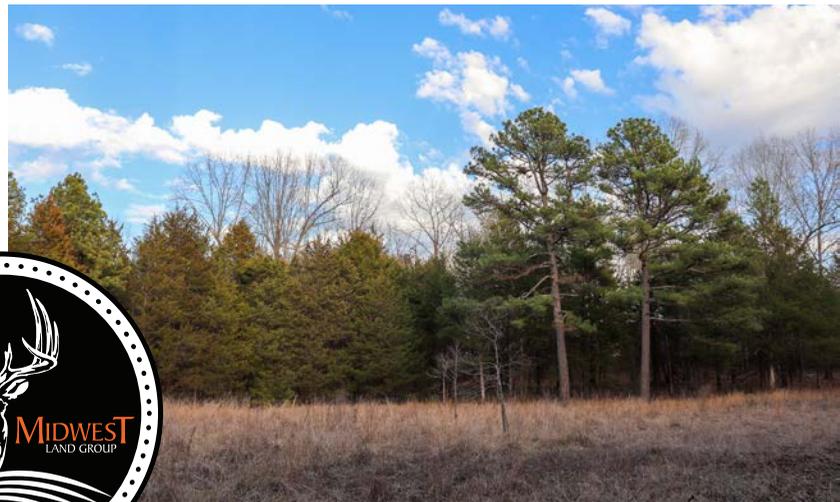


MIDWEST LAND GROUP PRESENTS

67.4 ACRES IN

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# FULTON COUNTY ARKANSAS



9238 ELIZABETH ROAD, VIOLA, AR 72583

MIDWEST LAND GROUP IS HONORED TO PRESENT

# TIMBER, TRANQUILITY, AND A TURN-KEY COUNTRY HOME

A winding gravel drive slips through a cathedral of mixed hardwoods, pine, and cedar, and opens into a quiet clearing with the home pleasantly bordered by timber. Set along Elizabeth Road in Viola, Arkansas, this secluded 67.4 +/- acre property pairs a comfortable, well-equipped residence with the kind of land that invites you to slow down, step outside, and stay awhile.

The 1,440 square foot, 3 bedroom, 2 bath home with attached garage is built primarily of split-face concrete block, offering a sturdy, low-maintenance exterior that fits the setting. Inside, the heart of the home is an open-concept living and kitchen area with tile floors, solid wood cabinetry, quartz countertops, and a cozy, wood-burning stove, as well. The primary suite features wood floors and a walk-in closet, with a tile-floor and shower in the primary bath. Both guest bedrooms continue the warm feel with wood flooring and closets, and the guest bath includes a tub and shower combo with tile flooring.

Step outside and you will see the property shine once again. Behind the home, you will find a valley with a year-round spring and a clearing for a food plot, the kind of natural features that draw wildlife and add to the property's recreational appeal. With deer and turkey

sign throughout, it is easy to imagine early mornings in the woods and crisp fall afternoons spent close to nature.

Two outbuildings convey with the property; both are wired for 120V service and have electricity inside. A 600 square foot shop provides space for equipment, tools, and weekend projects. Nearby, a 12'x24' pre-fabricated, wooden barn offers additional storage or work space.

Modern necessities are already in place. The property has private well water, NAEC electric, NEXT Fiber high-speed internet, and a septic system. The home is heated and cooled by electric HVAC with an electric water heater, and the essentials are included, including the refrigerator, oven and range, dishwasher, and washer and dryer, so you can settle in without a long checklist.

Whether you are looking for a full-time residence wrapped in privacy, a weekend escape with room to roam, a hunting-minded retreat, or a place with vacation rental potential, this Viola property offers a rare combination of comfort, capability, and true Ozark atmosphere.



# PROPERTY FEATURES

COUNTY: **FULTON** | STATE: **ARKANSAS** | ACRES: **67.4**

- 1,440 square foot home and 67.4 +/- acres
- 3 bedrooms
- 2 bathrooms
- 1-car garage
- Split-face concrete block construction
- Open kitchen and living
- Tile floors, solid wood cabinets, and solid-surface tops
- Wood-burning fireplace
- Primary with wood floors and a walk-in closet
- Primary bath with tile-floor shower
- Guest bedrooms with wood floors and closets
- Guest bath with tub/shower and tile flooring
- Winding gravel driveway through mixed hardwood, pine, and cedar
- Private yard setting in the timber
- Year-round spring on the property
- Valley behind the home with food plot potential
- Deer and turkey sign throughout
- 30'x20' shop for projects and equipment
- 24'x12' storage building
- Well water, NAEC electric, NEXT Fiber internet
- Septic system in place
- Electric HVAC and electric water heater



