

# Ranch, House - Lamar, AR



## 208 County Road 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. Call today for a showing!

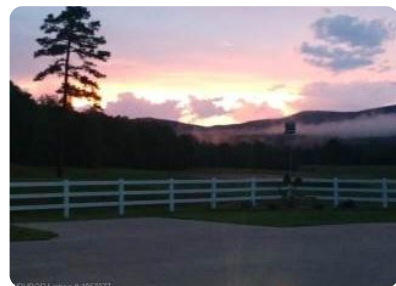
3 Bedrooms

3 Bathrooms

2,590 sqft

197 acre (lot size)

Built: 2000



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