

Nice house, 20 +/- Acres, Some Fenced,
Cord, AR
Cord, AR 72524

\$225,000
20± Acres
Independence County



**Nice house, 20 +/- Acres, Some Fenced, Cord, AR
Cord, AR / Independence County**

SUMMARY

City, State Zip

Cord, AR 72524

County

Independence County

Type

Hunting Land, Farms, Recreational Land,
Residential Property, Ranches

Latitude / Longitude

35.8120199 / -91.3434645

Dwelling Square Feet

1977

Bedrooms / Bathrooms

3 / 2

Acreage

20

Price

\$225,000

Property Website

<https://www.mossyoakproperties.com/property/nice-house-20-acres-some-fenced-cord-ar-independence-arkansas/31019/>



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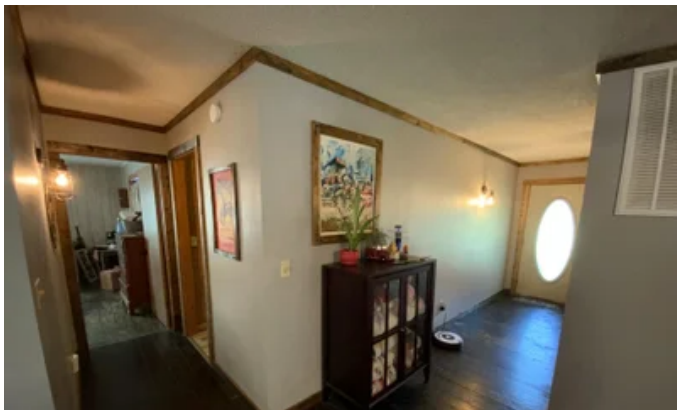
PROPERTY DESCRIPTION

This is a nice home, sitting on 20 +/- completely fenced acres (house is only thing not fenced), very private but yet only a few minutes from Batesville or Newport, AR! This house has had so many updates in the last 2 years! Starting with new windows, copper kitchen sink, gutters, back deck, automatic garage door opener, fenced back yard for chickens, horse lean to in pasture which is all fenced, new duct work & return along with remodeling the kitchen, bathroom and living room. When you come into the house you have a hall leading into the living room, then you have the kitchen/dining room with glass doors leading out to the back deck and back yard. Down the hall you have 2 bedrooms and a full bath.

Off the garage you have the laundry area, then you come into the large master bedroom that has its own full bath and large walk in closet. Also in this bedroom you have an area that would be great for someone who has a baby and you could put a crib in there or you could use it as a sitting area! There are a couple of floors that sellers are in process of covering and a lot of boxes around due to sellers packing! When you pull up to the house you will see a cute, large porch across the front of the house. A metal roof, a 1 car garage, a carport that will stay and it has a chicken coop attached to the side of it because current owner has several chickens in the back yard. Then you have a pasture that is all fenced in with a barn/lean to for the horses! There are 2 ponds and a wet weather creek. This house is all electric, central heat and air, full attic, all kitchen appliances will stay, gas wall heater for backup only, Dota County water & Entergy for electric! Sellers are in process of clearing out to make more pasture but now that they are selling, they will not be clearing any more. This home is located about 1 mile down gravel, it is private and close to Rainey Break for duck hunting and fishing! This would make someone a great place to have some animals, maybe a hobby farm or much more. Lots of opportunity with a house and 20 +/- Acres so don't wait! Call us today, Pamela Welch, listing agent, [870-897-0700](tel:870-897-0700). Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). www.ArkansasLandAndHomes.us. Equal housing opportunity

