

Monarch Ridge Survivalist
661 MC 3002
Yellville, AR 72687

\$615,000
42± Acres
Marion County



Monarch Ridge Survivalist
Yellville, AR / Marion County

SUMMARY

Address

661 MC 3002

City, State Zip

Yellville, AR 72687

County

Marion County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

36.3562 / -92.7962

Taxes (Annually)

800

Dwelling Square Feet

1500

Bedrooms / Bathrooms

3 / 2

Acreage

42

Price

\$615,000

Property Website

<https://livingthedreamland.com/property/monarch-ridge-survivalist-marion-arkansas/44988/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

You can easily THRIVE on this property that truly has it ALL! This beautiful 3 bedroom 2 bathroom home has three sources of heat including a wood stove, gas heater and mini splits. The attic fan cuts back on costs during the spring and fall seasons. The kitchen has quartz countertops, a double oven, an island big enough to seat 10 and the whole house is wheelchair friendly and accessible. Sit and relax over a cup of coffee on the large covered deck sunrise to sunset. There are two water heaters (gas & electric) and two pressure tanks to preserve the well pump. The house has a private well that is 520ft deep and provides 65 gallons per minute. Outside there is a rabbit house, chicken house, feed shed, root cellar, and a fenced garden with 8 foot high walls. Additionally there is a workshop, a green house, the bees have their own private deck and there are trails throughout the 42 acres. There is a 125 foot shooting range, a cave that's been explored at least 400ft deep, a playhouse for the kiddos, some really neat Ozark Mountain rock formations, several additional build sites, another private well drilled within 100 yards of house for additional living, and another cave that has not yet been explored. The land offers wild muscadine grape, poke weed, mullein, plantain, dandelion, wild blackberry, wild black raspberry, morel mushrooms, puffball mushrooms and so much more to forage. Some of the trees on this acreage are walnut, pine, dogwood, redbud, Osage orange, red and white oak and cedar. This is a SURVIVALIST'S DREAM!!! Call today for your viewing appointment.

MORE INFO ONLINE:

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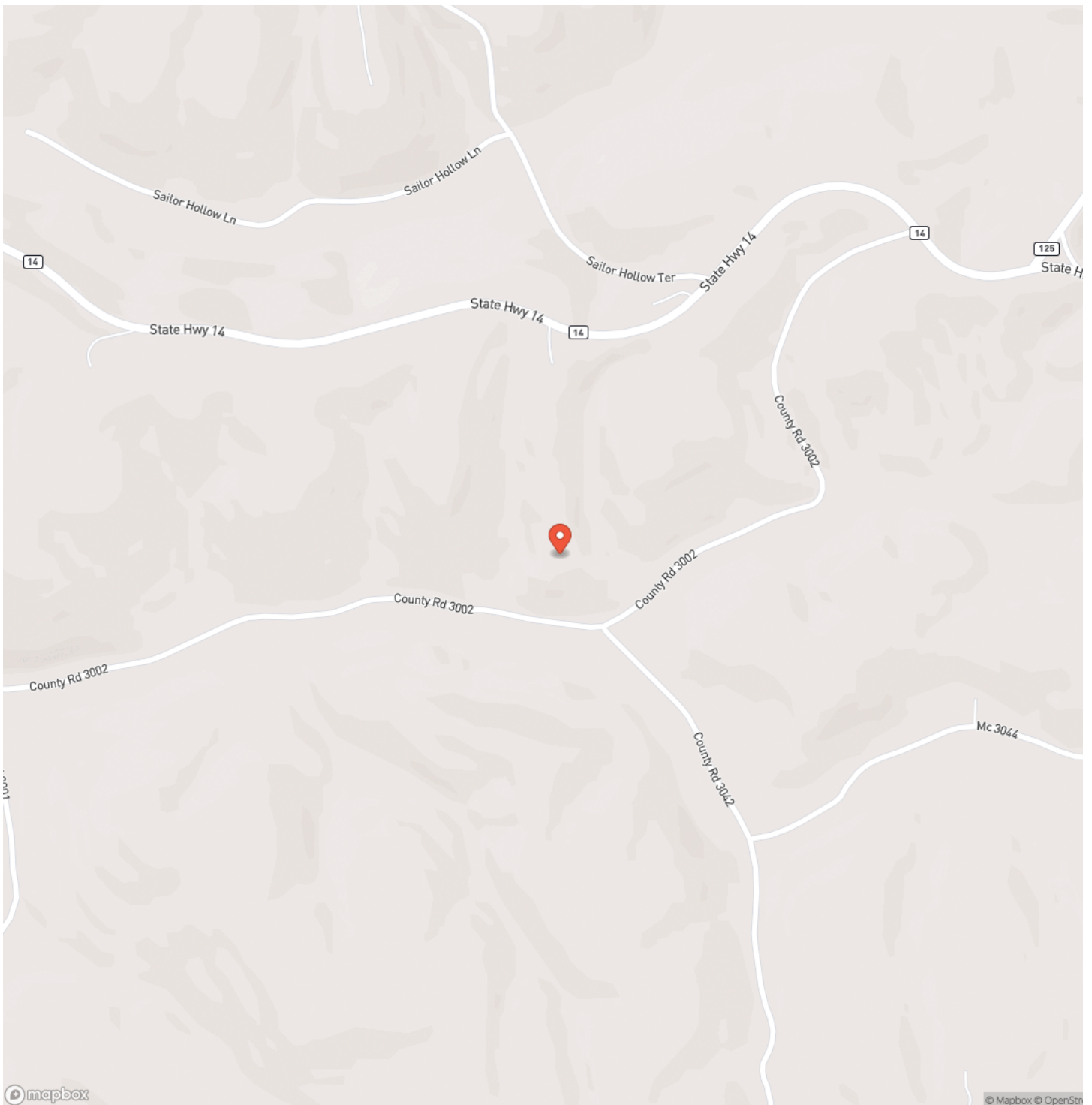


