

**+/- 6 Acres Mixed Pasture Lot at The Mulberry River**  
TBD N HWY 23  
Ozark, AR 72949

**\$185,000**  
6± Acres  
Franklin County



**+/- 6 Acres Mixed Pasture Lot at The Mulberry River  
Ozark, AR / Franklin County**

**SUMMARY**

**Address**

TBD N HWY 23

**City, State Zip**

Ozark, AR 72949

**County**

Franklin County

**Type**

Lot, Undeveloped Land, Business Opportunity, Recreational Land

**Latitude / Longitude**

35.666119 / -93.832077

**Acreage**

6

**Price**

\$185,000

**Property Website**

<https://www.mossoakproperties.com/property/6-acres-mixed-pasture-lot-at-the-mulberry-river-franklin-arkansas/107305/>



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### **PROPERTY DESCRIPTION**

+/- 6 Acres of mixed pasture and timber near Turner Bend, offering an outstanding opportunity to own a piece of the Ozarks in one of the Mulberry River's most sought-after recreational corridors. Located just 800 feet from the banks of the Mulberry River, this property combines privacy, natural beauty, and easy access to some of Arkansas's best floating, fishing, and outdoor recreation.

Owners will enjoy access to a dedicated community river access point, providing a convenient location to launch or take out canoes and kayaks, spend the day fishing, or simply enjoy the crystal-clear waters of the Mulberry. Situated across from the Turner Bend area and just 13 miles north of I-40 along scenic Highway 23, the property offers both seclusion and accessibility.

The tract features a desirable blend of open pasture and timber, creating multiple potential building sites with Ozark mountain views and abundant wildlife. Whether you're planning a cabin getaway, recreational retreat, or full-time residence, this property offers the perfect setting to enjoy the sights and sounds of the Ozarks.

Utility access (water, power, fiber) are accessible from the northeast and northwest. Sellers will work with buyers to determine the best possible route.

*Property subject to covenants. The property to be surveyed prior to closing.*

Contact Chris Malinowski @ [214-738-7320](tel:214-738-7320) or [cmalinowski@mossyoakproperties.com](mailto:cmalinowski@mossyoakproperties.com)

