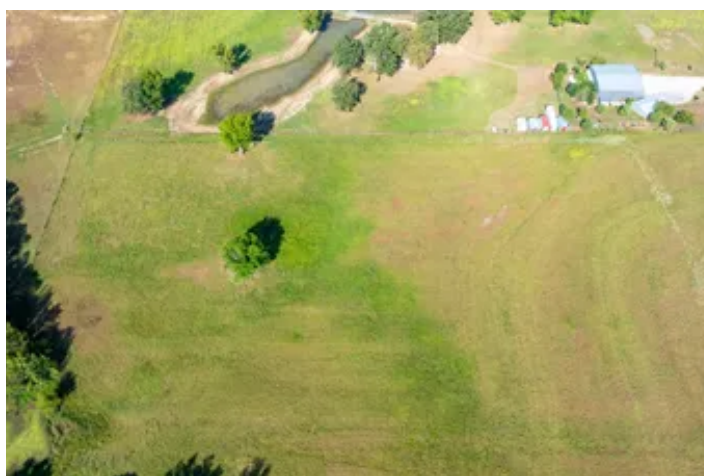
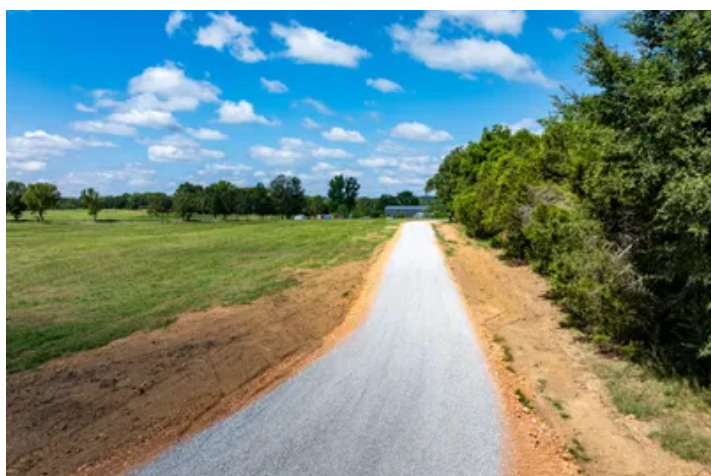


5.47 +/- Acres, Cleared, Water and Electric, Cave City,
Arkansas
Lazy Lane off Highway 230
Cave City, AR 72521

\$88,000
5.47± Acres
Sharp County



5.47 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

SUMMARY

Address

Lazy Lane off Highway 230

City, State Zip

Cave City, AR 72521

County

Sharp County

Type

Recreational Land

Latitude / Longitude

35.938653 / -91.528818

Acreage

5.47

Price

\$88,000

Property Website

<https://www.mossoakproperties.com/property/5-47-acres-cleared-water-and-electric-cave-city-arkansas-sharp-arkansas/87969/>



5.47 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas

Cave City, AR / Sharp County

PROPERTY DESCRIPTION

Only 4 Tracts Remaining! | 5.47 +/- Acres | Ready-to-Build Homesite | Hwy 230 | Cave City, Arkansas

If you've been looking for the perfect place to build your dream home with room to spread out, this is your opportunity! **Only four tracts remain** in this beautiful new country development on **Highway 230**, located just outside **Cave City, Arkansas**.

This **5.47 +/- acre tract** offers the ideal balance of open space and privacy, providing plenty of room for your dream home, shop, barn, garden, and a few animals. Whether you're planning a mini-farm, homestead, or simply want to enjoy peaceful country living, this property is ready for you.

Build-Ready with Utilities Already Established

The groundwork has already been completed!

- **Entergy electric is established and available on-site.** Simply set your electric meter and connect to the existing service.
- **Grange-Calamine Water lines are already installed throughout the development.** Just set your water meter and run the service line to your home.
- **Surveys have been completed on all remaining tracts.**
- The only major improvement needed before construction is installing your septic system.

Whether you're planning a **site-built home, modular home, or manufactured home**, you'll have the flexibility to create the lifestyle you've always wanted.

A New Community Taking Shape

A newly constructed interior road provides easy access throughout the development, and **new homes are already under construction**, making this one of the fastest-growing country developments in the Cave City area.

Enjoy the peace and privacy of country living while being just minutes from schools, shopping, restaurants, and all the conveniences of town.

