



ELKINS, ARKANSAS

LUXURY MODERN CABIN

45+ACRES



PRESENTED BY MATT DICKHUT WITH COLLIER & ASSOCIATES

THE OZARK OASIS: 45+ACRES WITH A LUXURY, MODERN CABIN IN NORTHWEST ARKANSAS

The Ozark Oasis is a modern, luxury cabin that sits on 45+ acres nestled in the quiet hills of the Boston Mountain range in Northwest Arkansas. This property envelops you with a sense of serenity and seclusion while only being 15 minutes from Fayetteville, continuously ranked one of the top cities to live in in the country.

The property adjoins over 800 feet of White River. This section of the river holds water year-round and is a host for limitless recreation opportunities.

When you arrive at the property and pass through the custom steel entrance, a forest of cedars and hardwoods will guide you down the private road. As you arrive at the cabin, you will immediately recognize the attention to detail that was given in the design and construction of this cabin.

As you approach the front door, you are greeted by the lush woods behind the cabin, seen through the full-glass wall opposite the entrance. The grandiose, open-concept kitchen and living space are just the opener for this show. An entertainer's dream, this space is designed to host, but maintains an incredible amount of intimacy for those times it is just you, or two.

The modern tones of concrete and steel are warmed by the custom natural pine ceilings inside and out. The fireplace can warm you in the winter but also presents itself as a statement piece.

As you venture through the large glass sliders, you wonder, is this another opener, or is this the main act? Get comfortable. This 1,200 sq. ft covered patio has ample space to simultaneously satisfy the quiet loungers, the ball-game enthusiasts, and the foodies. The large overhead fans and can lights will help set the mood and keep you cool in any situation.

You've made it - introducing our headliner. The 45+ acres is an incredibly unique opportunity to have private access to outdoor sporting and recreation so close to the growing Northwest Arkansas metro.

For the hunter, artist, photographer, fisher, and so on, wildlife and nature will quickly intertwine with your every moment. This property is home to healthy populations of whitetail deer, incredible bass, ducks, geese, black bear, and more.

From a quiet morning with your fishing rod and a coffee, to an evening of music and camping with 100 of your closest friends, the pasture and pavilion by the river are perfectly suited for whatever your soul needs. Utilities down by the river enhance your ability to use the space in a myriad of ways.

This property is one-of-a-kind and checks all of the boxes for a prime, Northwest Arkansas recreational paradise. Call Matt Dickhut today to book your private tour.



Matt Dickhut, Realtor®
Collier & Associates
479.721.9751

matt@collierhomesnwa.com

PROPERTY FEATURES



PRICE: \$1,590,000

LOCATION: ELKINS, ARKANSAS

ACRES: 45+

**STRUCTURE: 1,560 SQ FT
LUXURY, MODERN CABIN**

- 800 ft of White River Frontage
- 1,200 sq ft covered porch
- Private gravel road
- Abundant wildlife
- Mature hardwood trees
- Fantastic bass fishing
- Underground utilities
- Limitless recreation opportunities
- River deck
- Trail & Ramp to river
- Pavilion by the river w/ utilities
- 15 minutes from Fayetteville
- 50 minutes from Bentonville
- 1 hour from the Buffalo River

Your perfect getaway from the everyday. This property will be a catalyst for your best memories yet to come.

