

LAND AUCTION



109.24 AC± | 2 TRACTS | BOONE CO, AR

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

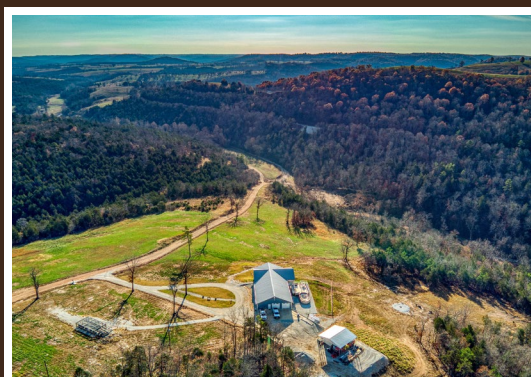
AUCTION DATE: 11/8/23 | AUCTION TIME: 4:00 PM

AUCTION LOCATION: BUCKETS SPORTS BAR & GRILL

1423 US-65, HARRISON, AR 72601

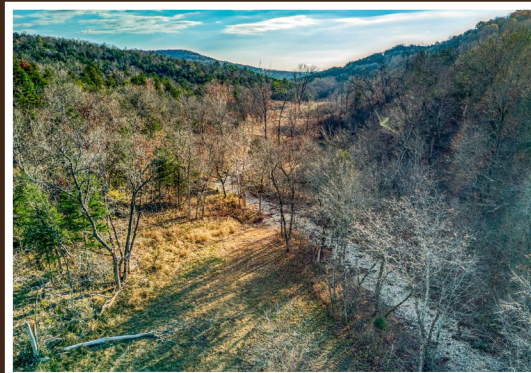
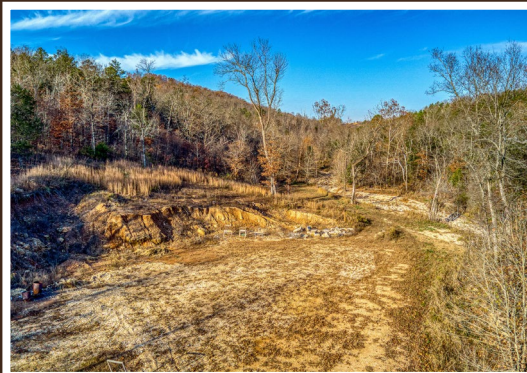
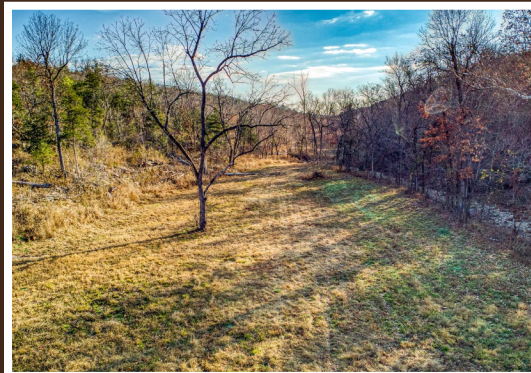
OPEN HOUSE: 10/19 | 4:00-6:00PM & 10/28 | 11:00AM-2:00PM

