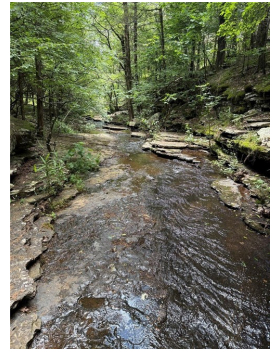




\$ 2,000,000



12140 County Line Rd, Mulberry, AR 72947

- » MLS #: 1319894
- » Land | Lot: 380 acres
- » More Info: 12140CountyLineRd.IsForSale.com



Ryan Hill
 (479) 422-2935 (Mobile)
 ryan@hogproperties.com
<http://www.hogproperties.com>

The Virtual Realty Group



The Virtual Realty Group Arkansas, LLC
 1826 N. Crossover Rd
 Suite 4
 Fayetteville, AR 72701
 (479) 422-2935

A turnkey recreational & timber property located less than an hour from Northwest Arkansas and Fort Smith. Set in the Boston Mountains, this well-maintained 380-acre tract combines mature, income-producing timber with strong recreational appeal. A 2025 timber cruise confirms harvest-ready planted pine and natural hardwood stands, offering both near-term and long-term value. Abundant year-round water-including Rock Creek along the northern boundary, multiple streams, three stocked ponds, and spring-fed wells-along with open pastures, food plots, varied topography, and years of responsible forestry management support healthy populations of whitetail deer, turkey, and black bear. A well-maintained internal road system provides efficient access throughout the property, supporting both hunting and future timber operations. Improvements include a livable cabin and a home that has served as a rental. Remnants of a 150+ year-old homestead remain on the property. Sellers will retain 50% of the mineral rights.

