

Ozark Bluff Top Paradise
6183 Madison 2340
Huntsville, AR 72740

\$175,000
36.430± Acres
Madison County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Ozark Bluff Top Paradise
Huntsville, AR / Madison County

SUMMARY

Address

6183 Madison 2340

City, State Zip

Huntsville, AR 72740

County

Madison County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.087412 / -93.73497

Acreage

36.430

Price

\$175,000

Property Website

<https://livingthedreamland.com/property/ozark-bluff-top-paradise-madison-arkansas/52948/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Ozark Bluff Top Paradise
Huntsville, AR / Madison County

PROPERTY DESCRIPTION

Welcome to your own private Ozark retreat! Nestled on 36 acres of pristine land, this property includes a charming 10x20 cabin shell, providing the perfect canvas for your rustic getaway dreams. Perched atop a majestic 30-foot-tall bluff, complete with an overhang shelter, you'll enjoy breathtaking views of the surrounding landscape. Venture down to the 1-acre cleared pasture that just needs one small fence repair made to be ready for livestock, or explore the 1/2 acre food plot that is centrally located to draw in those big bucks. A meandering wet weather creek that flows off the bluff as a waterfall adds to the natural allure of the property, while mixed hardwoods, including numerous white oaks, offer both beauty and potential income. With a diverse age structure of timber, from young saplings to majestic mature trees, this land is truly a nature lover's paradise. Convenience meets tranquility with a rural water tap already on-site, and electric available via easement. Located just 4 miles from blacktop US Highway 412 down a county maintained gravel road, accessibility is never an issue. This property is less than 15 minutes from Huntsville and just over an hour from Springdale. This haven is not just a property; it's a lifestyle. Embrace the serenity of rural living while enjoying the abundant wildlife, including deer, turkey, and bear, making this area their home. Don't miss the opportunity to own this slice of paradise. Here's your chance to be Living the Dream!

MORE INFO ONLINE:

