

**170 +/- Acres, Pasture, Fenced, Cross Fenced, 2 Ponds,
Charolette, AR
Charlotte, AR 72522**

\$639,500
170± Acres
Independence County



170 +/- Acres, Pasture, Fenced, Cross Fenced, 2 Ponds, Charolette, AR
Charlotte, AR / Independence County

SUMMARY

City, State Zip

Charlotte, AR 72522

County

Independence County

Type

Farms, Hunting Land, Recreational Land, Ranches, Undeveloped Land

Latitude / Longitude

35.8166368 / -91.4390149

Acreage

170

Price

\$639,500

Property Website

<https://www.mossyoakproperties.com/property/170-acres-pasture-fenced-cross-fenced-2-ponds-charolette-ar-independence-arkansas/30053/>



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PROPERTY DESCRIPTION

LOOK AT THIS TURN KEY FARM!! What an incredible cattle farm! Sitting directly in front of the Charolette Sale Barn, has **city water** and **electric** on property! This farm is fenced, cross fenced and is ready to pull up and unload your cattle! You can see the map attached, the pasture on the west side of the gravel road that goes out to the highway as well and on the west side of the gravel you have a 16 +/- acre patch of mature timber and a 26 +/- acre patch of mature timber. There are several gorgeous house places on this property that you could be a great house place with some hunting for the hunters! Plenty of room and plenty of options for everyone! Seller will consider selling several different ways if one would want maybe just a 40 with pasture and woods! This is one you don't want to miss out on! Property like this does not show up every day! Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Listing Agent Pamela Welch, [870-897-0700](tel:870-897-0700). Call today to set up a time to see this farm! Equal housing opportunity. www.ArkansasLandAndHomes.us



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Cave City, AR 72521

NOTES



MOSSY OAK.
PROPERTIES
Strawberry River Land & Homes
America's Land Specialist

MORE INFO ONLINE:

MossyOakProperties.com

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DISCLAIMERS

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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 relation 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 Strawberry River Land and Homes

520 N Main
Cave City, AR 72521
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