

### Items that CONVEY with the main home:

- Appliances will convey: Washer, Dryer, Microwave, Dishwasher, Stove/Oven, Refrigerator

### Items that CONVEY with A Frame cabin:

- All furniture
- All appliances
- Comes completely furnished as it is

### Farm Items that Convey:

- 2 large 700 Gallon galvanized steel water troughs
- 2 concrete feed bunks
- All portable corral panels along with sweep alley and Tarter Squeeze Chute

## **423 Gas Road, St. Joe, AR 72675**

- 74 acre Rocky Prairie Ranch property with 2 homes
- 1860 Sq Ft 3 bedroom 2 bathroom main house
- 950 Sq Ft 2 bedroom 1 and half bathroom guest house
- Detached 30x36 3 car garage
- 30x34 Barn/shop
  - With water, electric and additional 12x30 storage loft
  - Barn area has 2 livestock stalls (stables)
- 30x48 Hay or Equipment Barn
- 8x12 Storage shed
- 24x15 Chicken Coop
- 9x14 Chicken Coop
- 40x40 Chicken Run
- 2 8x16 LiveStock Pens with Galvanized Huts
- 190x130 (half of an acre) garden and orchard area with 7 foot deer proof fencing
  - 9 peach trees, 10 apple trees, 2 pear trees, 1 cherry tree, 1 plum tree, 1 fig tree
  - Raspberry, blackberry, blueberry, gooseberry, grapes, strawberries
  - 15 4x8 raised beds, an 8x120 raised bed, flat garden plots
- Root Cellar
- Working corral with sweep and alley and Tarter squeeze chute
- The 74 acre property is broken down into 8 paddocks totaling approximately 55 acres of pasture for rotational grazing .
  - 2/3 pastures wired with 48 inch sheep and goat wire
  - 1/3 pastures wired with 5 strand barbed wire
  - Each pasture has access to frost free water hydrants
  - Pasture is predominately fescue, orchard grass, clover, and Bermuda
- 2 spring fed stock ponds
  - Largest pond is aerated with an American Eagle pond aerator windmill and is also stocked with catfish, crappie, and bluegill
- Deer stand

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**Main Home Details**

- 1860 sq. ft., 3 bedroom, 2 bathroom with additional sleeping loft/bedroom
  - Built in 2001
  - Well water
  - Phone and internet
  - Energy efficient home with 12 inch thick walls
  - Metal roof
  - Woodstove
  - Home sits on highest elevation of property with a 270 degree panoramic view for many miles of the surrounding Buffalo River area of the Ozark mountains, including Pilot Mountain to the north of property
  - Long front and back porches with side deck
    - 2 Built in benches and tables
  - All electric appliances convey
  - Large walk-in shower in master bathroom with multiple shower heads
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- New HVAC unit 2020
  - New Water Heater 2021
  - New Well pump, switch, control box and tank 2022
  - Many updates to interior and finishings completed between 2020-2024
  - Has a detached 30x36 3 car garage with electric
  - Gravel driveway to main home is  $\frac{1}{4}$  mile long for great privacy

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## **A Frame Cabin (Arrowhead Cabin)**

- 950 sq. ft. 2 bedroom with 1 and a half bath
- Walk in custom tile shower
- Cabin has custom woodwork throughout
- Very unique cedar live edge slab spiral staircase
- 2<sup>nd</sup> bedroom(sleeping loft) has 4 custom built in bunks (2 full and 2 twin)
- Electric fireplace
- Outdoor landscaping- fire pit area
- Beautiful panoramic view of countryside, farm, and stock pond
- Cabin comes fully furnished and ready to rent or live in
  - Custom furniture, sofas, appliances, décor, kitchen utensils, TV, everything conveys
- Currently is listed on Airbnb and VRBO with over 100+ reviews
- Cabin built in 2021

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## **Additional Details of Property**

- Great location with quick access to float the Buffalo National River
  - 4 minutes from the town of Gilbert (2.4 miles)
  - 5 minutes to Grinder's Ferry access point (2.8 miles)
  - 6 minutes to Shine Eye access point (3.2 miles)
  - 10 minutes to Tyler Bend access point (6.1 miles)
- Buffalo River horseback riding trail access 1.5 miles from property
- Additional recreational activities located nearby include hiking the Buffalo River trail/Ozark Highlands trail, caving, rock climbing, fishing, hunting
- Property is located in the International Dark Sky Park Area of the Buffalo allowing for great nighttime stargazing
- As the crow flies, property is less than 1 mile from the river
- Easy access to property via Hwy 333 and Hwy 65
- Property has over  $\frac{1}{4}$  mile of road frontage with many desirable building locations along Hwy 333 and Gas Rd for easy developmental opportunities for additional rental cabins or homes just a quick 4 minute drive from Gilbert
  - Has access to county water, electric, phone, and internet with a water meter already on property along road frontage
- Property has a large garden, orchard, and chicken coops with 7 foot tall deer proof fence around the perimeter, perfect for those who wish to be self-sufficient and grow their own food
- Ranch is setup for rotational grazing of livestock with 11 fully fenced paddocks with each having access to frost free hydrants supplied by the main water well that is on the highest elevation of property allowing for great water pressure to every hydrant.
- Great hunting for deer, turkey, dove, and bear

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