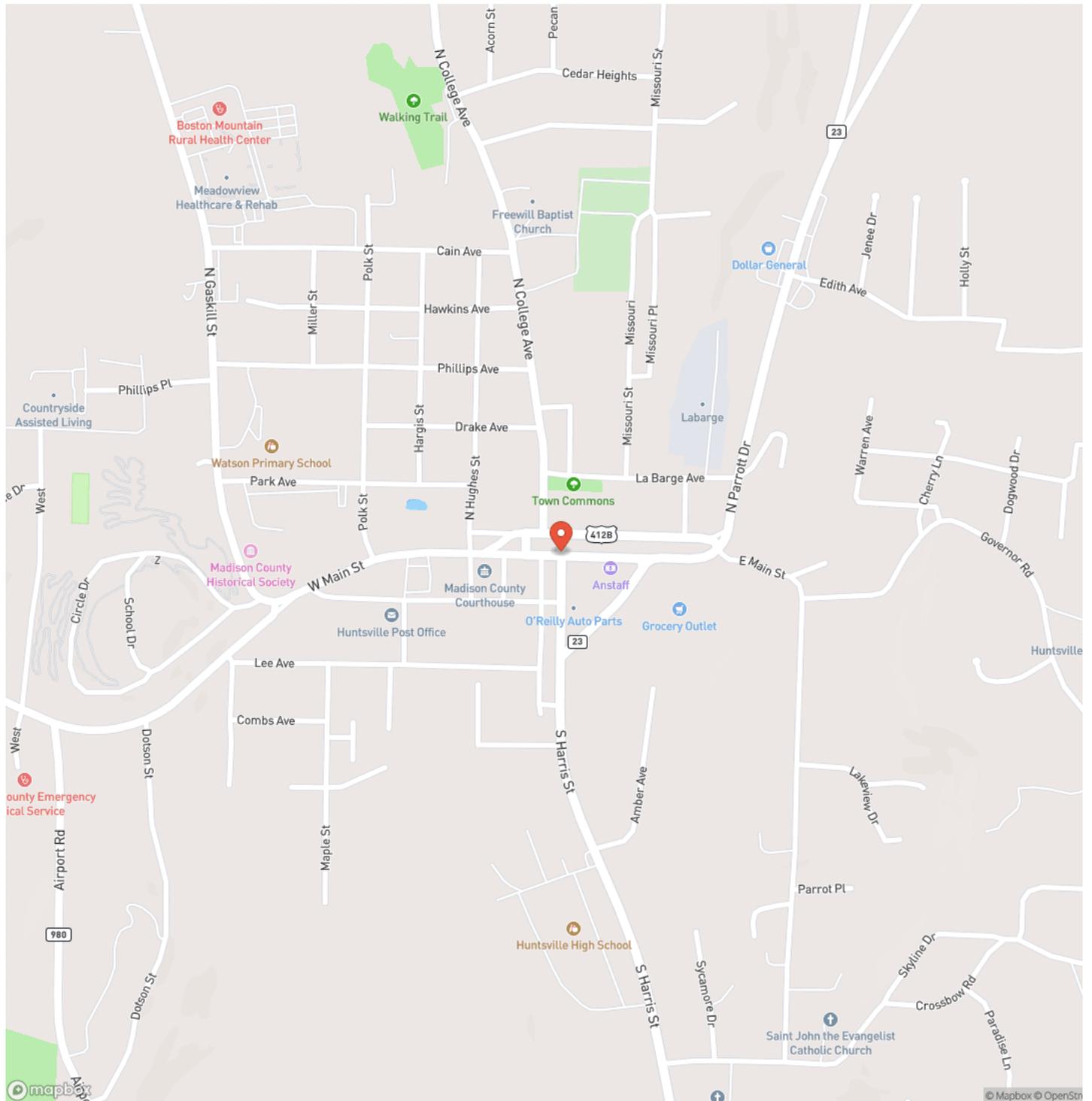
<https://livingthedreamland.com/>



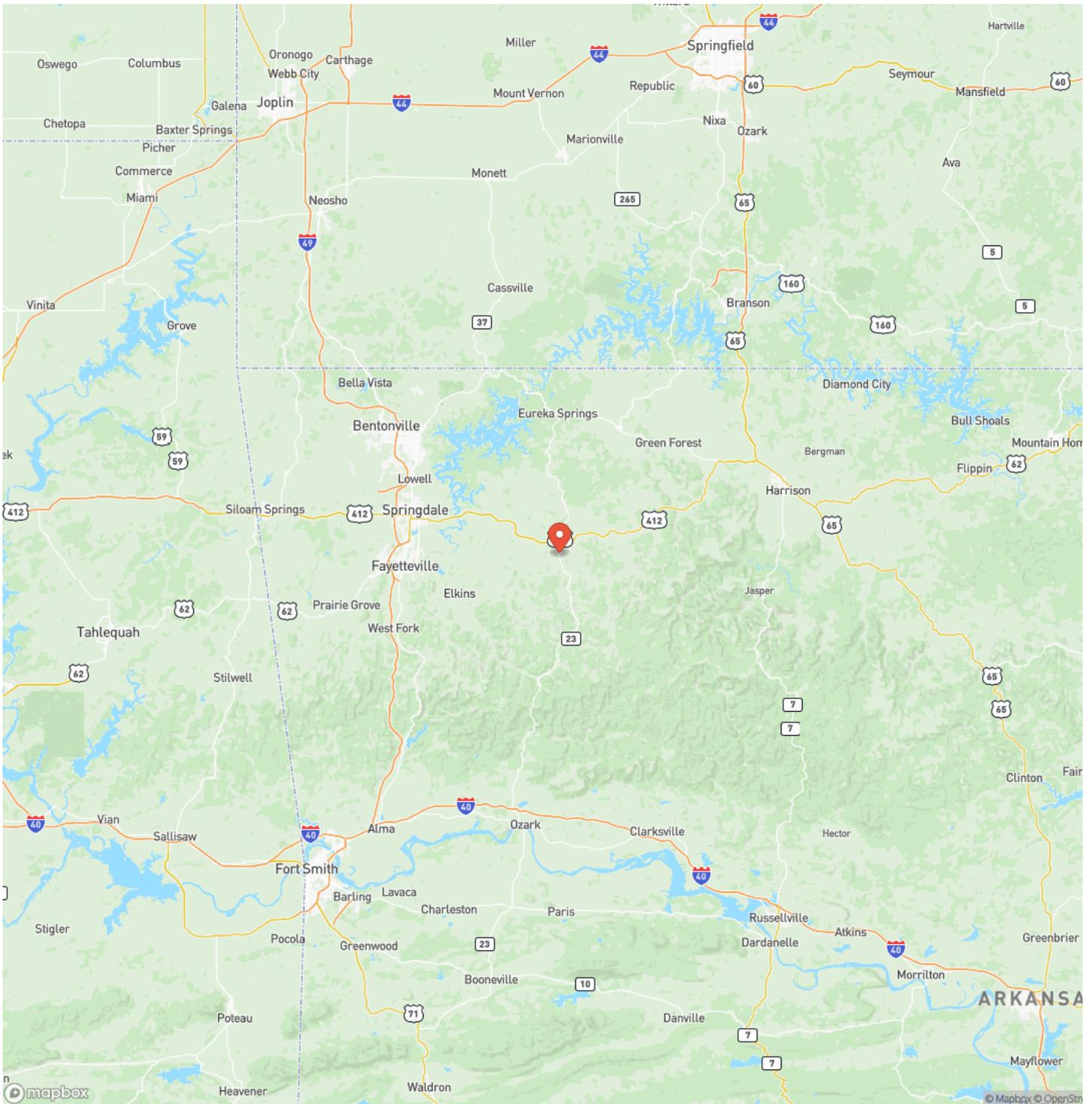
Ozark Bluff Top Paradise
Huntsville, AR / Madison County



