

Ozark Tomato Cannery
547 MC 3002
Yellville, AR 72687

\$291,000
20± Acres
Marion County



Ozark Tomato Cannery
Yellville, AR / Marion County

SUMMARY

Address

547 MC 3002

City, State Zip

Yellville, AR 72687

County

Marion County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

36.226042 / -92.684751

Taxes (Annually)

882

Acreage

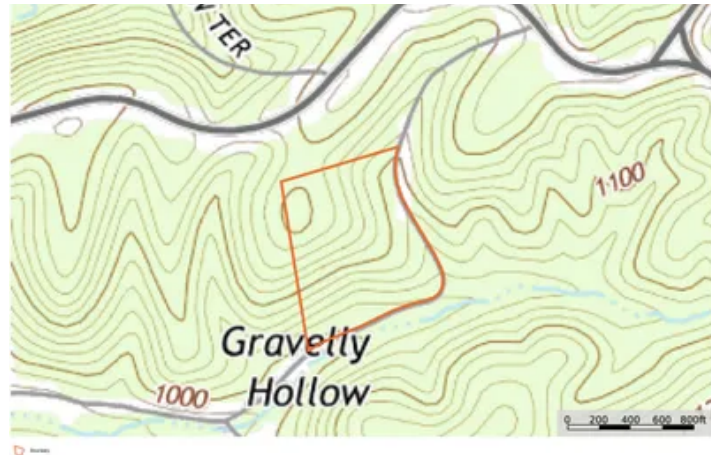
20

Price

\$291,000

Property Website

<https://livingthedreamland.com/property/ozark-tomato-cannery-marion-arkansas/78102/>



PROPERTY DESCRIPTION

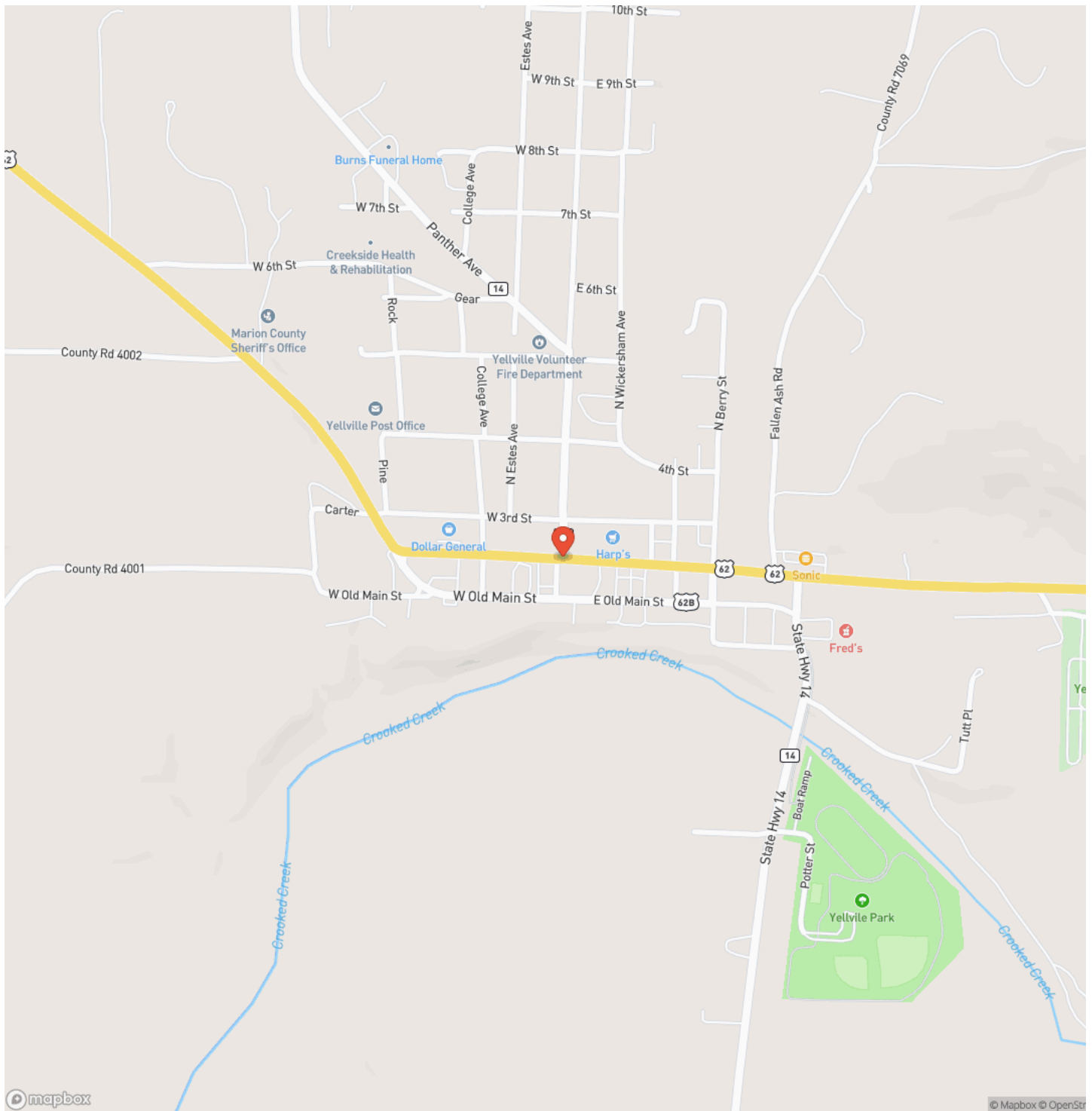
This 20-acre parcel is a unique piece of history here in North Central Arkansas. Back when Dodd City was booming, and the Ozarks were a source of canned goods for adjoining states, this property was one of a few tomato canneries in the area. Local farmers would bring their crops here to be cleaned, processed and canned before being sold. After the tomato business slowed down and the demand for other goods increased, the building once used to can large quantities of tomatoes was added onto to create a home for a local family. This acreage boasts a year-round spring flowing into a freshwater pond just behind the home site. It also has a good well and septic already installed. The old home on the property will need to be removed but will leave a 3500 sq ft foundation, plus 300 sq ft for an attached garage and 900 sq ft of patio area. The pond and home are on .75 of an acre and up the hill there are a little over 3 acres of flat/gently rolling land that offers some excellent views, if cleared. The land is unrestricted and within a short driving distance of the Bull Shoals Lake, Buffalo River, White River, local creeks & national wilderness areas providing all things outdoors!



