

10580 Birdseye Lane

Dardanelle AR 72834



Unique rustic 2 story Cedar Home sits overlooking a 1 acre pond stocked with LM Bass, catfish, improved bream, and crappie on 34 acres nestled against Mt. Nebo. 2140 sq.ft., 3BR, 2BA, has 22ft. rock fireplace with separate duct system, 10X40 front porch w/wrap around deck, and geothermal heat & air. Underground utilities, no usightly wires to the house. Underground electricity to yard trees for Christmas lights. A windmill that pumps water for stock tanks, working cattle chute & 5 corrals. 7 stall 40X60 wood horse barn with lighting, concrete tack room and work area and overhead storage. 52X60 steel truss hay barn and 45 ft. round pen. Small field shelter for horses with feed room. Fenced and cross fenced with smooth horse wire and electric wire.



- End of road privacy
 - Nice garden spot
 - Joins state park property
 - Friut trees and plants
 - Abundant wildlife-whitetail
 - Additional land available
- deer, turkey, quail, & rabbit.



\$350,000



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