



\$ 1,499,000



313 Cone Ln, Clinton, AR 72031

- » Beds: 3 | Baths: 2 Full
- » MLS #: 25020212
- » Farm/Ranch | 1,248 ft<sup>2</sup> | Lot: 220 acres
- » More Info: [313ConeLnClinton.IsForSale.com](http://313ConeLnClinton.IsForSale.com)



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#### Remarks

Discover your own private haven set amidst the stunning rolling hills of Clinton/Crabtree, Arkansas. This picturesque farm offers a rare blend of open pastures and tranquil wooded areas, providing the perfect setting for peace, relaxation, and a true connection with nature where the only sounds you'll hear are the songs of the birds. The property features a charming farmhouse full of rustic character, complemented by a versatile barn with comfortable living quarters, ideal for guests or extended family. An additional historic farmhouse, brimming with potential, awaits your vision and restoration. Enjoy ample space and endless possibilities with three scenic ponds, three barns, and a well-equipped corral perfect for horses, livestock, or recreational activities. Modern conveniences blend seamlessly with countryside charm, as fiber internet and city water are already on site. Whether you dream of a working farm, a serene retreat, or a family homestead, this remarkable property invites you to step back in time while enjoying the comforts of today. A hunter's paradise. Schedule your tour and experience the ultimate in Arkansas country living! Mineral rights do not convey.

