

Pasture, Barns, County Water, Fenced, Pond,
Independence County, Sulphur Rock, AR
120 S Happy Trl
Sulphur Rock, AR 72579

\$74,900
10± Acres
Independence County



**Pasture, Barns, County Water, Fenced, Pond, Independence County, Sulphur Rock, AR
Sulphur Rock, AR / Independence County**

SUMMARY

Address

120 S Happy Trl

City, State Zip

Sulphur Rock, AR 72579

County

Independence County

Type

Recreational Land, Farms, Hunting Land, Ranches

Latitude / Longitude

35.839246 / -91.398177

Acreage

10

Price

\$74,900

Property Website

<https://www.mossoakproperties.com/property/pasture-barns-county-water-fenced-pond-independence-county-sulphur-rock-ar/independence/arkansas/106392/>



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PROPERTY DESCRIPTION

10 +/- Acres in Sulphur Rock, Arkansas | Pond, Barns, Fenced Pasture & Ready to Build

If you've been searching for the perfect place to build your dream home, start a small farm, or simply enjoy country living, this beautiful 10 +/- acre property deserves a look. Conveniently located just outside of Cord, Arkansas, with a Sulphur Rock address and easy access off Shamrock Lane, this property offers the ideal combination of usability, location, and value.

The land is made up of productive hay fields and pasture ground, making it perfect for horses, cattle, hobby farming, or simply enjoying wide-open spaces. The property is fenced and cross-fenced and includes a pond, hay barn, and an additional barn suitable for livestock or equipment storage.

Utilities are already a major advantage, with county water on the property and fiber internet available, making it easier than ever to build and enjoy modern conveniences while living in a peaceful rural setting.

Property features include:

- 10 +/- acres of pasture and hay ground
- Pond
- Hay barn
- Livestock/equipment barn
- Fenced and cross-fenced
- County water on property
- Fiber internet available
- Excellent homesite locations
- Convenient location near Cord and Sulphur Rock

Whether you're looking for a future homesite, a horse property, a small cattle operation, or a place to escape town and enjoy country life, this property checks all the boxes. Priced to sell and ready for its next owner, don't miss this opportunity to own a beautiful piece of Independence County.

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

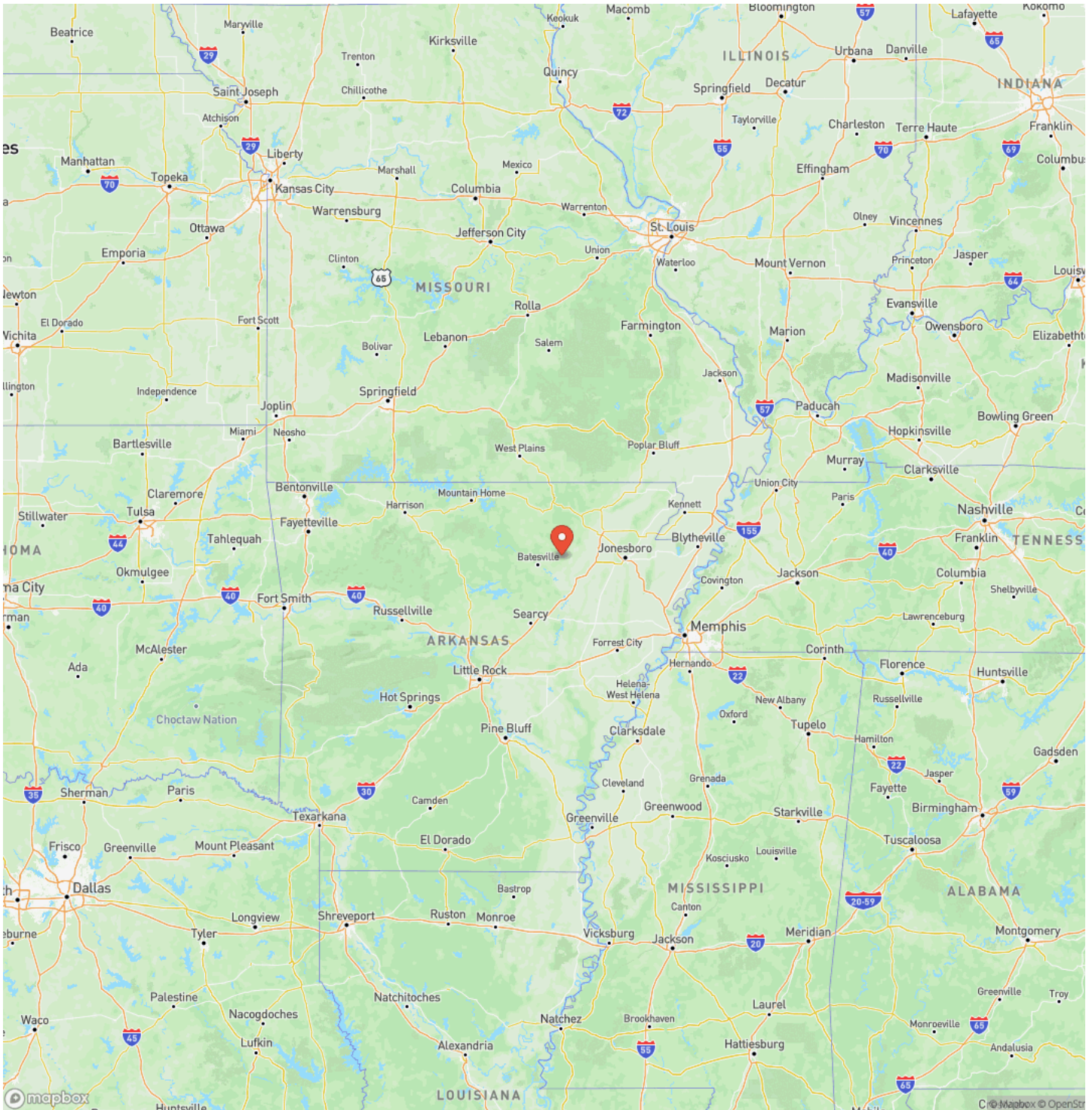
Call or text Listing Agent, **Pamela Welch** at [870-897-0700](tel:870-897-0700) for a tour or more information.

