

# Ranch, Single Family - Lamar, AR



**208 Co Rd 3601, Lamar, AR, 72846**

Offered at \$1,450,000

ONE OWNER, HORSE AND CATTLE PARADISE with BEAUTIFUL views in the OZARK MOUNTAIN foothills. This PRISTINE 197+/- acre cattle farm is manicured and turnkey ready for the new owners. SIX PONDS and THREE CREEKS provide year round water in addition to a MUNICIPAL WATER supply and a DEEP WELL for gardening/livestock. This CUSTOM BUILT 2600+/- sft home has NEW ROOF w/transferable LIFETIME WARRANTY SEPT. 2021, NEW HVAC MAY 2021, NEW WATER HEATER 2020 and FIBER OPTIC INTERNET. The living space has a large, open feel with 3 beds 2 baths open kitchen, granite counters, two pantries, large laundry room and oversized two car garage complete with man-cave.

3 Bedrooms
3 Bathrooms
2,590 sqft
197 acre (lot size)
Built: Unknown year



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vip@assist2sell.com

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