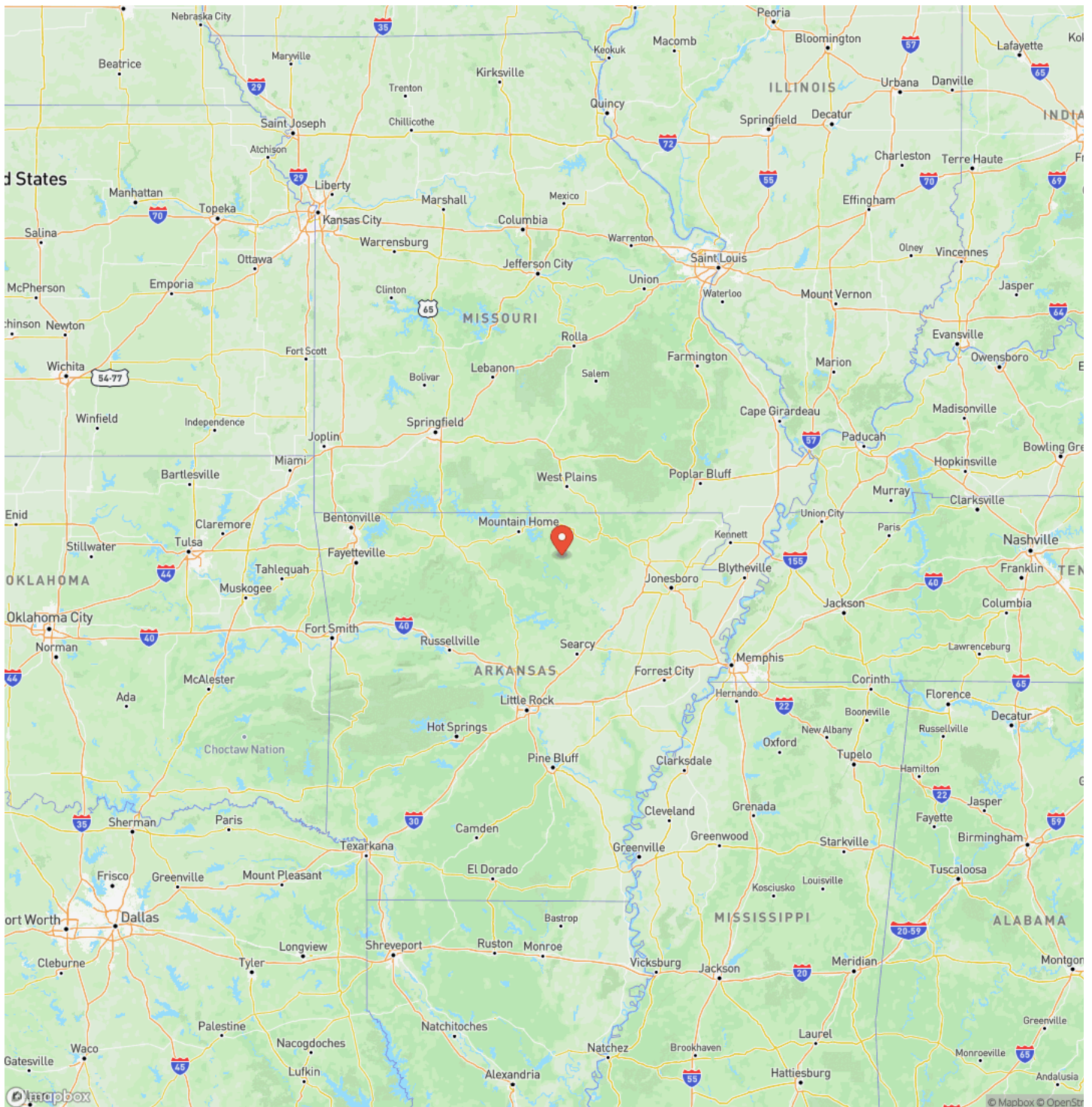
Listing Agent, Pamela Welch, [870-897-0700](tel:870-897-0700).

Equal Housing Opportunity, www.WeSellArkansas.com.

