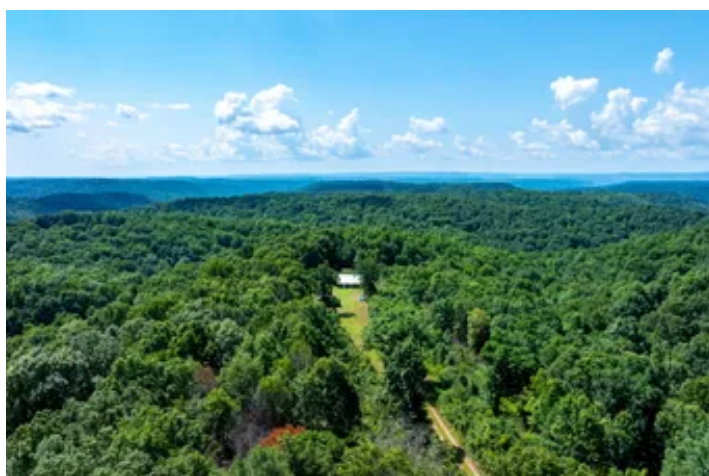


**Ozark Mountain Cabin in Baxter County, AR, 30 +/-
Acres | Hilltop Views, Hunting & Turnkey Retreat**
579 Falcon Way
Mount Pleasant, AR 72561

\$284,500
30± Acres
Izard County



Ozark Mountain Cabin in Baxter County, AR, 30 +/- Acres | Hilltop Views, Hunting & Turnkey Retreat
Mount Pleasant, AR / Izard County

SUMMARY

Address

579 Falcon Way null

City, State Zip

Mount Pleasant, AR 72561

County

Izard County

Type

Residential Property, Hunting Land

Latitude / Longitude

35.905039 / -91.856735

Dwelling Square Feet

1,006

Bedrooms / Bathrooms

2 / 1.5

Acreage

30

Price

\$284,500

Property Website

<https://www.mossyoakproperties.com/property/ozark-mountain-cabin-in-baxter-county-ar-30-acres-hilltop-views-hunting-turnkey-retreat/izard/arkansas/112462/>



PROPERTY DESCRIPTION

Ozark Mountain Cabin on 30 +/- Acres | Hilltop Views, Hunting, Shop & Turnkey Retreat | Mount Pleasant, Arkansas

579 Falcon Way | Mount Pleasant, AR | Izard County

If you've been dreaming of owning a private cabin in the Ozark Mountains, where you can escape the noise, enjoy breathtaking views, hunt right out your back door, and make memories with family for generations to come, this extraordinary property is exactly what you've been waiting for.

Perched high on a scenic ridge overlooking the beautiful Ozark Mountains, this **custom-built 2025 cabin** sits on approximately **30 +/- wooded acres** and offers the privacy, peace, and panoramic views that are becoming increasingly difficult to find. From the front porch, you'll feel like you're sitting where the eagles soar, surrounded by mature timber, abundant wildlife, and some of the most beautiful scenery North Arkansas has to offer.

Designed for both comfort and low-maintenance living, the cabin features **2 bedrooms, 1 full bathroom, 1 half bath, a spacious living room, dining area, full kitchen, laundry area, and a loft** that provides additional sleeping space, comfortably accommodating up to eight guests. Whether you're looking for a full-time residence, weekend getaway, hunting cabin, or Airbnb investment, this property is ready to enjoy.

The warm tongue-and-groove wood interior, wood-burning stove, central heat and air, durable vinyl flooring, and metal roof create the perfect blend of rustic charm and modern convenience. The cabin is served by **well water and Entergy electric** and was thoughtfully built by the current owners.

Outside, you'll find an excellent **shop with a large roll-up door**, providing plenty of room for equipment, ATVs, side-by-sides, tools, or recreational gear. Shop has electricity.

Everything you need to maintain trails, establish food plots, improve wildlife habitat, or simply enjoy the property is already here.

The land is what truly sets this property apart. Featuring mature hardwood timber, unique rock formations, caves to explore, and exceptional wildlife habitat, this is a sportsman's paradise. **Whitetail deer, wild turkey, and even black bear** are frequent visitors, making this an outstanding recreational and hunting property in the heart of the Ozarks.

For fishing enthusiasts, you're just minutes from the **White River**, one of Arkansas' premier trout fisheries. If river access is important to you, there may also be an opportunity to purchase a nearby lot in **Joe Baker Subdivision**, providing access to a private boat ramp. Ask the listing agent for additional details.

