

362 +/- Acres of Premier Arkansas Hunting Land |
Turnkey Retreat, Home, Creek & Waterfall, Cave City,
AR
Northwoods Lane
Cave City, AR 72521

\$1,245,000
362± Acres
Independence County



**362 +/- Acres of Premier Arkansas Hunting Land | Turnkey Retreat, Home, Creek & Waterfall, Cave City, AR
Cave City, AR / Independence County**

SUMMARY

Address

Northwoods Lane

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Hunting Land, Recreational Land, Timberland, Residential Property

Latitude / Longitude

35.889647 / -91.492524

Dwelling Square Feet

1456

Bedrooms / Bathrooms

3 / 2

Acreage

362

Price

\$1,245,000

Property Website

<https://www.mossyoakproperties.com/property/362-acres-of-premier-arkansas-hunting-land-turnkey-retreat-home-creek-waterfall-cave-city-ar-independence-arkansas/112944/>



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PROPERTY DESCRIPTION

362 +/- Acres of Premier Arkansas Hunting Land | Home, Waterfall, Creek, 10+ Miles of Trails & Turnkey Hunting Retreat Near Cave City

If you have been searching for a true Arkansas hunting property, this is the one. This is not simply a tract of timber-it is a carefully managed recreational retreat where years of habitat improvement have created an exceptional environment for whitetail deer, turkey, quail, and even the occasional black bear.

Located approximately three miles south of Cave City, Arkansas, this remarkable 362 +/- acre property lies at the end of Northwoods Lane behind a locked gate. Its dead-end location provides the privacy, seclusion, and controlled access serious hunters value. The property is designed so you can drive into the main living area without traveling through or unnecessarily disturbing the primary hunting areas.

The main residence is a very nice **2020, 28x52 double-wide home** with an inviting wraparound porch, open-concept living area, spacious kitchen with an oversized island and corner pantry, dining area, and split-bedroom floor plan. The primary suite offers a soaking tub, walk-in shower, double vanities, and a large walk-in closet. Two additional bedrooms and a full bathroom are located on the opposite side of the home. A spacious laundry room with a utility sink and direct exterior access is especially convenient after a long day outdoors. A machine shed located beside the home provides additional space for equipment, ATVs, and property-maintenance supplies.

Near the entrance is an older house with an attached garage and shop area. Both the home and garage will require considerable repair and renovation, but they offer potential for a future guest house, caretaker's residence, hunting lodge, workshop, or additional storage.

The property also includes **two smaller cabins**, each offering a different experience. One is a primitive bunkhouse designed for basic overnight accommodations. It collects rainwater and uses batteries for electricity, creating a simple, rustic place to sleep during hunting season.

The second cabin is a charming, clean off-grid retreat overlooking the creek. Tucked into its own peaceful setting, this cabin offers the kind of quiet escape that is increasingly difficult to find. It sits on a nearby separate parcel that is not directly contiguous with the main acreage but is only a short distance away and can be reached almost immediately from the property. Access is provided by an easement. This cabin would make an incredible private getaway, guest retreat, or secluded place to relax while listening to the water below.

The land is exceptionally rich with wildlife and has been thoughtfully managed to help grow and hold mature whitetails. More than **10 miles of established trails** provide access throughout the property by ATV or side-by-side. Numerous food plots, feeders, and deer stands are already in place, allowing the next owner to begin enjoying the property immediately.

A beautiful year-round creek winds through the timber, providing a dependable water source for wildlife and leading to a breathtaking natural waterfall. Thick bedding cover, hardwood ridges, creek bottoms, travel corridors, food plots, and natural water sources combine to create diverse habitat throughout the property. Turkeys have excellent roosting areas, quail are frequently seen, and black bears have also been known to travel through the land.

Whether you are seeking a private family hunting retreat, recreational investment, off-grid escape, or legacy property to pass down through generations, this farm offers the privacy, improvements, habitat, water, and wildlife hunters dream about. The current owners have spent years caring for and improving the property, creating a rare opportunity for the next owner to arrive, unload the gear, and head straight to the stand.

Properties of this size, quality, and location-just minutes from **Cave City, Batesville, and Highway 167**-rarely become available.

If you've been waiting for an Arkansas hunting property that truly has **the habitat, the improvements, the privacy, the access, and the wildlife to hunt big**, your search ends here.

Proudly listed with **Mossy Oak Properties Selling Arkansas**, [870-495-2123](tel:870-495-2123).



Call or text Listing Agent, **Pamela Welch** at [870-897-0700](tel:870-897-0700) for a tour or more information.

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Can't make it out to see the property in person? Click the "Ride With Us" link and hop in with us for an ATV tour as we explore the trail system, showcase the land, and give you a firsthand look at the property's unique features-it's the next best thing to being here in person.

[Ride With Us!](#)

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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<https://wesellarkansas.com/>

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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