MORE INFO ONLINE:

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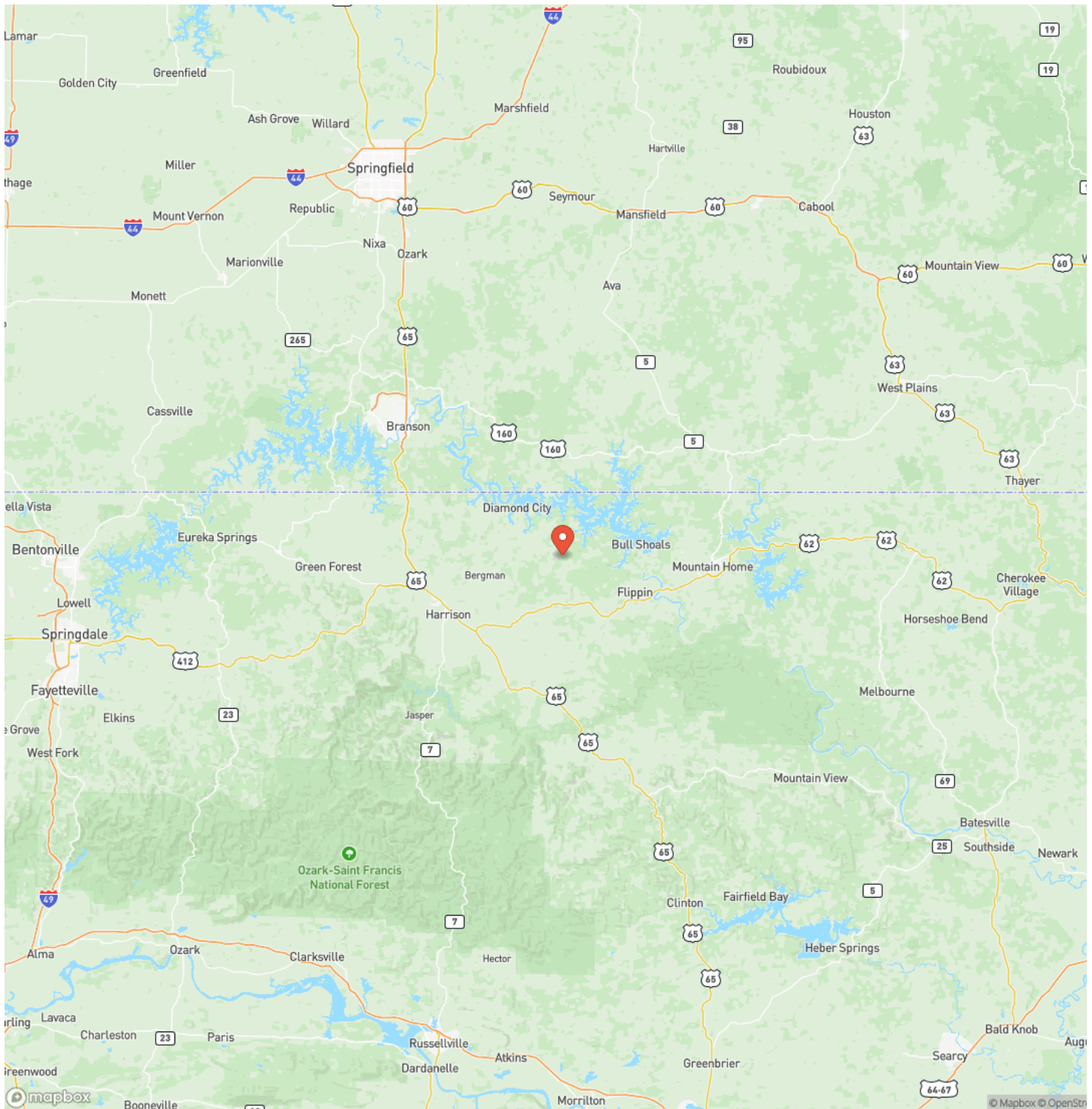
Locator Map