Locator Map



Locator Map

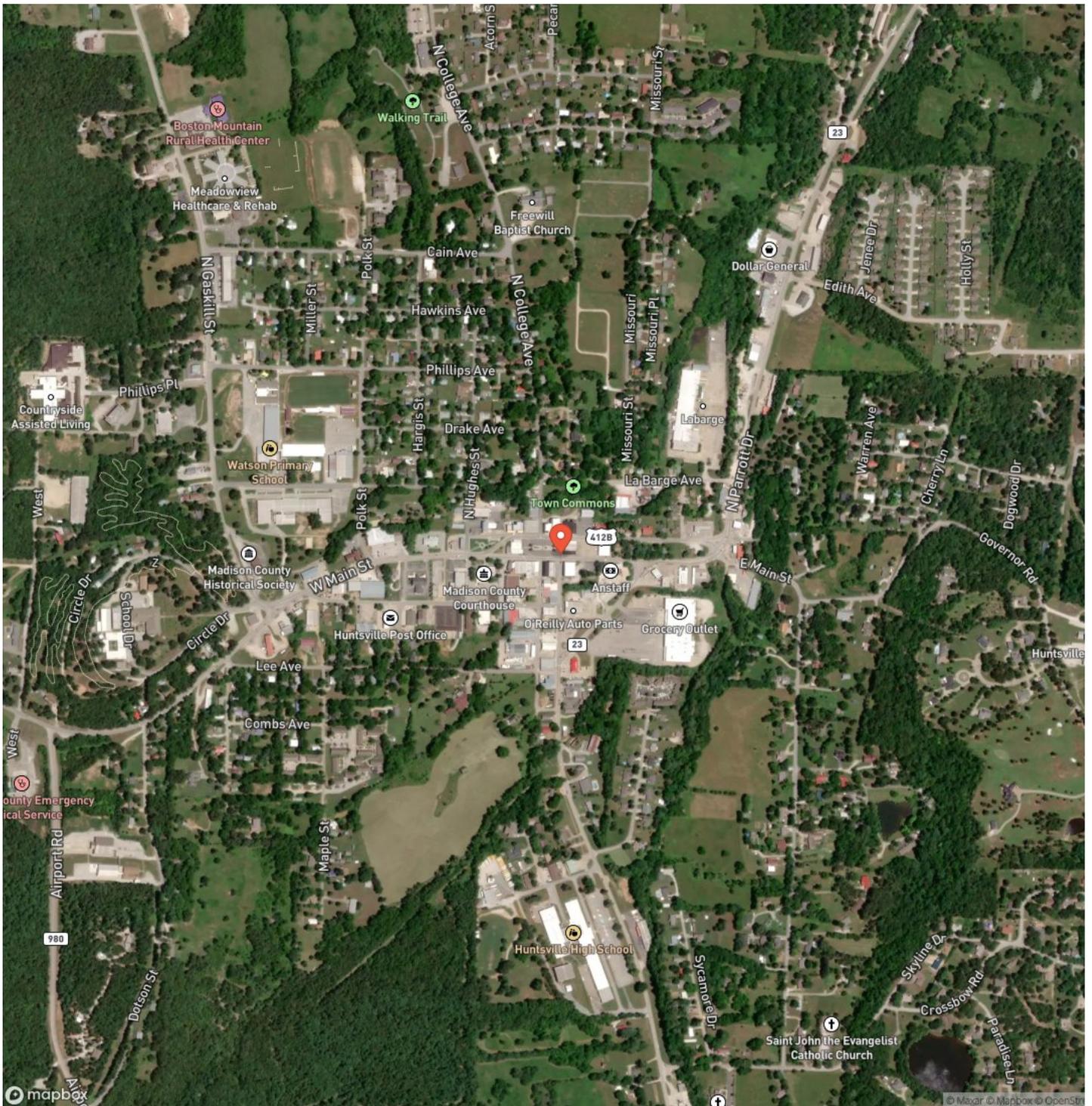


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Living The Dream Outdoor Properties
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

