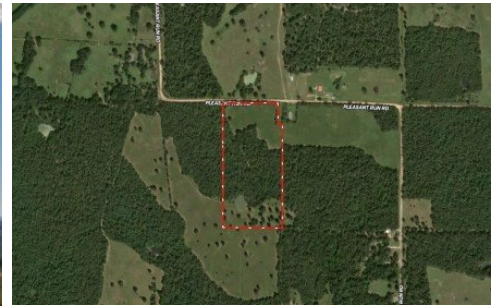


Tract 1 Pleasant Run Mammoth Spring, AR 72554



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MLS# SOM60337323



\$79,900

Prime Ozarks Building & Hunting Property with Pond Located in the Arkansas Ozarks, this 20+/- acre property offers a combination of open pasture, wooded land, a pond, and multiple building sites. With approximately half the acreage open and half wooded, the property is well suited for residential development, livestock grazing, hunting, and recreational use. The open acreage provides room for cattle, horses, or other livestock, along with several potential locations for a home, cabin, or hobby farm. The wooded acreage offers privacy, wildlife habitat, and opportunities for hunting deer, turkey, and other native game. An existing pond provides a potential water source for livestock and wildlife. Multiple building sites allow buyers to choose a location that fits their needs, whether planning a permanent residence, hunting cabin, or weekend getaway. Electricity is available at the county road, providing access for future improvements. The property is approximately 20 minutes from Thayer, Missouri, Mammoth Spring, Arkansas, and Hardy, Arkansas. Jonesboro, Arkansas, is less than 1.5 hours away, making this a convenient location for buyers seeking rural acreage within driving distance of shopping, services, and other amenities. Additional acreage is available for buyers interested in expanding their property. With a combination of



Kevin Grooms

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United Country-Cozort Realty, Inc.

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