

# 5644 Oak Bend Road

Ozark, Ar 72949



**List Price:** \$95,000  
**MLS#:** 1313157  
**Beds:** 0  
**Garage:** 0  
**Subdivision:** -  
**Type:** Land  
**County:** Franklin  
**School:** County Line

## Description

For sale: +/- 19.51 acres on Oak Bend rd south of Ozark. Located between Cecil and Webb City just south of HWY 96. Property is mostly all wooded with a wet weather creek running west to east just south of the road. There is a producing pear tree located next to the manufactured home (no value) with septic and rural water on site. Owner has current lease with the Energy Transfer gas company, mineral rights and lease will transfer to new owner.

## Property Details

Lot Size	19.51 Acres
Fencing	None
Listed By	Mossy Oak Properties Field, Farm, and Homes