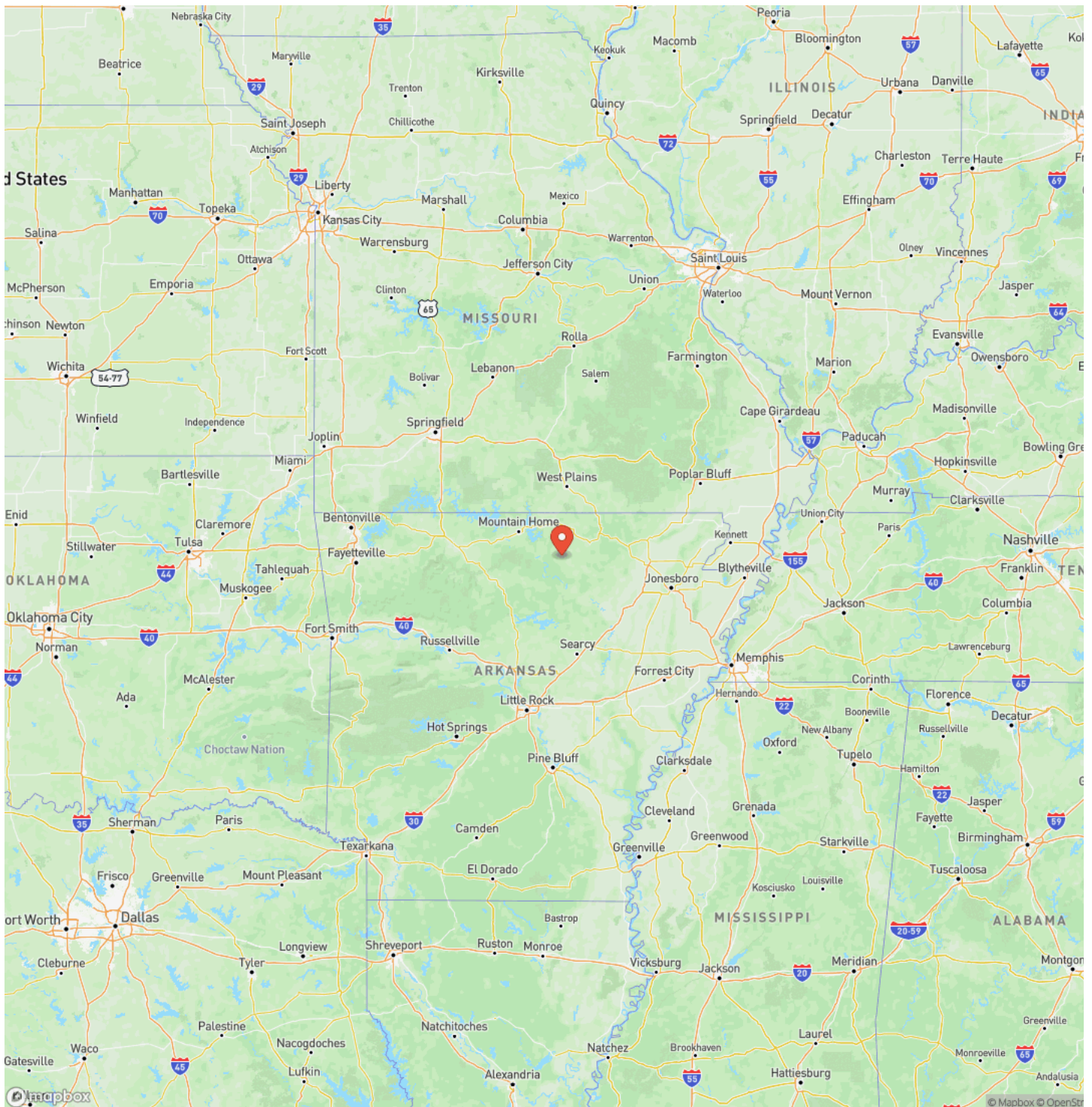
12 +/- Acre Ozark Hunting Retreat with Pond & Cabin Site | Melbourne, Arkansas
Melbourne, AR / IZARD County