## 3 BED, 2 BATH HOME

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## WINDING GRAVEL DRIVEWAY

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## YEAR-ROUND SPRING

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## 30'X20' SHOP

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## 24'X12' STORAGE BUILDING

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# DEER AND TURKEY SIGN THROUGHOUT

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With deer and turkey sign throughout, it is easy to imagine early mornings in the woods and crisp fall afternoons spent close to nature.



# PRIVATE YARD SETTING IN THE TIMBER

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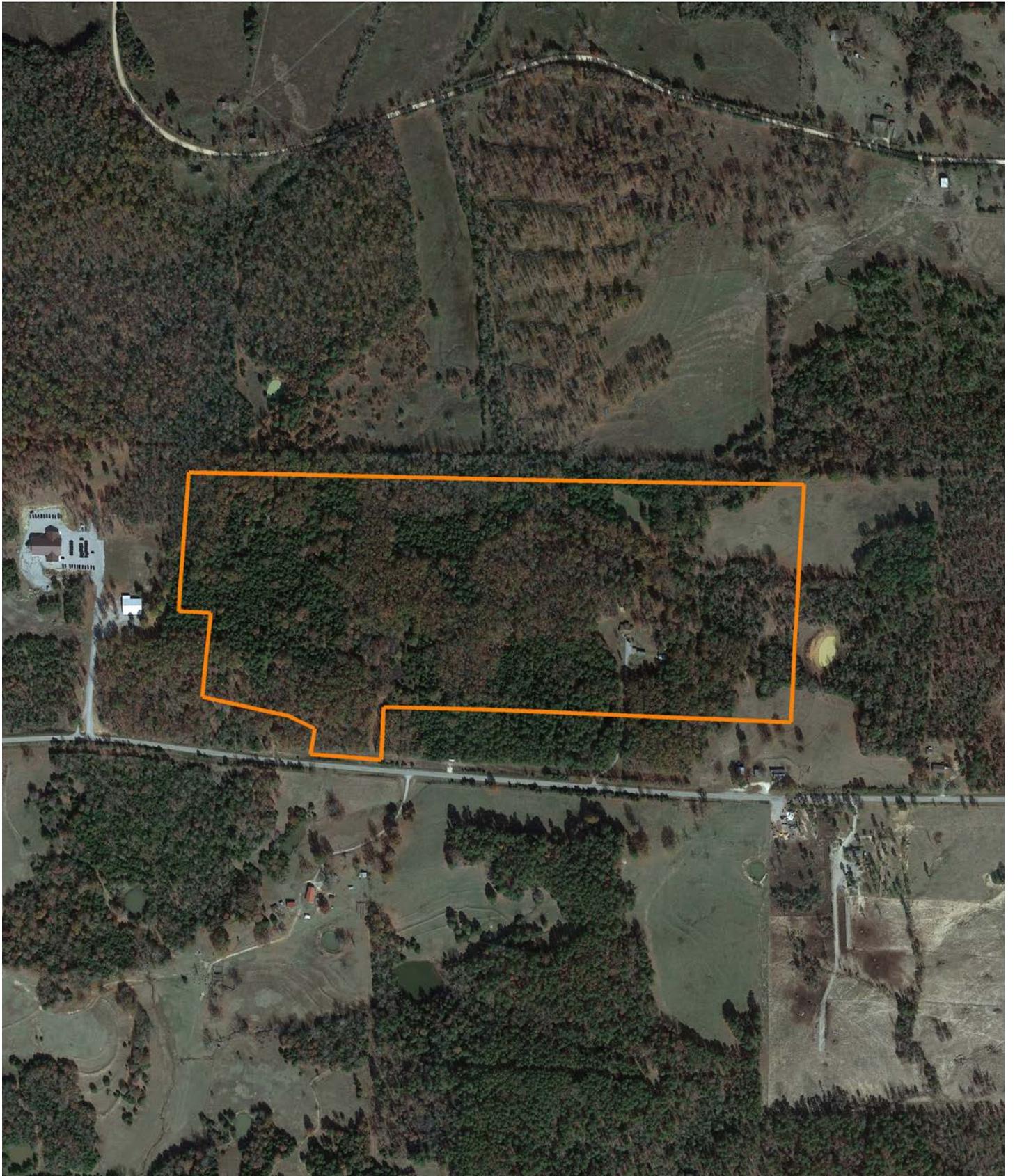
# ADDITIONAL PHOTOS

