**Two Adjoining Homes For Sale on Downtown Main Street in Beautiful Mammoth Spring, AR-**

  **For Sale By Owner For $377,000**

Real Estate Editorial by Dave and Dawn Campbell

 100’ x 175’ parcel (7 city lots)

**Home No. 1:** 843sf 2 bedroom/1 bathroom home with central a/c & heat, propane wall heater, front porch overlooking Main Street, back patio with cellar. There is an 8’ x 8’ chicken coop inside a 24’ x 24’ run, a 4’ x 4’ coop with a roughly 24’ x 8’ run, nice Welsummer flock laying brown eggs, chain link fence. Includes an 18x21 carport on a slab and raised-bed vegetable garden area.

**Home No. 2:** 1,650 sf 2 bedroom, 2 bathroom, central a/c & heat, huge living room/office overlooking downtown Main Street and even the park, another large living room w/deck & patio, 8 x 12 Mini Barn, 8 x 16 Concession stand w/electric. Nearly everything stays: shop machines, work benches, fairly new North Bend 180 quart Kettle Corn business,   3 nicely located cemetery lots (will sell separately), 250 gallon propane tank, stack washer & dryer, plenty of parking, Arkansas Black apple tree and a pecan tree.

Everything needs work.  While livable, total remodels before moving in would be good. We have been here four years. This is a gorgeous area. The views from this property are of post cards and movies. Especially in the winter, you can watch trains go through the state park 5 blocks away. There is year-round trout fishing with the hatchery at river’s edge. Main Street is one of Arkansas’ Scenic State Highways. The drive to Mountain Home is a real pleasure, and it’s not just because you’re driving away from Mammoth Spring. The drive back is just as beautiful. The old non-working water tower stands over the property and can be seen approaching Mammoth from the west or north. Thayer with a small Walmart is 2 miles away. The state line is 4 blocks away. The northern view includes Missouri.

The unpleasant neighbor to the east put up a crappy 14’ wall. Then he tore down the crappy wall and had a better wall built. The contractor, named Tony, who built the second wall is a good man, diligent worker and did a phenomenal job rebuilding the “Mammoth” wall. He’s done excellent work for us in the past. Tony works nonstop until the day is done.  We think the bordering wall is a nice addition and are grateful to the neighboring car lot for having it built. Kudos!

This property is 1/2 mile to Spring River State Park and Fish Hatchery. There is year round trout! Grand Gulf State Park is approx. 9 miles. It is about 25 miles to West Plains, Salem , Ash Flat, or Hardy and about 55 miles to Mountain Home, or Batesville. It’s about 110 miles to Springfield. Little Rock, Jonesboro are not Memphis too far.

The house diagonally behind us recently sold and the new neighbors are wonderful and love keeping their place fit.-) We appreciate happy and caring neighbors.  Overall, we think this is a great block to live on.

Across Main Street is The Bank of Salem, Gigi’s rental, and a historic Methodist Church. Across Fifth Street is H & H Auto Repair and small engines. If you can get in line, they do excellent work and Colby always greets with a smile and wave. He just did a fuel pump swap on our diesel, doing great! The town is 95% dead after dark most nights.

***Very serious*** buyers only by appointment.  No tire kickers. No owner carry.  Be prequalified, or have cash. No lease. No agents without towing a buyer. The town appears to be mismanaged. At this time, it is our understanding, no police body cameras exist, so we record for quality assurance. The city destroyed 04/01/24 video evidence even while a preservation request was served. We think you must be thick-skinned and willing to fit-in with backwards mentalities to live here. That’s our disclaimer.

We don’t eat out much. If you do need to eat out there are about 1/2 dozen places including several mom and pops within a few miles.

We will be compiling an inventory list of what stays. We are still busy fighting unfair lawsuits and the likes. BTW: the city attorney and deputy county prosecutor are the same guy. This summer, city nepotism rose to 9. If you like nonstop drama, this should be your town.

Please do not waste our time. Do your due diligence completely, before contacting us. It might be win/win for all if those who want us gone scraped together funds to buy this great property. The potential here is vast.

Tip of my Stetson to the logical, hardworking, honest people in the area. And, to the Veterans, salute!