

MIDWEST LAND GROUP PRESENTS

0.4 ACRES IN

FULTON COUNTY ARKANSAS

SADDLER FALLS ROAD, MAMMOTH SPRING, AR 72554



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SPRING RIVER CEDAR GETAWAY

Located halfway between historic Hardy and Mammoth Spring, this riverfront property combines solid construction with direct access to one of Arkansas's most scenic waterways. The Spring River is fed by Mammoth Spring, the state's largest and the 7th largest natural spring in the world, pushing out more than 9 million gallons of water per hour. Because the water stays a steady temperature year-round, it's common to see fog rolling low across the river in the early mornings and late evenings, a familiar sight for locals along this stretch.

The property covers approximately 0.4 acres with two separate living structures connected by a large wrap-around deck.

Main house - 3 bedrooms, 2 bathrooms

The main residence offers 1,484 square feet of living space with three bedrooms and two full bathrooms. An open kitchen and living area form the center of the home, while eastern red cedar interior walls provide durability and a clean, natural look throughout.

Master suite building – 1 bedroom, 1 bathroom

Across the deck is the second structure: a 680 square foot master suite with one large bedroom and one full bathroom. This setup adds privacy for owners or guests and provides flexibility for full-time living or vacation rental use.

Outdoor features include a 300 square foot covered porch and 1,250 square feet of wrap-around decking

that links the buildings and expands the usable space. A sun deck on the riverbank offers a close connection to the water for kayaking, fishing, or simply sitting beside the river.

While the Spring River is known for its trout, multiple bass species, and walleye, it also supports a wide range of wildlife beyond fish. Along this stretch, residents regularly see wood ducks raising their broods, hooded mergansers, and diving ducks during cooler months. The river corridor is also home to beavers, river otters, and numerous birds, including great blue herons, kingfishers, ospreys, and bald eagles - all drawn by the stable flow and abundant habitat.

An outbuilding on the property provides convenient storage for tools, fishing gear, and river equipment.

Straightforward, well-constructed, and surrounded by active river wildlife, this property offers practical riverfront living or the perfect rental property in one of the most appealing stretches of the Ozarks.



PROPERTY FEATURES

COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **0.4**

- 2,164 sq. ft. of total living space between two cedar structures
- 3 bed, 2 bath main house
- 1 bed, 1 bath master suite building
- Spring River frontage on approximately 0.4 acres
- Sun deck on the riverbank
- All-wood construction with eastern red cedar interior walls in the main house
- 1,250 sq. ft. wrap-around wood deck
- 300 sq. ft. porch connecting both buildings
- Main house: 1,484 sq. ft. with open kitchen and living area
- Master suite: 680 sq. ft. with private bath
- Abundant wildlife, including wood ducks, hooded mergansers, herons, kingfishers, ospreys, bald eagles, beavers, and otters
- Well water and septic system in place
- Electric service provided by NAEC
- High-speed fiber internet available on site
- Conveniently located between historic Hardy and Mammoth Spring, home to Arkansas's largest (and the world's 7th largest) natural spring



3 BED, 2 BATH MAIN HOUSE

The main residence offers 1,484 square feet of living space with three bedrooms and two full bathrooms. An open kitchen and living area form the center of the home, while eastern red cedar interior walls provide durability and a clean, natural look throughout.



1 BED, 1 BATH MASTER SUITE BUILDING

Across the deck is the second structure: a 680 square foot master suite with one large bedroom and one full bathroom. This setup adds privacy for owners or guests and provides flexibility for full-time living or vacation rental use.