Although the property is tucked away approximately **4.5 miles down a gravel road**, that's exactly what makes it so special. Here you'll find the privacy and seclusion you've been searching for while remaining only **about 20 minutes from Batesville**, giving you convenient access to restaurants, shopping, healthcare, and everyday necessities.

Be sure to click the Ride Along link and explore this property with us. Our exclusive ATV tour allows you to experience the land before you ever arrive, while the interactive map in the upper-right corner shows your exact location throughout the tour so you can truly appreciate the layout, terrain, and beauty of the property.

Properties offering this combination of **Ozark mountain views, a nearly new cabin, acreage, hunting, equipment, and proximity to the White River** are exceptionally rare. Whether your dream is a peaceful retirement retreat, family getaway, hunting camp, or investment property, this one checks every box.

You can ride with us by clicking the link and you can see what it looks like from our ATV! <https://www.youtube.com/watch?v=OMIbACRStn4>.

Shown by appointment only. Listing agent must be present for all showings.

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

Pamela Welch | Certified Land Specialist, [870-897-0700](tel:870-897-0700) , Equal Housing Opportunity.
www.WeSellArkansas.com

Let Mossy Oak Properties Selling Arkansas be your guide to owning your own piece of the Ozarks.

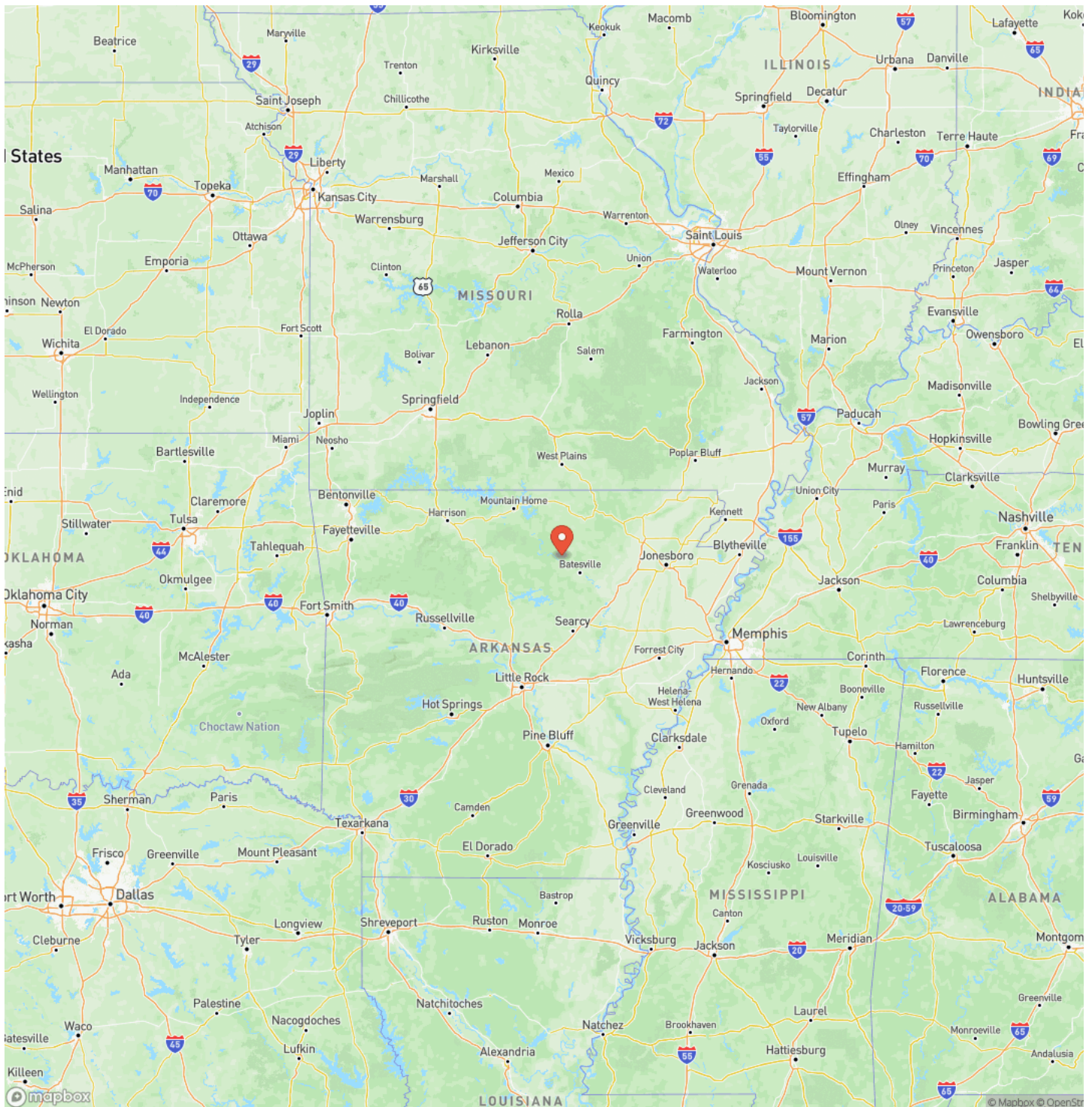


Ozark Mountain Cabin in Baxter County, AR, 30 +/- Acres | Hilltop Views, Hunting & Turnkey Retreat
Mount Pleasant, AR / Izard County