*for more information or to schedule a private showing.*

Fayetteville, AR - 1 hour , 43 miles

Fort Smith, AR - 53 minutes, 48 miles

Little Rock, AR - 2 hours, 136 miles

Tulsa, OK - 2 hours 25 minutes, 163 miles

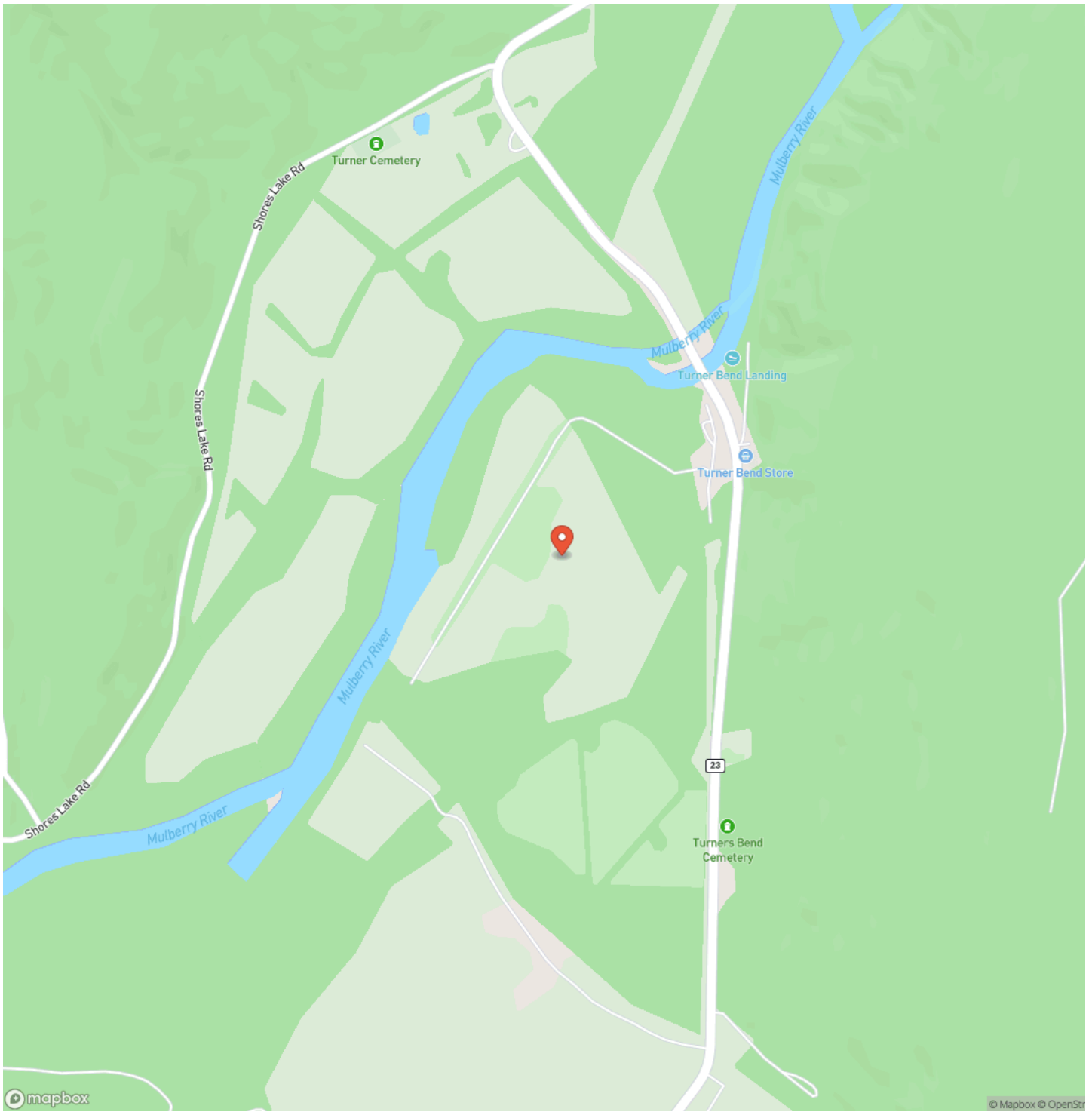
Dallas, Tx - 4 hour 56 minutes

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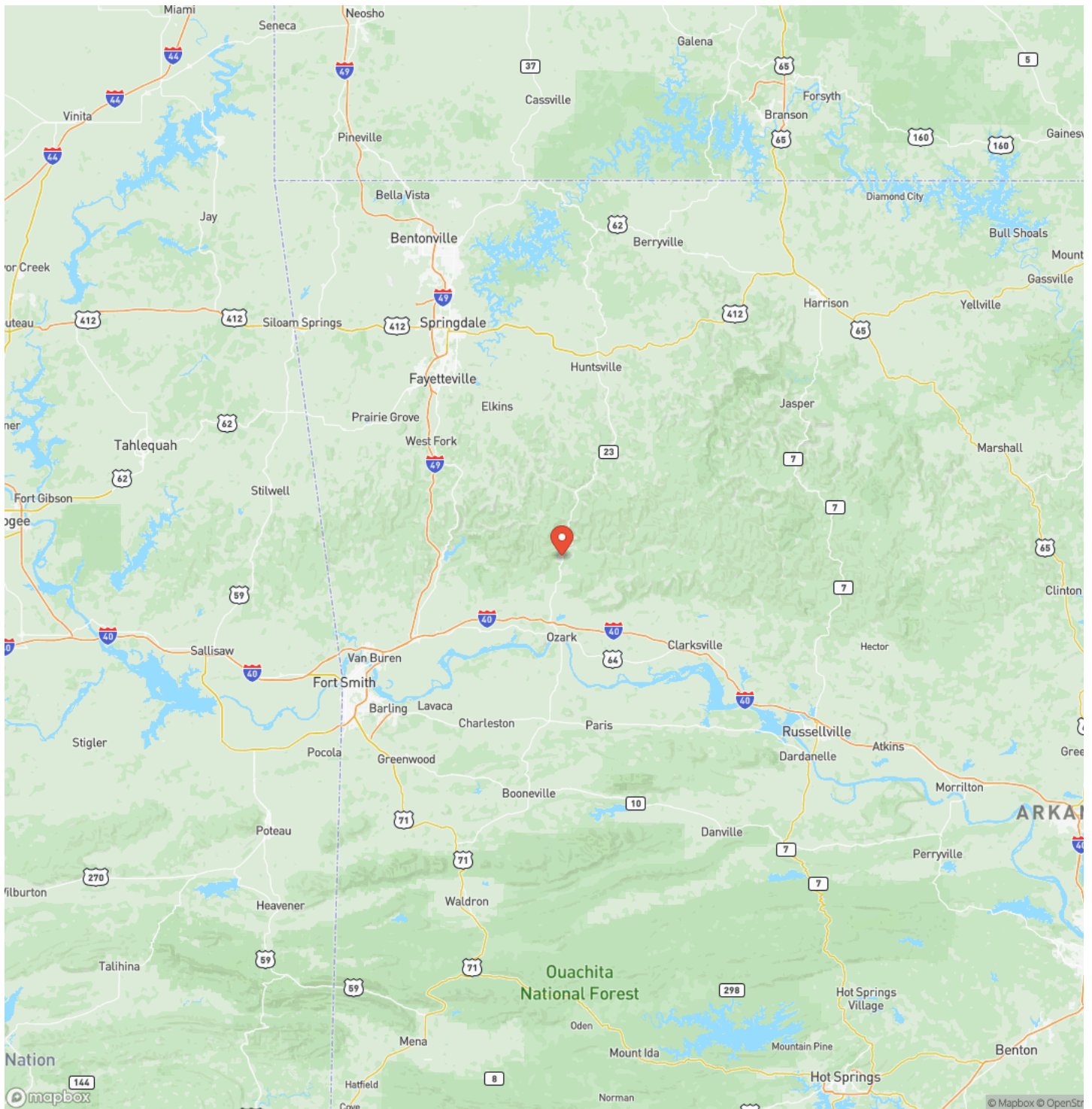


## Locator Map



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# Locator Map



## Satellite Map







## **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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**Mossy Oak Properties Field, Farm, and Homes**

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<https://www.mossyoakproperties.com/>

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