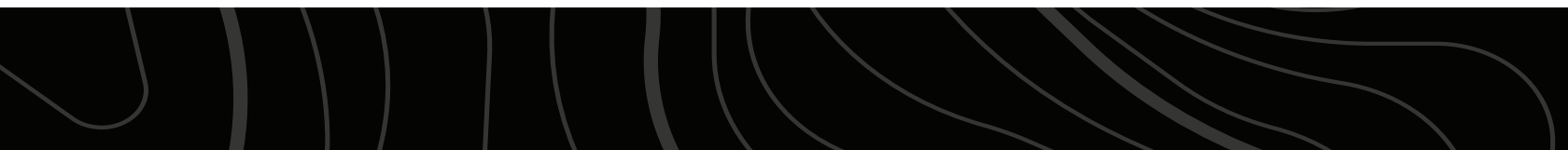
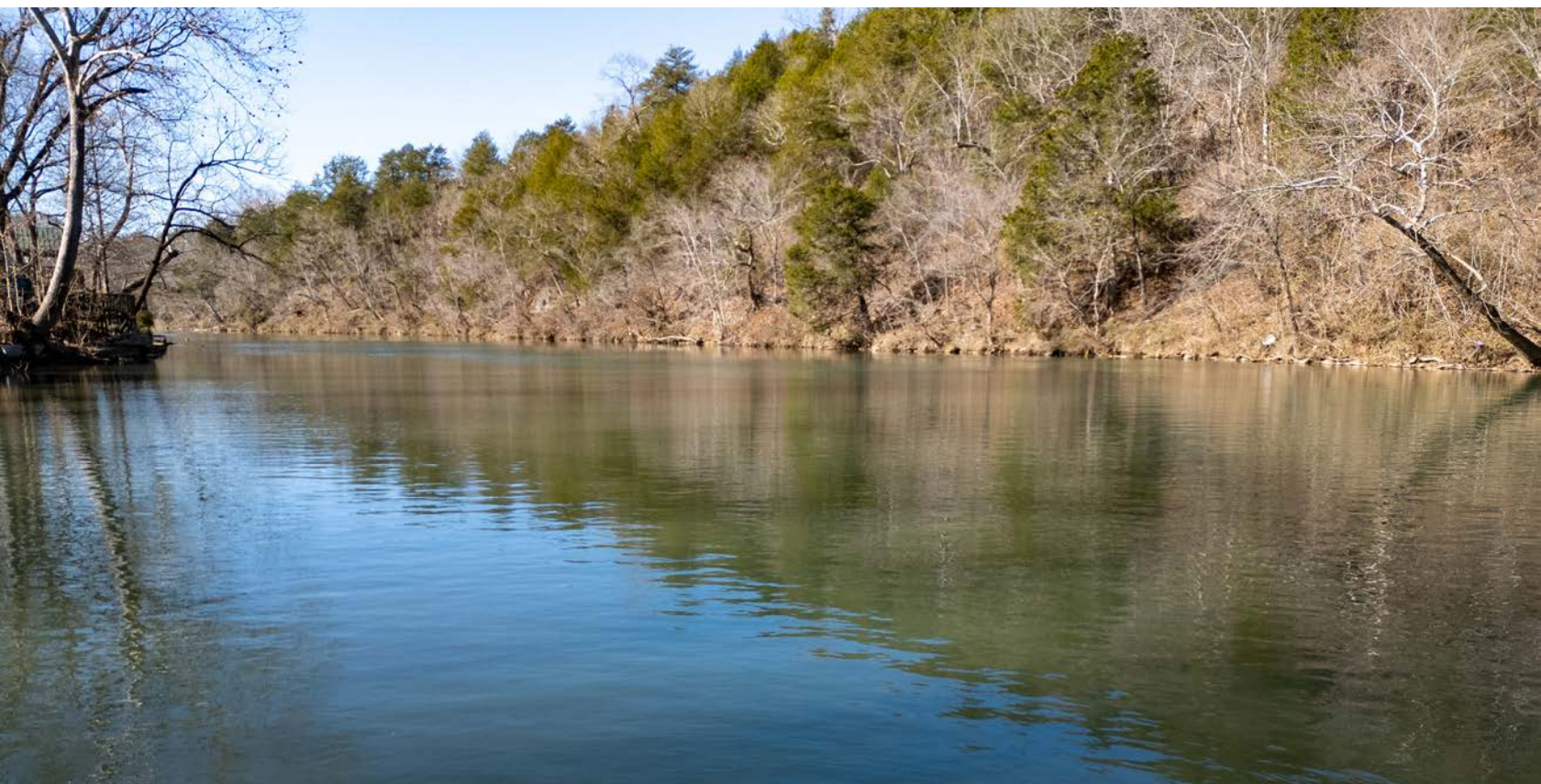
300 SQ. FT. PORCH CONNECTING BUILDINGS