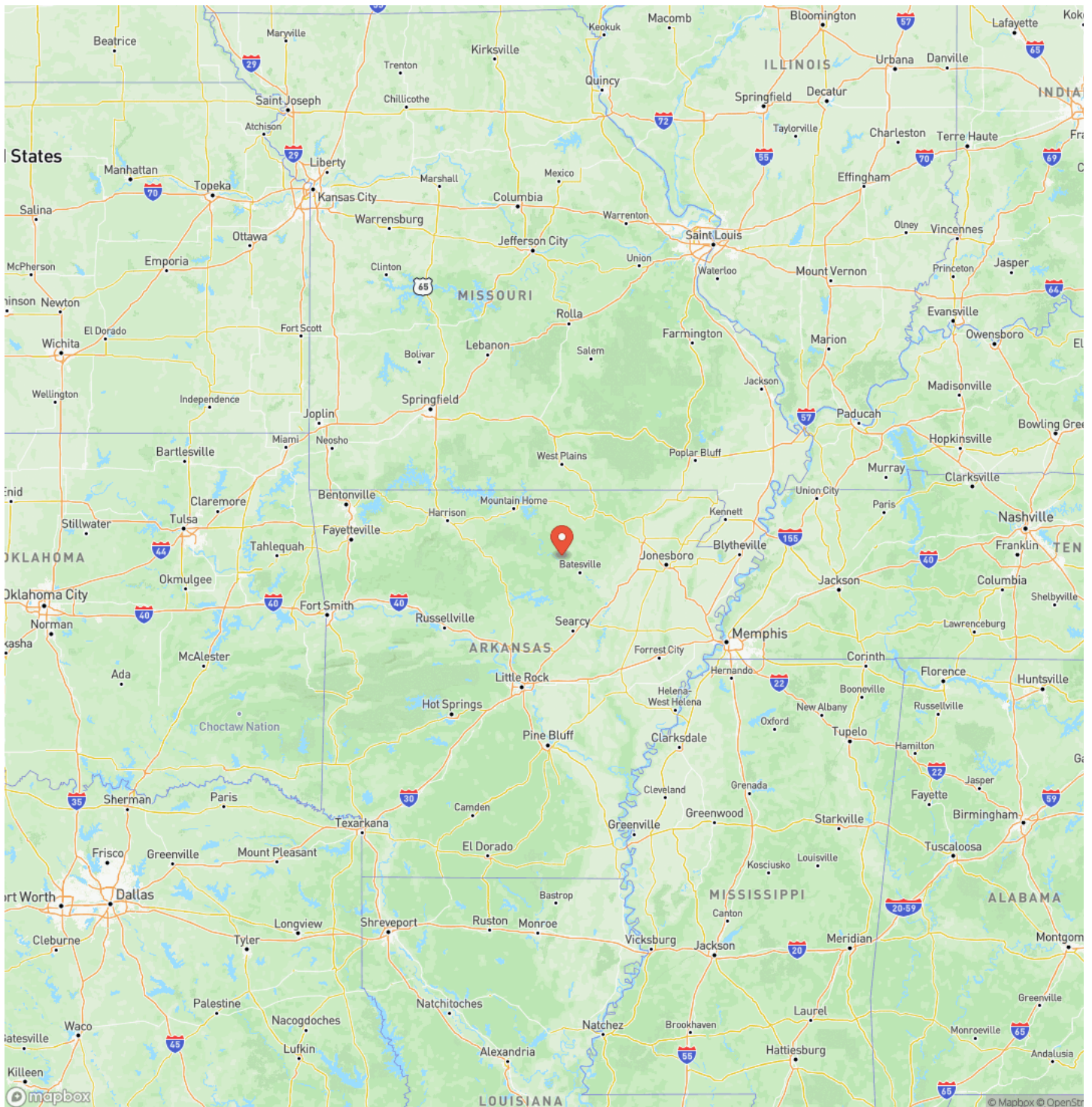
Ozark Mountain Cabin in Baxter County, AR, 30 +/- Acres | Hilltop Views, Hunting & Turnkey Retreat
Mount Pleasant, AR / IZARD COUNTY