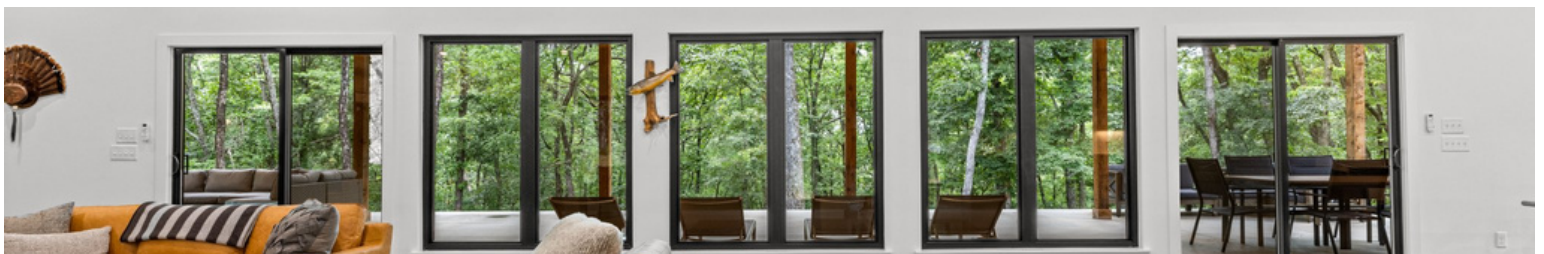
LUXURY CABIN



- 1,560 sq ft contemporary cabin
- Eat-in-kitchen
- Quartz countertops
- Built-ins
- Ceiling fans
- LED lighting
- Walk-in closet
- 1,200 sq ft covered patio
- Custom steel entrance gate
- Washer & dryer
- Electric/tankless water heater
- Dishwasher
- Electric oven with range hood
- Refrigerator
- Microwave
- Stainless sink w/ garbage disposal



CABIN PHOTOS

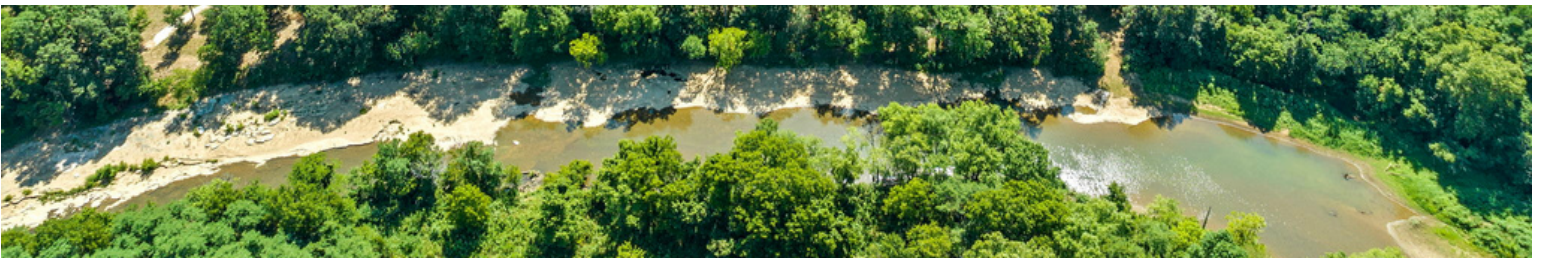


CUSTOM STEEL ENTRY GATE



RIVER PAVILION WITH UTILITIES

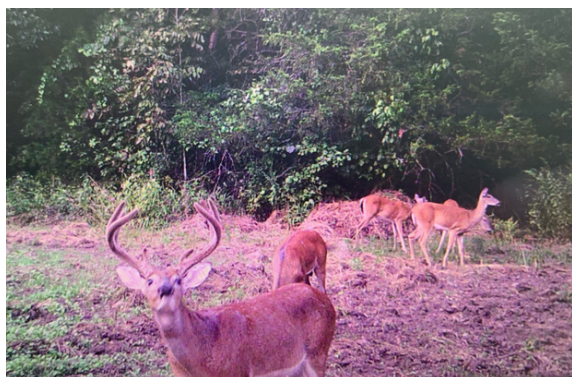
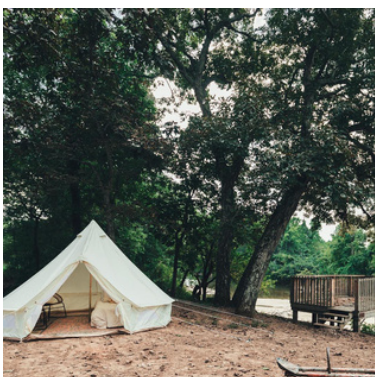
WHITE RIVER FRONTAGE



RECREATION & WILDLIFE



RECREATION & WILDLIFE



TAKE A SUMMER TOUR



VIDEOS



TAKE A WINTER TOUR

AERIAL & TOPOGRAPHY



**11713 LONG-TATE RD
ELKINS, AR 72727**

This property is truly one-of-a-kind with unmatched recreation potential and privacy and is near all of the amenities of the Northwest Arkansas metro area.

For more information on this property, or to schedule a private tour, call the list agent, Matt Dickhut.



Matt Dickhut, Realtor®

Collier & Associates

479.721.9751

matt@collierhomesnwa.com

This property is listed through Collier & Associates. 479.274.0662
This information provided is deemed accurate but not guaranteed.

COLLIERANDASSOCIATE.COM