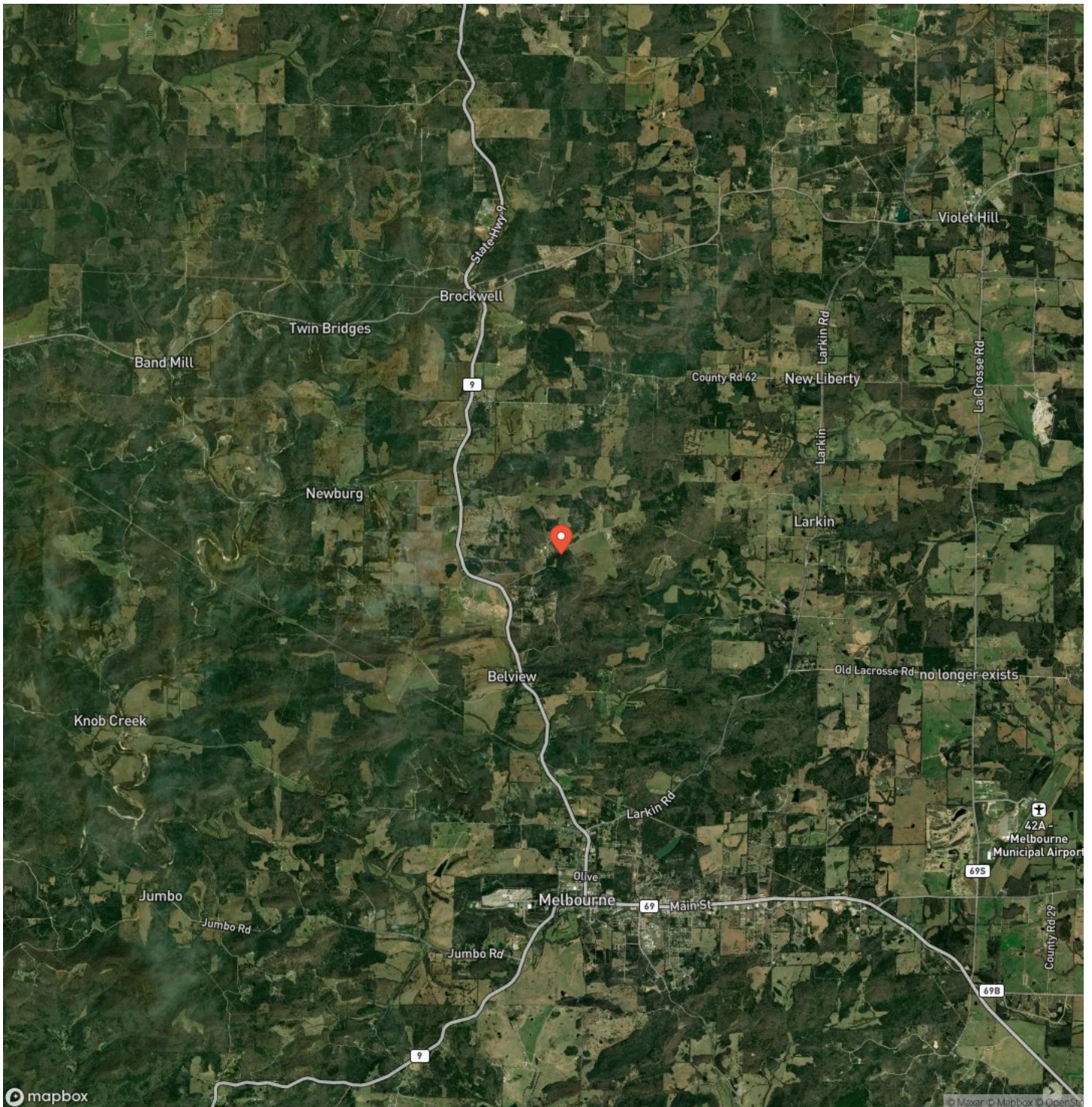
Locator Map



Locator Map



Satellite Map



12 +/- Acre Ozark Hunting Retreat with Pond & Cabin Site | Melbourne, Arkansas
Melbourne, AR / IZARD County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

[illegible]

MORE INFO ONLINE:
<https://wesellarkansas.com/>

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 Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>
