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Your Nature-Loving Rural Ozark Realtor



Cross Property Public Full

TBD 001-06888-004 Tract 5 W TBD Highway 74, Kingston, AR 7

LAND



Sub Type: **Recreational** List: **\$26,000**
 DOM: **2**
 ML#: **1358119** **Active**
 County: **Madison** Lot: -- Block: --
 Location: **Near Trails, Other-Specify In Remarks, Rural, Timberland/Rural, Wooded/Forest (Near Biking, Mountain Biking, Walking Tra**
 Description: **No Deed Restriction, Recreational**
 Subdivision: **21-16-24** Appx Acres: **1.78**
 School Dist: **Kingston** Taxes: **\$115**
 Lot Dim: Surveyed: **Yes**
 Flood Zone: **No** Frontg: Manuf Hm: **Yes**
 Zoning: Covenant: **No** Disclosure: **No**
 Addl STYPE: **Dev Potential, Lots, Recreational** Surveillance: **No**
 Surveillance data cannot be verified.
 Virtual Tour: <https://youtube.com/shorts/bzmJjKzErvM?feature=share>

Property Information

Electric: **At Street**
 Gas: **None** Internet/TV:
 Water/Sewer: **On Site Septic Needed, On Site Well Needed, Other-Specify In Remarks**
 Roads: **Private, Surface Dirt** In City Limit: **No**
 Topography: **Exception View, Gently Rolling, Level, Other-Specify In Remarks, Partially Wooded, Wooded Forest, Hardwoods, Not In Subdivision, Out of City, Rolling, Rural Property, Secluded, Wooded** Fencing: **None**
 Lot Desc: **PT NW SE** Trail Type: **Biking, Mountain Biking, Walking**
 Golf Course:
 Legal:
 Tax Relief: **No**

Public Remarks: **Night skies in this area are dark enough to see the Milky Way! This property offers privacy and proximate access to popular hiking, floating, and outdoor recreation in the area. The owner has put in a lot of work to begin clearing, making a building site, and starting a food forest. Build your off-grid cabin in the woods and soak up the peace away from hectic city life. There are some wet-weather springs on site, and one good pocket that holds water even during dry spells that could be expanded for greater useability. Bring your imagination and start planning your escape. Electric is at the street, so you have options. Water/septic needed. Adjacent properties for sale as well if you need more room to grow.**

Directions: **From the town of Kingston travel west on Hwy 74 for 1.3 miles. The driveway will be on the left and is an easement that goes up the hill from the cabin/driveway at 31661 Hwy 74 (so if you put that address into GPS, you'll find it). See photo of address sign hanging on tree limb to be sure you are in the right place. The property is up the hill and there is a small gray shed there. From the direction of Huntsville via Hwy. 74, travel 12.7 miles from the 23/74 junction when you turn onto 74. Driveway will be on the right. See photo of address sign hanging on tree limb to be sure you are in the right place. The property is up the hill and there is a small gray shed there.**

**Information deemed reliable, but not guaranteed.
 Contact your county assessor for tax calculation information.**

Prepared By: Roxann Riedel , Montgomery Whiteley Realty

Sunday, August 9, 2026 9:26 AM