

**2 Bed 1 Bath, Nice Home, large yard, storage shed,  
Horseshoe Bend, AR  
312 Fairway  
Horseshoe Bend, AR 72512**

**\$117,500**  
0.350± Acres  
Izard County



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

**2 Bed 1 Bath, Nice Home, large yard, storage shed, Horseshoe Bend, AR**  
**Horseshoe Bend, AR / Izard County**

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**SUMMARY**

**Address**

312 Fairway

**City, State Zip**

Horseshoe Bend, AR 72512

**County**

Izard County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

36.21788 / -91.7441475

**Taxes (Annually)**

200

**Dwelling Square Feet**

988

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

0.350

**Price**

\$117,500

**Property Website**

<https://www.mossyoakproperties.com/property/2-bed-1-bath-nice-home-large-yard-storage-shed-horseshoe-bend-ar-izard-arkansas/34547/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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**PROPERTY DESCRIPTION**

This is a nice 2 bedroom 1 bath home located just a few blocks from golf course, several lakes, air strip and more! In this small town you will find all that one would want from recreation to living here full time. This town has grocery store, dollar general, several restaurants and more! This home has been updated and is ready for you to move in. When you walk in the front door you will see a nice, large living room, a wood fireplace (there is a propane heater for only backup if electric was to go out), dining room is off living then kitchen. Off the dining room you have sliding doors leading out to a large deck across the entire back of the house. You also have the garage door leading out to where the laundry room is. Down the hall you have 2 bedrooms and one bath. The master does have access to the bathroom from the room. There are sliding doors off the bedroom leading out to the deck. The current owner has a catio room which is a room designed for an indoor cat where they can go out a small door and have a fully inclosed area. This could be easily removed if one wanted to or just use it as a sitting area off the master! There is also a cat door out to the garage where the litter box stays. This home will be completely finished painting on the outside within a couple weeks. This home has new windows, roof is less than 5 +/- years old, all electric, has city sewer, FIBER Internet, City water and trash picks up each Wednesday. This would be a great home for someone! The seller loves it but is moving back to her hometown! This home has more than just a home to offer, it has access to golf course, several lakes with one being over 650 acres and is great for skiing on, just floating, tubing or fishing. You are also close to the Strawberry River & the White River. Very centrally located home. Make this your forever home or maybe just a place to get away! Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Call listing agent Pamela Welch at [870-897-0700](tel:870-897-0700) to set up a time to view this home! Equal housing opportunity. [www.ArkansasLandAndHomes.us](http://www.ArkansasLandAndHomes.us)

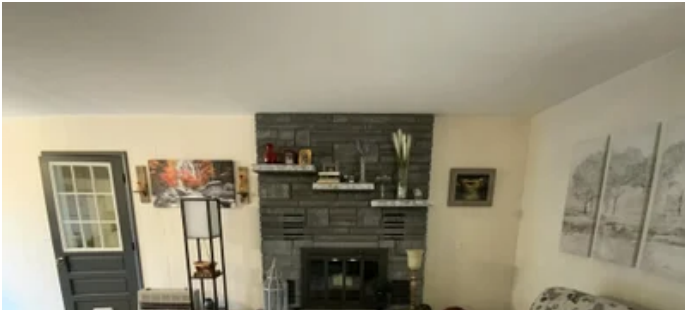
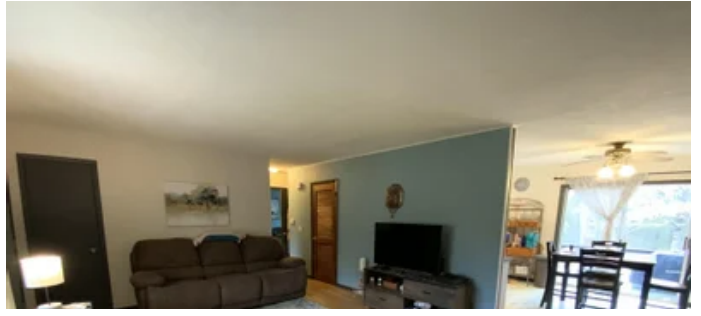
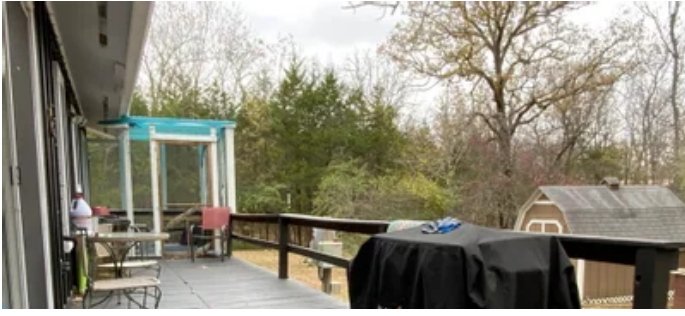
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## Locator Map



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Horseshoe Bend, AR / IZARD COUNTY

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## Satellite Map



2 Bed 1 Bath, Nice Home, large yard, storage shed, Horseshoe Bend, AR  
Horseshoe Bend, AR / Izard County

**LISTING REPRESENTATIVE**

For more information contact:



**Representative**  
Pamela Welch

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(870) 897-0700

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(870) 495-2123

**Email**  
pwelch@mossyoakproperties.com

**Address**  
520 N Main

**City / State / Zip**  
Cave City, AR 72521

**NOTES**

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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 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  
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(870) 495-2123  
[MossyOakProperties.com](http://MossyOakProperties.com)

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