Equal Housing Opportunity. www.WeSellArkansas.com.

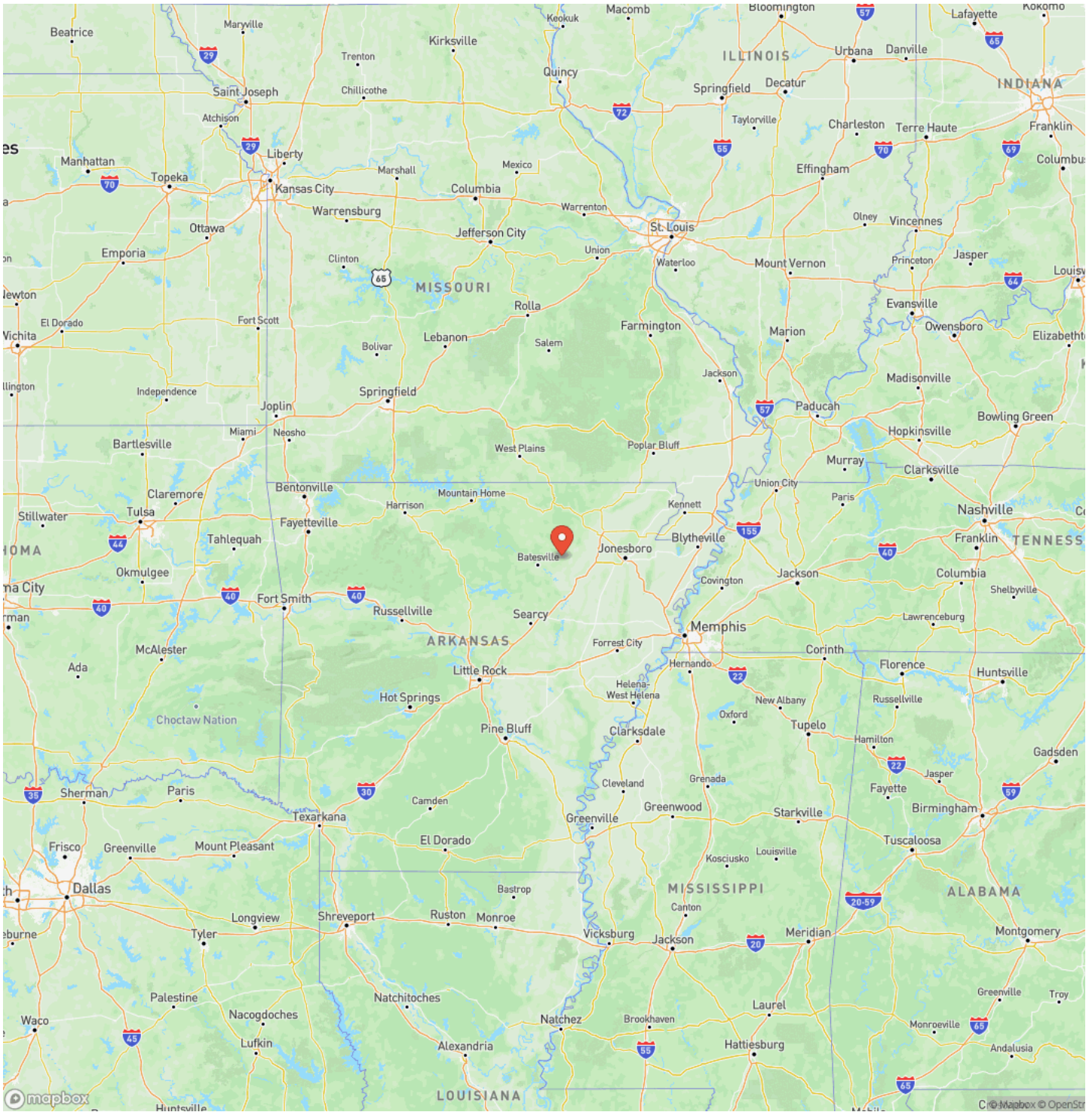
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Sulphur Rock, AR / Independence County