Locator Map

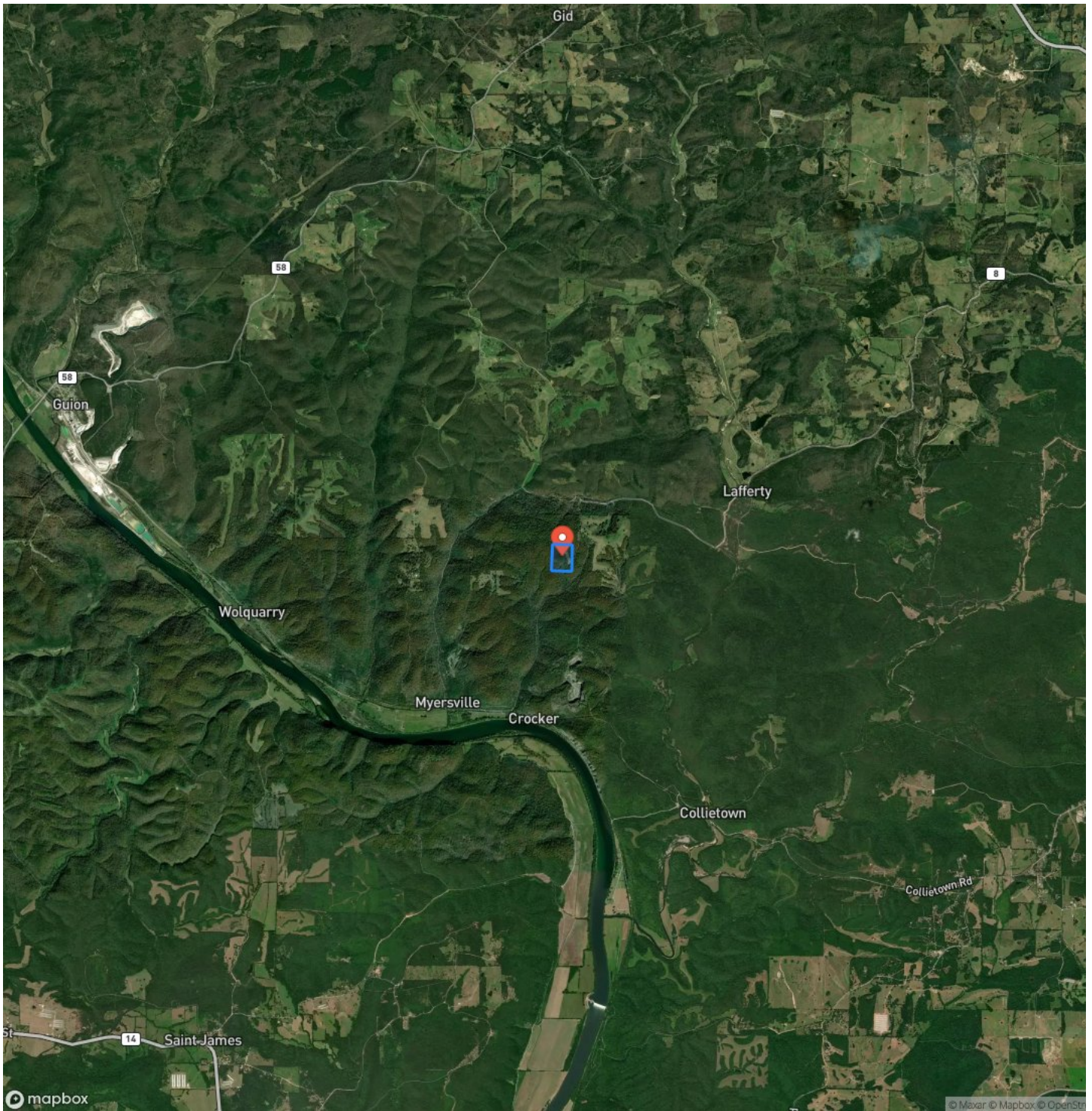


Ozark Mountain Cabin in Baxter County, AR, 30 +/- Acres | Hilltop Views, Hunting & Turnkey Retreat
Mount Pleasant, AR / IZARD COUNTY

Locator Map



Satellite Map



Ozark Mountain Cabin in Baxter County, AR, 30 +/- Acres | Hilltop Views, Hunting & Turnkey Retreat Mount Pleasant, AR / Izard County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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 Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