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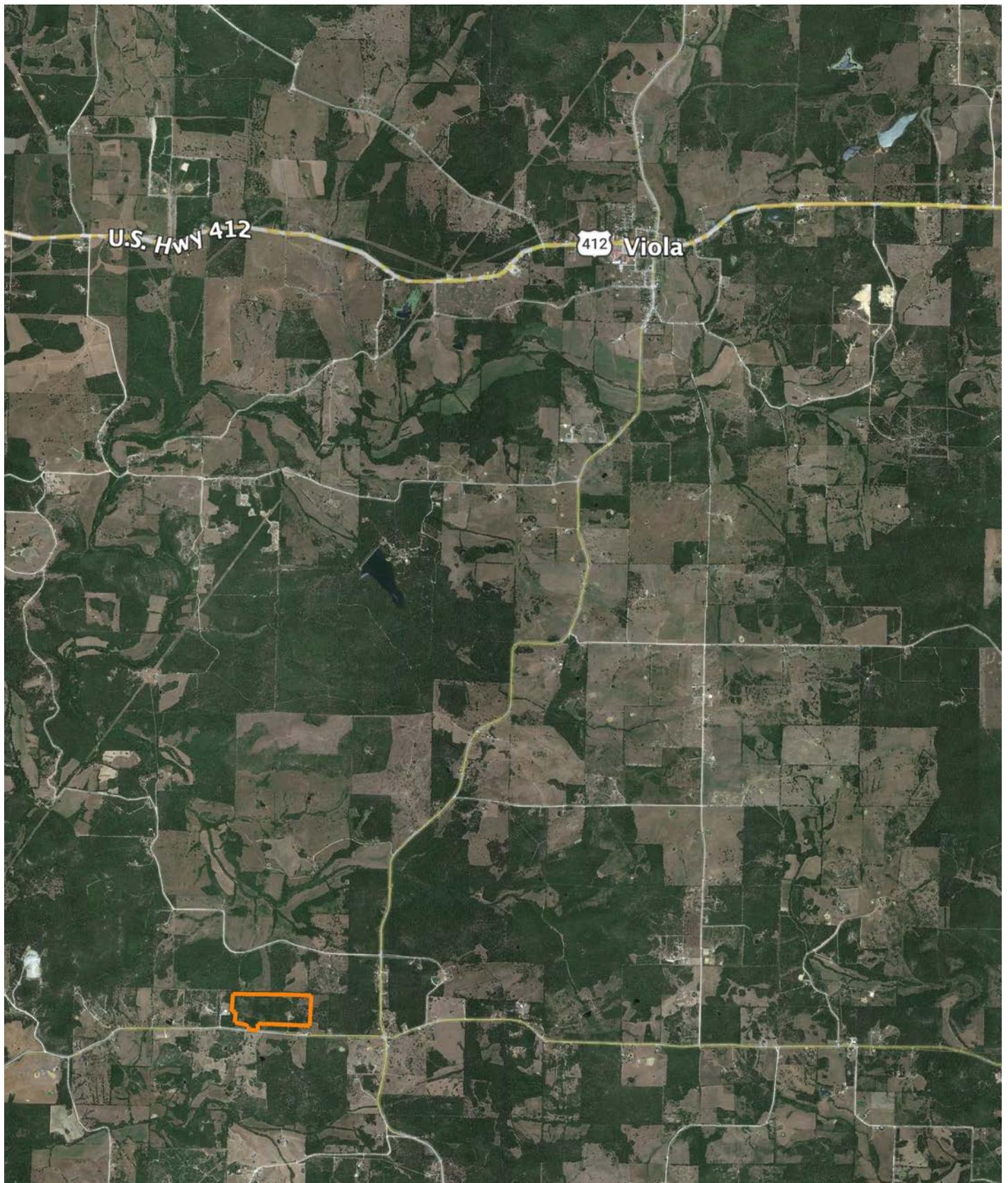


# AERIAL MAP

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# 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.



## CAMERON BOYD

LAND AGENT

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**MidwestLandGroup.com**

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