

## Madison 2545

Kingston, Ar 72740



**List Price:** \$994,900

**MLS#:** 1239154

**Beds:** 0

**Garage:** 0

**Type:** Land

**County:** Madison

**School:** Kingston

### Description

This 270 acre property is located in Madison County approximately 16 miles Southeast of Huntsville, AR off of County Rd 244. The acreage sits only 300 yards off of Hwy 74 and has 3/4 of a mile of Kings River frontage. The property is currently being utilized for cattle production but the hunting in this area is very good. Signs of Whitetail deer and turkey are very apparent across this farm. The river does offer some waterfowl potential for duck and geese. Other small game such as rabbit and squirrel can be found in abundance as well. This property has it all from the brushy hill country to the beautiful river bottom. The river offers some good fishing as several nice bass were observed while on property tour. Electric and water runs through the property. A beautiful bluff line runs parallel to the river towards the North end of the property. A conservation easement is in place on this property.

### Property Details

Lot Size	270.44 Acres
Fencing	Partial
Listed By	Keller Williams Market Pro Realty - Rogers Branch