Property Features

- **5.47 +/- Acres**
- **Only 4 Tracts Remaining**
- Electric established and available on-site
- Water lines already installed throughout the development
- Buyer simply sets electric and water meters
- Surveys completed
- Septic system needed before building
- Newly constructed interior road
- Site-built homes, modular homes, and manufactured homes permitted
- One to two homes allowed per tract
- No further subdivision of tracts
- Located on Highway 230 at the Cave City city limits in Sharp and Independence Counties

Finding acreage that's **ready to build**, with **utilities already in place, completed surveys, and room to enjoy the country lifestyle**, is becoming increasingly rare.

With only four tracts remaining, don't miss your chance to own one of the last available homesites in this beautiful new development. Contact Mossy Oak Properties Selling Arkansas today to schedule your private showing!

Call **Pamela Welch** at [870-897-0700](tel:870-897-0700) or **Mossy Oak Properties Selling Arkansas** at [870-495-2123](tel:870-495-2123) for maps, pricing on other tract sizes, or to schedule a showing.



Equal Housing Opportunity.

www.WeSellArkansas.com



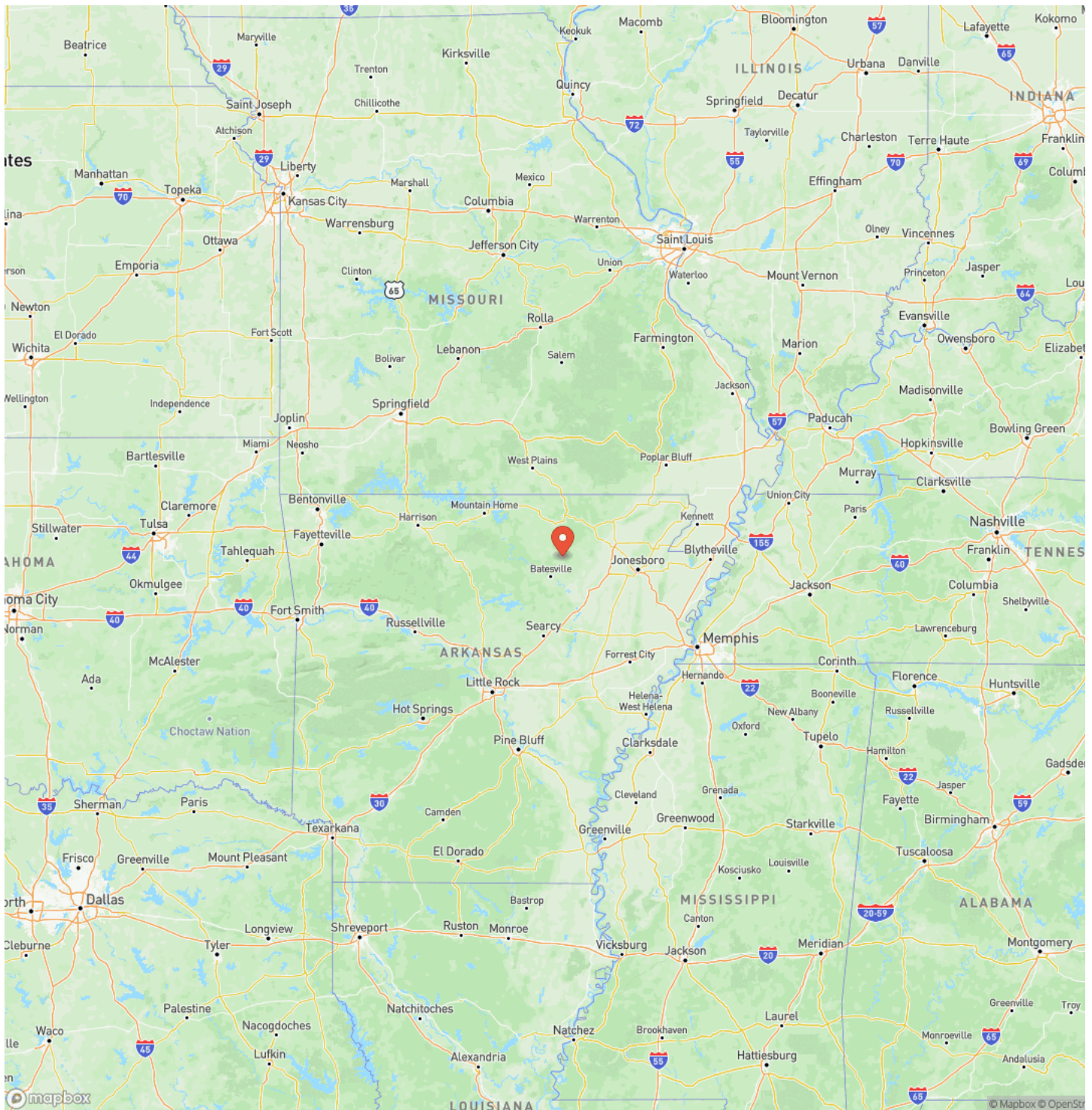
MORE INFO ONLINE:

