

OFFERED FOR SALE

Ozark Mountain Getaway

266.0 +/- Total Acres

▪ Franklin County, Arkansas ▪

Offering Price: \$910,000.00

Offered for sale is 266.0 +/- acres of forested hunting and recreational land with a camp house. The property represents an excellent getaway for relaxing and entertaining family and friends in the scenic and secluded Ozark Mountains. The land is in Franklin County, Arkansas, just off the Pig Trail (AR Highway 23) south of the Ozark-St. Francis National Forest and Mulberry River, roughly nine miles north of the town of Ozark.

The property is easily accessed and has roads and trails throughout. North Fork White Oak Creek runs through the landscape's south portion. The property offers wild turkey, whitetail deer, and black bear hunting, and there are developed wildlife food plots and an open gas line, which offers excellent hunting locations. Abundant year-round outdoor opportunities are available in the immediate area, from hunting and hiking the Ozark-St. Francis National Forest to canoeing and fishing the Mulberry or Arkansas River.

Structural improvements include a three-bedroom, two-bath camp house with an outdoor deck overlooking the property. Within proximity to the camp house is a fire pit, a storage building, a shop building, and an equipment storage shed. The area around the camp house is graveled, offering plenty of parking and room for additional development.

Contact Joel Whicker of Alluvial Land Company, LLC, for more information or to schedule a tour.



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Dedicated to Land and Land Ownership: Alluvial Land Company is a leading land brokerage, development, and consulting firm specializing in agricultural and recreational properties. Our land offerings include investment-grade farmland and hunting properties primarily located in the Mid-South Region. We attribute our success to being experts in our field, client-focused, and results-oriented.

Disclaimer: Alluvial Land Company is the Exclusive Agent for the property described herein. This offering prospectus and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Alluvial Land Company and its agents assume no liability as to errors, omissions, or investment results. All information is approximate.

PROPERTY SUMMARY

Total Acreage

266.0 +/- Total Contiguous Acres

- 0.5 +/- acre homesite and open area
- 7.5 +/- acres in open land (pipeline)
- 258.0 +/- acres in timberland

Location

Franklin County, Arkansas (Northwest Arkansas)

Coordinates: 35.57861, -93.81235

Address: 4150 Low Gap Road, Ozark, AR 72949

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|----------------|-----------|----------------|----------|---------------|-----------|
| ▪ Ozark | 9.5 miles | ▪ Clarksville | 25 miles | ▪ Fort Smith | 45 miles |
| ▪ Fayetteville | 75 miles | ▪ Russellville | 50 miles | ▪ Little Rock | 120 miles |

Access

From I-40, exit north onto AR Hwy. 219, then travel 4.25 miles to Low Gap Road, then turn left and travel 1 mile, then turn right and travel .25 mile on a private road to end at the property. From AR Hwy. 23 (Pig Trail Scenic Byway) traveling north, turn right onto Watalula Road, then travel 2.5 miles, then turn left onto Low Gap Road and travel east for 1.25 miles, then turn left onto a private access road and travel .25 mile to end at the property.

Landscape

The property is predominately mature timberland comprised of hardwood and pine. North Fork White Oak Creek runs through the southern portion of the land and a pipeline runs from the southeast to the northwest. The pipeline is open land with native grass and vegetation offering ideal locations for hunting. The topography is varied in elevation and typical of Ozark Mountain terrain.

Camp House and Site

The property offers a three-bedroom, two-bath camp house located on the far southeast portion of the property. The camp house has an outdoor deck overlooking the property and within proximity is a fire pit, a storage building, a shop building, and an equipment storage shed. The area around the camp house is graveled, and offers plenty of parking and room for additional development.

Outdoor Recreation

Hunting for wild turkey, whitetail deer, black bear, and other small game are available on the property. There are developed wildlife food plots positioned at various locations, and a system of roads and trails offer travel throughout the land. The Ozark-St. Francis National Forest, Mulberry and Arkansas Rivers are located roughly 10 miles away from the property. These public lands offer unlimited outdoor recreation from hunting, fishing, canoeing to hiking, ATV riding, mountain biking, and other recreation.

Property Taxes

\$1,014.00 (source: Franklin County Assessor)

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|-------------------------------|---------|-------------------------------|----------|
| ▪ 001-04984-000 (38.12 acres) | \$47.16 | ▪ 001-04987-000 (45.44 acres) | \$56.34 |
| ▪ 001-05005-000 (60.0 acres) | \$73.59 | ▪ 001-01956-000 (112.9 acres) | \$826.48 |
| ▪ 001-01960-003 (9.5 acres) | \$12.42 | | |

Price

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