

**RESIDENTIAL LAND FOR SALE**



H Hwy

Parcel Size 0

Date Listed

07/22/2024

Noel, Missouri

Listing ID

GL-1727011174

United States

Listed by: Realtyww Info

Asking Price

\$650,000

For more information, visit:

<https://www.globallistings.com/11880295>

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## Overview

The riverfront property of your dreams! Elk River 45 is a 45+/- acre parcel located on Elk River. Conveniently located just 1 mile west of I-49 on HWY, the property has approximately 1800' of gorgeous river frontage! With an excellent build site for your dream home, large gravel bars, a stocked pond, and spacious hay field. Located on Elk River only 1 mile west of I-49, this gorgeous tract has approximately 7.5 acres located out of the flood plain providing the perfect build site for the home of your dreams. The land is primarily flat with river bottoms that are currently used for hay production and cattle. The property has a large gravel bar with excellent river access. This section of the Elk is great for floating, camping, catching small mouth, or just enjoying a day in the river. The pond located on the Southwest corner of the property is stocked with perch and catfish. Just 20 minutes from Northwest Arkansas the local activities and attractions available are endless. The climate is warm and temperate. Over the course of the year, the temperature typically varies from 28F to 89F. Rainfall can occur year round, even in the driest month there is likely to be precipitation. The average annual rainfall is approximately 43 inches.

For more details:

Listed by: Nathan Anderson

**Contact**

**Email**

**Phone**