11761 COBB RD, OMAHA, AR 72662



TRACT 1: 67.31 ± ACRES

What a dream! This amazing property is packed full of unique and special features you just can't believe until you see it. No detail was spared in this masterpiece of a home with a focus on functionality, aesthetics, beauty, reduced maintenance and convenience. As you approach the home you enter via gravel county road to an open pasture where a setting like a Rockwell painting greets you. At first glance you may have to catch your breath as the home overlooks the stunning valley below and the mountains all around, the view is truly breathtaking and was a focal point of the design to be seen from most any point. The garage was built to accommodate almost any vehicle being 25' deep and 9' doors. There is also an additional workshop room off the garage, perfect for tool storage and small projects and even boasts 220 outlets for air compressors. A mechanical room was brilliantly placed off the workshop with extra storage, the well pressure tank, water softener and even a half bath. A fully coverage large storage shed off the side of the house has gravel flooring and is the ideal spot for a tractor, extra vehicles, ATV's or any other equipment you may need to manage your incredible acreage. There is an enclosed gardening area with raised beds, water and electricity for any project you have in mind. The majestic home greets you with a massive, covered porch with custom railing and easy access to any entry of the home. Walking through the front door you realize how spacious and well thought out your new home really is. The massive great room is complimented by a spacious dining area and a roomy kitchen. The massive tile floors are warm and inviting and functional with little maintenance. The 9' ceilings throughout the house just add to the open and roomy concept. No matter where you turn, you are greeted with massive windows and views of the land all around you. The kitchen sports 2 refrigerators with ice makers, quartz countertops, custom cabinetry, a reverse osmosis system, a huge walk-in pantry and endless storage. Whether you are washing the dishes, cooking, entertaining, working in the extra office space or just relaxing... no matter where you turn you are surrounded by stunning views. Making your way through the main level, there are two large bedrooms with plenty of closet space, a large bathroom with custom cabinetry and additional storage, an oversized laundry room with additional cabinetry, sink and even a custom cat door. Topping off the main level is the enormous master suite; this space is loaded with features and plenty of room. There are two separate walk-in closets, extra room for a setting area, and her closet won't disappoint with the custom makeup vanity and special drawer for "hot tools". The master bath is spacious with 2 sinks, marble shower and plenty of lighting. All the windows sport automatic custom window treatments for instant privacy you can control from your phone or by remote. As you head downstairs there is a space for everyone, no matter what their interests. Another great room awaits with ample space and this "man cave" is set up with immaculate custom distressed wood walls, polished and colored cement floors, an oversized walkout window/Slider for excellent access to the entertaining area outside, a full wet bar with custom cabinetry and a stunning custom bar top made of walnut and resin that is just the cherry on top! Along one side the massive safe room is ideal for extra storage or just that comfy room when or if a storm pops up. A full bathroom is complemented with more custom cabinetry, storage and plenty of space. The massive craft room is sure to please any lady in your life looking for her own space and a place to allow the creativity to run; this space is vented and could easily be turned into a massive bedroom or even game room. An additional bedroom with large windows and walk-in closet and another storage room tops off the basement. The home was built with longevity, ease of maintenance and efficiency in mind... the home is completely handicap accessible, has a 3-zone dual fuel HVAC system, Anderson Windows, whole home Generac 22kw generator, composite decking on all the deck, "we boost" whole house cell phone booster, and more! The outside of the home is just as impressive as the inside. The massive deck surrounds over half of the house and is complete with lighting and custom railing. The composite custom deck is multi-level and comfortably gets you from top to bottom, the sun deck is complemented by a custom above ground steel framed 12'X24' pool complete with Hayward heater. Topping it all off is the impressive acreage that surrounds you. This special tract of Ozarks land is tucked in the hills with impressive views all around and miles of ATV trails for endless fun.



TRACT 2: 41.93 ± ACRES

Wow, what an incredible opportunity. This rolling Ozarks tract is loaded with potential in a fantastic location. The property boasts approximately 10 acres ± of established pasture with native warm and some cool season grasses and a lovely view of the valley below. The gravel county road ensures quality access along the West and South boundary for almost ½ mile. With a gentle yet characteristic topography, the landscape is conducive for just about any use... homesteading, building your dream home, hunting, development, or any other endeavor. Making your way to the southern end there is an excellent trail system you can easily navigate with small truck, utv or atv. This section sports some gorgeous mature cedar, post oak and even chinquapin oak timber stands and is very aesthetic as it matches the beauty of the surrounding mountain country. A ravine, small clearings, large wooded flats and more all culminate to create a wonderful hunting tract and this place has a history of quality whitetail deer, turkey and black bear. Numerous trails meander through the hillside and get you to most of the acreage. There is a high point on the property with plenty of level areas that would be ideal for an immaculate homesite. This area would boast some great views of the valley below with some minor clearing and that dream home would fit just perfectly in your private oasis. Several areas have some pockets of large boulders and rock outcroppings and just add to the nostalgia of the peaceful and tranquil ambiance of this lovely property. Not only is this amazing tract loaded with features, but it also puts you in close proximity to many area attractions and cities. Located just a short drive to Table Rock Lake, Bull Shoals Lake, Branson, MO and Harrison, AR... you really couldn't ask for anything better. And you are less than 10 minutes to gas and groceries. With the features and location this place would be ideal for the investor to develop or even build rental cabins tucked away on many of the potential building sites. Tracts like these are around every corner, call today and find your way home.



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

ZEKE BARRETT, AGENT: 870.715.5437 | zeke.barrett@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Tony Chrisco, Arkansas Broker, License # PB00077830 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Zeke Barrett, Arkansas Land Specialist, Whitetail Properties Real Estate, LLC, 870.715.5437 | Keith Babb, AR Auctioneer, PB00071902, License #1213