

**Rustic Log Cabin on 5 +/- Acres, Pond, Shop, Ozark
Living, Locust Grove, Arkansas**
170 Marce Lane
Locust Grove, AR 72550

\$174,500
5± Acres
Independence County



Rustic Log Cabin on 5 +/- Acres, Pond, Shop, Ozark Living, Locust Grove, Arkansas
Locust Grove, AR / Independence County

SUMMARY

Address

170 Marce Lane

City, State Zip

Locust Grove, AR 72550

County

Independence County

Type

Residential Property, Recreational Land, Hunting Land, Timberland

Latitude / Longitude

35.706177 / -91.787357

Taxes (Annually)

123

Dwelling Square Feet

1011

Bedrooms / Bathrooms

2 / 1

Acreage

5

Price

\$174,500

Property Website

<https://www.mossyoakproperties.com/property/rustic-log-cabin-on-5-acres-pond-shop-ozark-living-locust-grove-arkansas-independence-arkansas/55001/>



MORE INFO ONLINE:

MossyOakProperties.com

Rustic Log Cabin on 5 +/- Acres, Pond, Shop, Ozark Living, Locust Grove, Arkansas Locust Grove, AR / Independence County

PROPERTY DESCRIPTION

Rustic Log Cabin nestled on 5 +/- Acres with a pond, nice shop, room for a few animals, mature woods to hunt, and VERY private! This little cabin sits about 7 miles from Batesville, Arkansas, in a little town called Locust Grove! Sitting at the dead end of a road, with a circle drive, you will find this cute, **remodeled 2 bedroom, 1 bathroom cabin.** This spacious cabin has a large living room, a large kitchen with lots of cabinet space, room for a big dining table, a large laundry area, and 2 bedrooms. In the living room, you have a place for a wood stove if one wishes to put one there. Tumbling Shoals Water, First Electric provide county water for electricity, and fiber is available. You must get a propane tank if you desire gas in the home. The home heats and cools with window AC units and uses a wood-burning stove for the central heat. As for inside the house, there is new flooring, some new lighting, new paint, some new walls put up, a new railing installed, and more. This home could be moved into and lived in immediately. The shop is nice with electricity, has shelving and is very solid. Great workplace! As for the outside, you have a stocked pond with a cleared area around it so you can easily access it. Beside the house is a small area where the previous owners had chickens and rabbits; there are still chicken coops standing for you to bring yours! If one wishes, it would be easy to fence a small area off for your animals. Out back, you have trees that would make a great place to hang a stand and enjoy hunting. This is a great little cabin with it all in the Ozarks. It is not too far from town but far enough to sit on your nice covered porch or be out in your garden and not hear anything but the birds! If this is what you have been looking for, call me, and let's look!

Proudly listed with Mossy Oak Properties Selling Arkansas [870-495-2123](tel:870-495-2123). Listing agents, Broker/Owner, **Pamela Welch** [870-897-0700](tel:870-897-0700) and agent, **Robin Welch**, [870-373-2843](tel:870-373-2843). Equal Housing Opportunity. Agent Owned. Call us today to set up a time to view this property. www.WeSellArkansas.com

MORE INFO ONLINE:

MossyOakProperties.com

Rustic Log Cabin on 5 +/- Acres, Pond, Shop, Ozark Living, Locust Grove, Arkansas
Locust Grove, AR / Independence County



**Rustic Log Cabin on 5 +/- Acres, Pond, Shop, Ozark Living, Locust Grove, Arkansas
Locust Grove, AR / Independence County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Selling Arkansas

520 N Main
Cave City, AR 72521
(870) 495-2123
MossyOakProperties.com