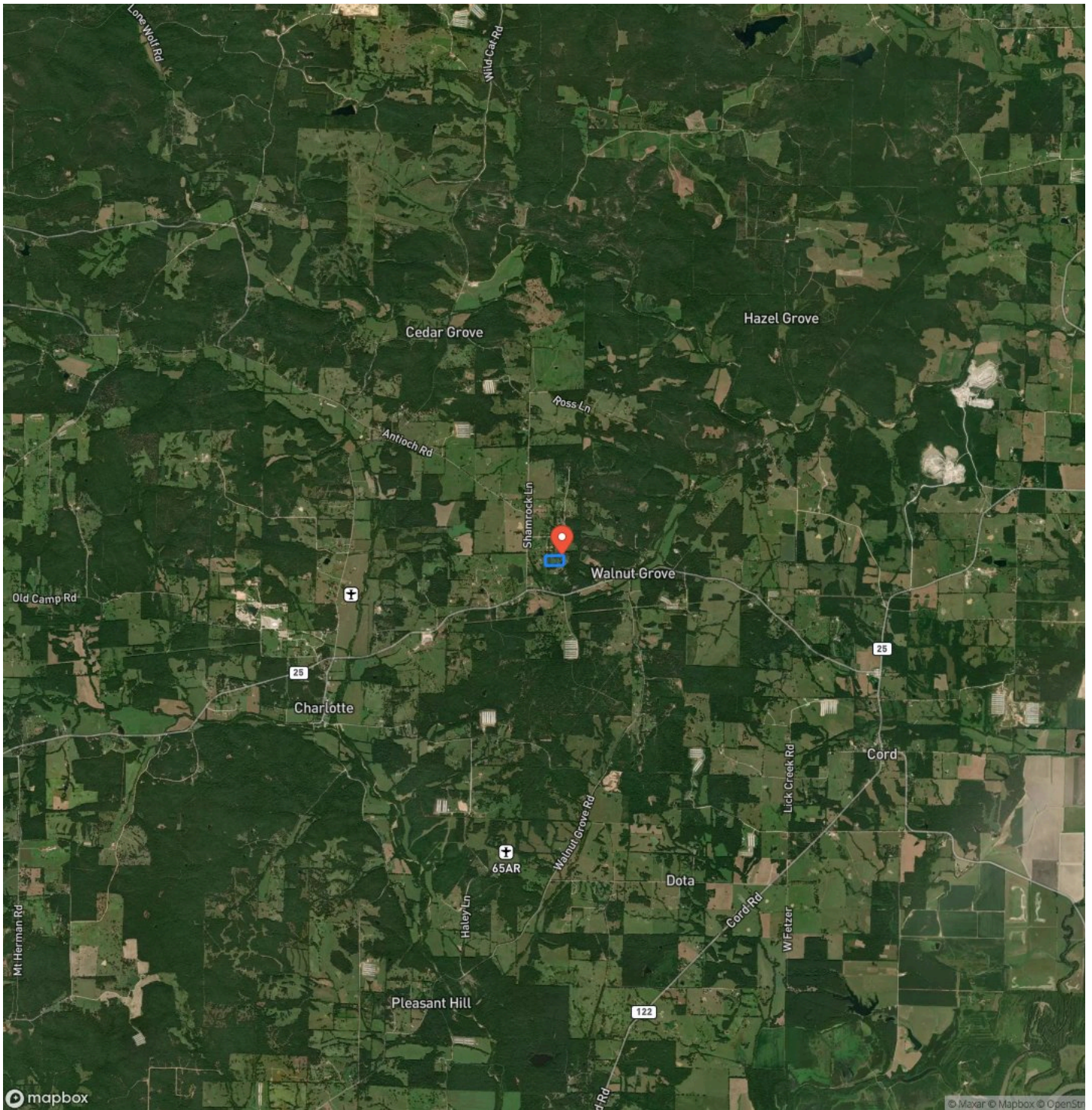
Locator Map



Locator Map



Satellite Map



**Pasture, Barns, County Water, Fenced, Pond, Independence County, Sulphur Rock, AR
Sulphur Rock, AR / Independence County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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 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

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