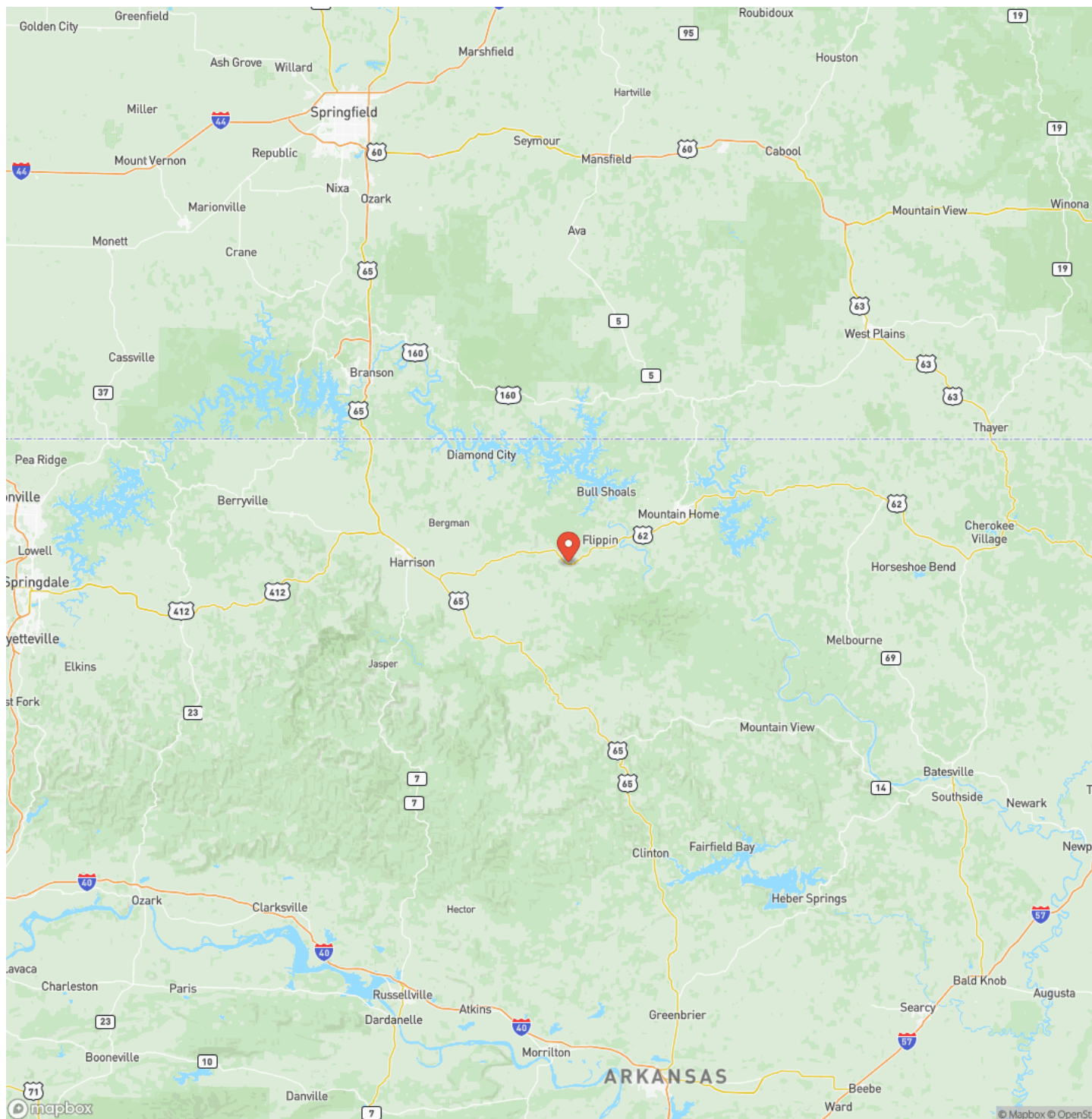
**Ozark Tomato Cannery
Yellville, AR / Marion County**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kortnie Capps

Mobile

(870) 421-5248

Email

kortnie@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

Leasburg, MO 65535

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:

<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

