

000 Traw Lane
Mammoth Spring, AR 72554



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MLS# SOM60315831



\$299,900

81 m/l surveyed acres, mostly open with some excellent wooded and brushy areas for hunting. This property is mostly open pasture ground with excellent potential for hay production or grazing. The land is perimeter fenced and features two ponds that provide water for livestock and attract abundant wildlife. The acreage lays exceptionally well with multiple elevated and level areas that would make ideal building sites for a home, cabin, or farm headquarters. Electric access is available at the edge of the property, making future development convenient and cost-effective. With no restrictions, you have the flexibility to build, farm, hunt, or invest according to your goals. This tract also offers strong recreational value with good hunting opportunities for deer, turkey, predators, and small game. The mix of open pasture and water sources creates a desirable habitat for wildlife while still maintaining agricultural productivity. Located within close proximity to Mammoth Spring, Arkansas, Thayer, Missouri, and Hardy, Arkansas, you will enjoy the benefits of rural living while remaining near shopping, dining, and local amenities. Low annual property taxes add to the long-term value of ownership. Additional land is available for those seeking expanded acreage. Whether you are looking to establish a working farm, build your dream home, or



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