

Nice 3 bedroom, 2 bath Home nestled in  
25 +/- Acres with Pond, Cave City, AR 72521  
7770 N Saint Louis  
Cave City, AR 72521

**\$324,500**  
25 +/- acres  
Independence County





# Nice 3 bedroom, 2 bath Home nestled in 25 +/- Acres with Pond, Cave City, AR 72521

## Cave City, AR / Independence County

### **SUMMARY**

**Address**

7770 N Saint Louis

**City, State Zip**

Cave City, AR 72521

**County**

Independence County

**Type**

Hunting Land, Residential Property, Timberland, Recreational Land

**Latitude / Longitude**

35.9253589 / -91.5499941

**Taxes (Annually)**

1081

**Dwelling Square Feet**

2272

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

25

**Price**

\$324,500

**Property Website**

<https://www.mossyoakproperties.com/property/nice-3-bedroom-2-bath-home-nestled-in-25-acres-with-pond-cave-city-ar-72521-independence-arkansas/21828/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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### **PROPERTY DESCRIPTION**

This is a nice home, nestled in the middle of 25 +/- Acres overlooking a pond full of fish! This home has gorgeous curb appeal with white fencing along the front of the property when you turn into property you will follow a driveway down through the trees to the house. This home is large and spacious, large living room, large kitchen with tons of cabinets, bar with a breakfast nook area, a large den with lots of windows and a gas fireplace, 2 bedrooms with a bath in the middle on one end of the house and the master bedroom, bathroom with a clawfoot tub and a walk in shower, double sinks and all leads into the laundry room. This home has tongue and groove pine ceilings in living room and kitchen, custom cabinets have pullouts & lazy suzan along with a kitchen island. Tons of counter space as well with a window area to the living room. The den is nice and large with tons of windows and a gas log fireplace to make it nice and cozy. The living room is large with a nice built in! Tons of storage space throughout the entire house. This home is ready for a family. There is an attached garage and a shed beside the house. Lots of lanes cut for deer and turkey hunting. Trails through the entire property. A large pond stocked with fish! Located just south of Cave City about 1 mile on highway 167. House is tucked way back in the woods but property does front highway 167! Could make someone a great hobby farm with a few animals or possibly a commercial setting since it has highway 167 frontage! Listed with Mossy Oak Properties Strawberry River Land & Homes, 870-495-2123. Call Pamela Welch at 870-897-0700 to view this home. Equal Housing Opportunity





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## Locator Maps





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## Aerial Maps





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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Pamela Welch

**Mobile**

(870) 897-0700

**Office**

(870) 495-2123

**Email**

[pwelch@mossyoakproperties.com](mailto:pwelch@mossyoakproperties.com)

**Address**

520 N Main

**City / State / Zip**

Cave City, AR 72521

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**NOTES**

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## 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.





## **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.



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**Mossy Oak Properties Strawberry River Land and Homes**

**520 N Main**

**Cave City, AR 72521**

**(870) 495-2123**

**MossyOakProperties.com**

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PROPERTIES**  
Strawberry River Land & Homes  
*America's Land Specialist*