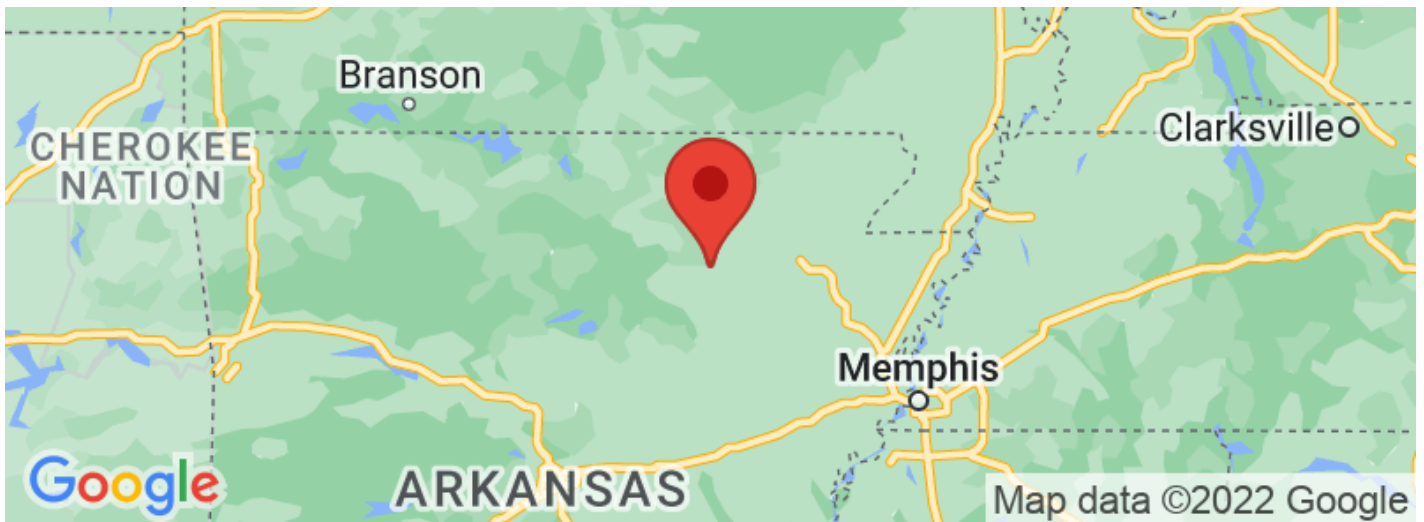
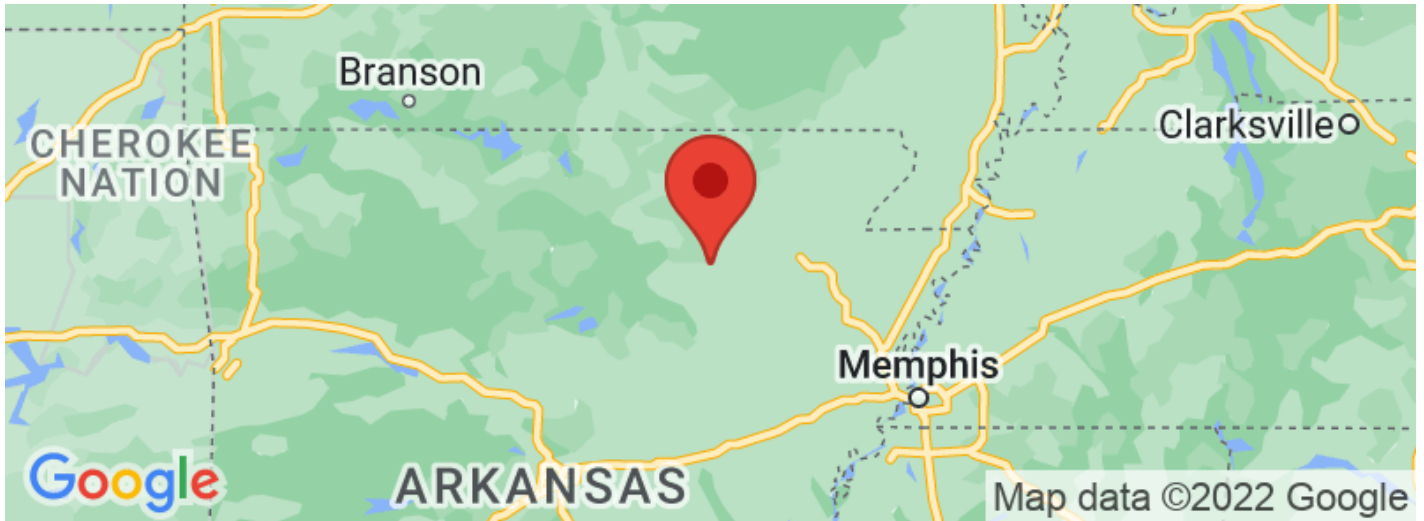


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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Cave City, AR 72521

NOTES



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.

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 Strawberry River Land and Homes

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MossyOakProperties.com



MORE INFO ONLINE:

MossyOakProperties.com