

## “Wake up to Nature – 37 Acres with 3 cabins Bordering the Buffalo National River”

Experience the perfect blend of industrial design and cozy cabin comfort with this newly custom-built retreat. This property consists of 3 homes, with gated access, nestled on 37 secluded acres with Hoskin Creek running through and bordering the Buffalo National River Parkland, in the Marble Falls/Erbie area, in Newton County. The main home consists of spacious 3-bedroom, 3.5-bath, offering 2,600 sq. ft. of thoughtfully designed living space with breathtaking views. Also located on the property are two additional converted 8'x40' container homes (330 sqft) wired for backup generator and are currently being used as nightly rentals. Each home located on the property has its own access to county water, electric, and septic.

Highlights of the main home include a fully equipped chef's kitchen, luxurious oversized bedrooms (two en suites), walk in closets, a game room, built in wet bar, an outdoor firepit and two expansive decks perfect for watching the fog rise off the Buffalo National River or stargazing. Each level of the home is equipped with individual HVAC and Water Heater. The additional two container homes located in the front of the property consist of one bedroom, living room with kitchenet, a full-size bathroom, and 400sqft covered porch offering a cozy outdoor space to relax and take in the sights and sounds of nature.

This retreat would make a perfect retirement home with the ability to have additional income with rental cabins, a second home, or a turnkey investment. Highly sought after property with Hoskins Creek running through and abundant wildlife which have been seen on the property, including: Elk, Bear, Turkey, White-tail Deer, and other small game. The property sits between the Newton and Boone County line, where you can either explore nearby hiking trails, enjoy floating the Buffalo National River, or even take a day trip to Branson or Eureka Springs.

Whether you're seeking adventure or tranquility, this property could be your ideal escape.

### Additional Remarks:

The property is gated entry, only shared with one other family owning land on this side of the mountain. The 37 acres begin at the second Y in the long gravel driveway after the electric security gate and extend to Hoskin creek at the bottom of the hollow. The southern property boundary is adjacent to Buffalo National River Parkland, and the northern boundary is marked by a gate and wire fencing in the woods. Parking spaces and gate access points are monitored with livestream security cameras for added safety and security.

### Directions:

From HWY-206, turn left onto Erbie Cutoff Road. Right onto NC2825. Left on NC2800. Left NC2900. Left NC2890. Continue to Security Gate Access located on left. Follow signs once thru gate.

### Photo Link

<https://photography.elevatedigitaldesigns.com/braggbox/>

Private Remarks:

The two container homes have been winterized and the water is turned off to homes. The home is being sold unfurnished but is negotiable. You must make an appointment with 4HR notice to Listing Agents: Morgan Hawkins (870-577-0337) or Joseph Walker (870-577-3150). You will then be give gate and door code access to property.