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## 20435 N Highway 71

Mountainburg, Ar 72946

### Description

One-of-a-kind opportunity to own a nostalgic piece of Arkansas history with a hard-to-find permitted RV Park. 10 Class AAA RV spots with water and sewer hookups and electric service (30/50 amp), plus 3 Class D dry spots. Large lodge with 3 bedrooms, 2 baths and full kitchen, 1 bedroom/1 bath cabin includes kitchen. Additional small smoker building. Bathhouses with external entry offer private baths and showers. Scenic 10 acres for trails, mountain biking, tree houses or tents sites. Plenty of parking on existing paved parking lot. Formerly the iconic Ozark Mountain Smokehouse with the original rock building dating back to the 1800s. Located near the Boston Mountain Scenic Loop on Highway 71 near Artist Point in Mountainburg with some of the best views in the state. Near recreation sites – Lake Fort Smith, White Rock, Ozark Highlands Trail and Devil's Den State Park. Income-producing investment opportunity with unlimited uses for retail, lodging or restaurant. Owner financing and option

### Property Details

Lot Size	10.02 Acres
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