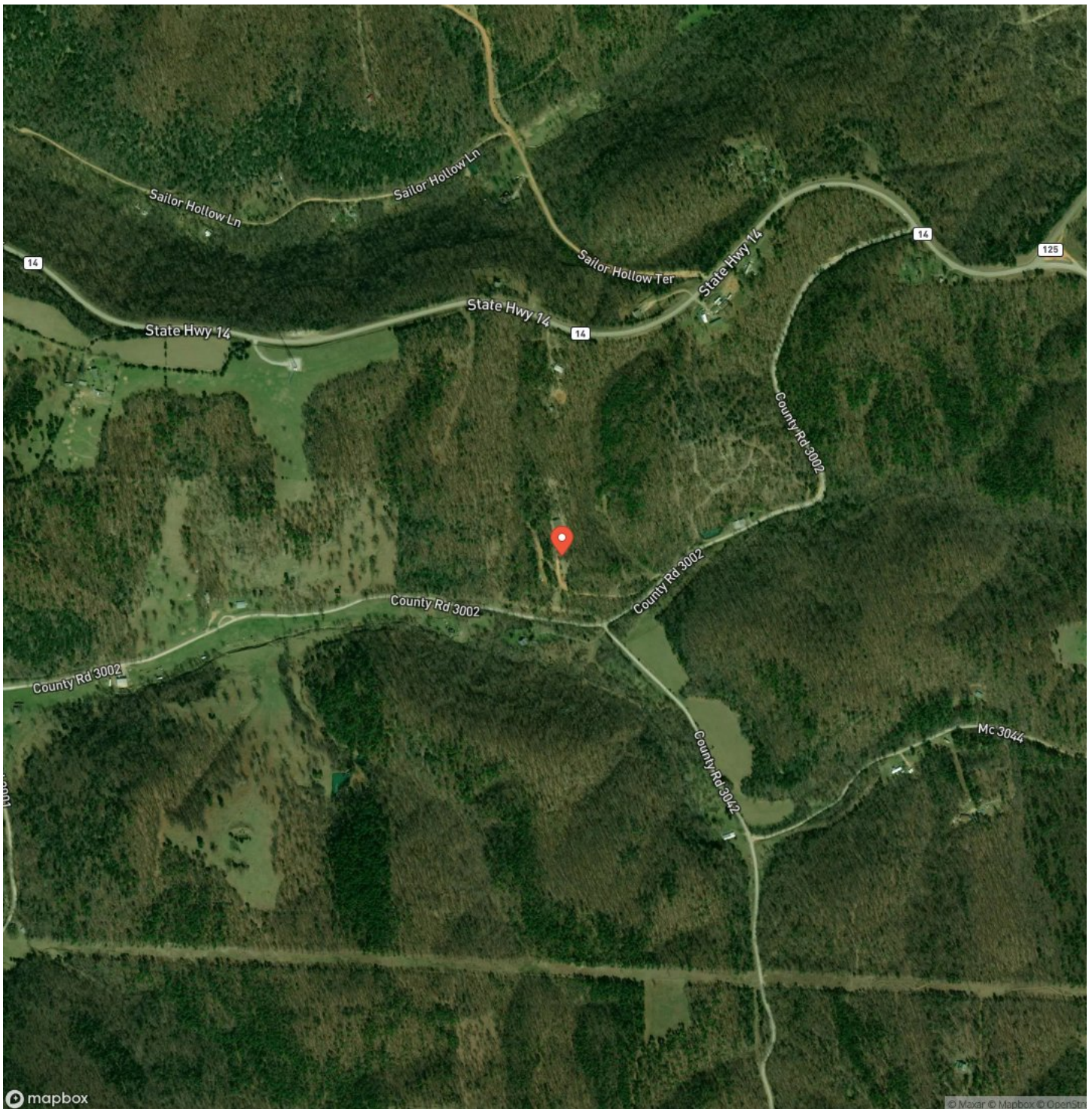
MORE INFO ONLINE:

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Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kortnie Capps

Mobile

(870) 421-5248

Email

kortnie@livingthedreamland.com

Address

City / State / Zip

Yellville, AR 72687

NOTES

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This image shows a single sheet of white paper with horizontal blue 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

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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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100 Chesterfield Parkway
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<https://livingthedreamland.com/>