1,250 SQ. FT. WRAP-AROUND WOOD DECK



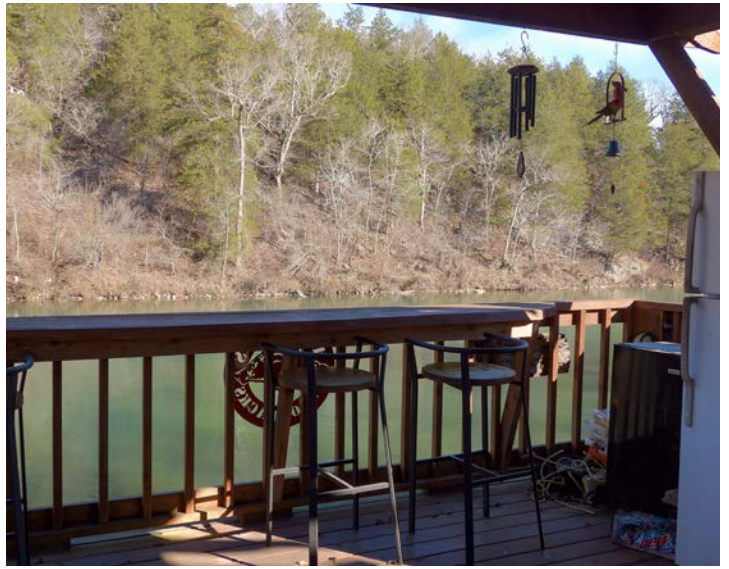
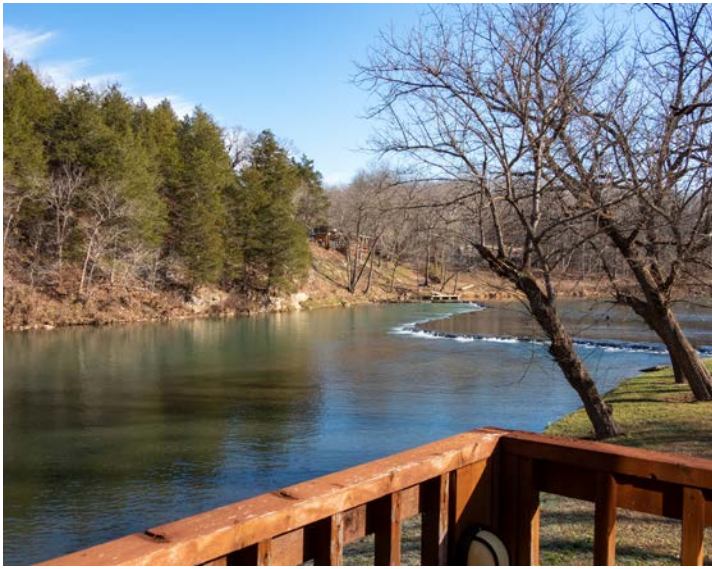
SPRING RIVER FRONTAGE



SUN DECK ON THE RIVERBANK



ADDITIONAL PHOTOS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Cameron Boyd was born in Jonesboro and raised on the values of hard work, integrity, and reverence for wild places. With deep family roots in agriculture and a lifetime spent outdoors, he understands the land not just as real estate, but as a way of life. Today, he owns a cattle and hay farm in North Central Arkansas — land that doubles as his personal hunting ground and a living canvas for habitat improvement projects in partnership with the Arkansas Game & Fish Commission.

Before entering land sales, Cameron managed large-scale row crop operations, ran heavy equipment for precision land leveling, and even owned a custom cotton harvesting business. If it involved soil, water, or steel, he embraced it and used it to learn every inch of what makes rural ground work.

Cameron serves Northern Arkansas with the eye of a hunter and conservationist, the hands of a builder, and the heart of someone who genuinely wants to help people find their place. He's driven, dependable, and not afraid to take on big challenges — especially when it comes to helping fulfill the lifelong dreams of his clients.



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