

000 Pleasant Run Mammoth Spring, AR 72554



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MLS# SOM60315639



\$1,699,000

479+/- Acres on Pleasant Run Road | Northern Arkansas Farm & Hunting Land Located in rural Northern Arkansas, this 479+/- acre farm on Pleasant Run Road offers a rare opportunity to own a large, versatile tract in an area where properties of this size seldom come available. With approximately 220 acres of open ground and 259 acres of wooded terrain, the land provides an excellent balance of agricultural use and recreation. The open acreage is well suited for pasture, with portions suitable for hay production, making it ideal for cattle or livestock operations. Improvements include an old barn in decent condition and a cattle working pen with head catch. The property is perimeter fenced in fair condition and features more than 10 ponds that provide reliable water sources for livestock and wildlife. Electric is accessible to most areas of the farm, offering flexibility for future improvements or multiple homesites. The land lays well and provides several strong building sites for a residence, ranch headquarters, or hunting lodge. The mix of pasture, timber, and abundant water creates excellent hunting opportunities for deer and other native wildlife. Low annual property taxes add long-term value. Large, contiguous farms like this are increasingly hard to find in this region. Available with less acreage if desired, this tract offers flexibility whether you



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