

Arkansas River 300



Property Details :

Price : \$1,445,000
County : Franklin
Acreage : 300.0000
Address : 7200 Cordell Rd

Location :



"Extraordinary" fails to convey the sentiment of this 300 acre waterfront property. The secluded ranch with an 8 mi Western view of the Arkansas River lays just North of Ozark, AR in Franklin County. The 3700 Sq. Ft. house built in 2002 with 3 bedrooms, 2 bathrooms, 1 half bath on the River's North side with pastures, timber and trails that parade through the hills to the 10 acre lake just off the river. Ideal for duck hunting and fishing, the lake comes complete with smiles and lazy afternoon naps and a self-made floating ferry and pull rope to go side to side. Inside the gates of the High Fence are 80+ acres of cross-fenced pasture that extends past the vineyard to the 2 cabins w 1bd/ba ea., a Chapel with a reception area & bar, a pole barn, hangar & 1500' airstrip. A perfect site for a wedding venue and/or party site with views of the river and valley with ample room for guests to stay. For the hunters looking for an exclusive lodge, the turkey & whitetail deer are abundant with Ducks that rest on the Lake as they fly the Arkansas River. Of course, small game like rabbit & squirrel are plentiful throughout the land and freshwater fishing is just across the tracks if you wish to get off the "catching" lake and onto Fishing in the River. Oil and gas rights convey with the sale of the property as do any of the water rights and mineral rights the owner may have. Private tours for qualified buyers can be arranged with Jeff Clifton by calling or texting 479-601-1317.