<https://wesellarkansas.com/>

5.47 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

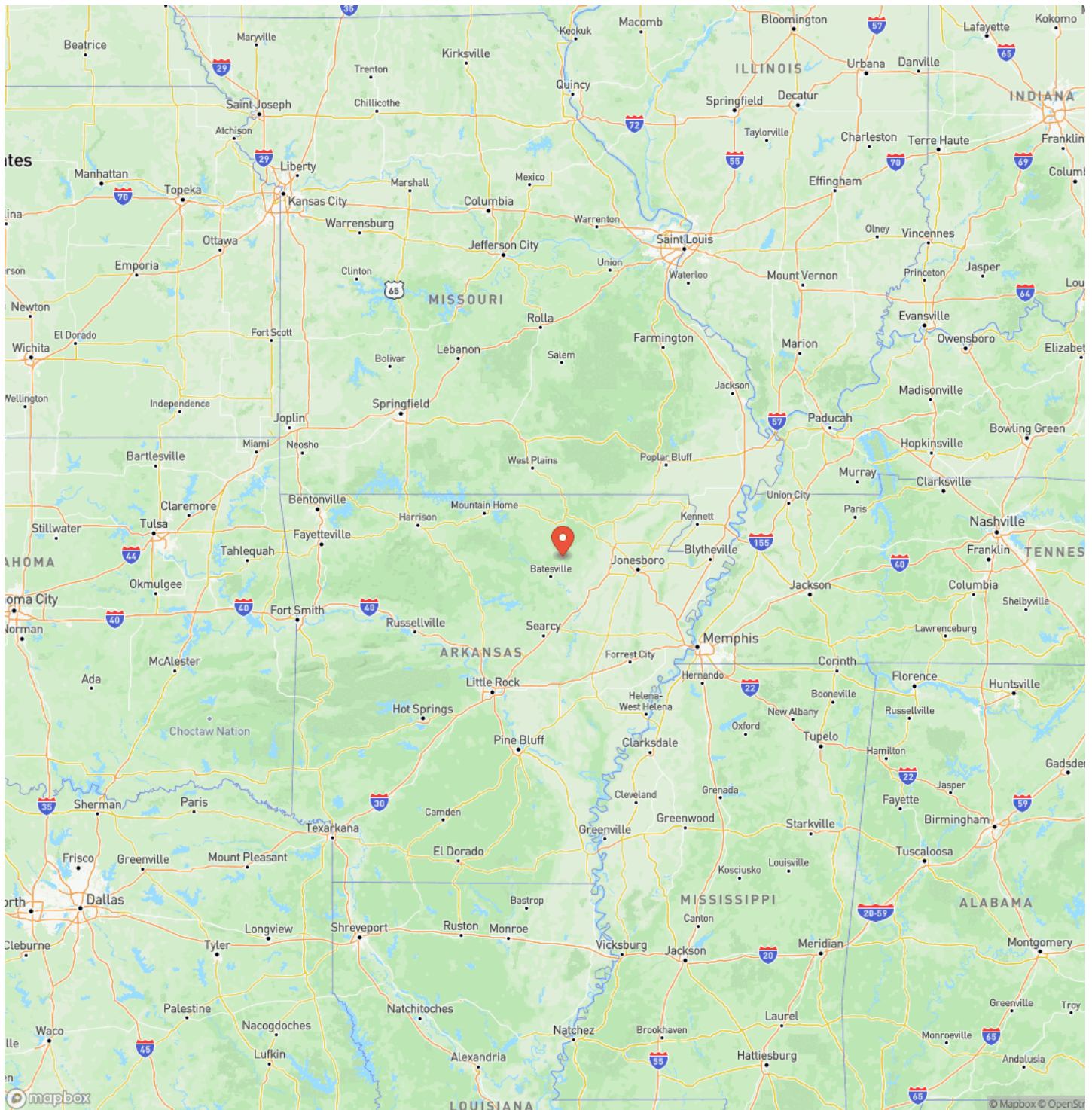


Locator Map



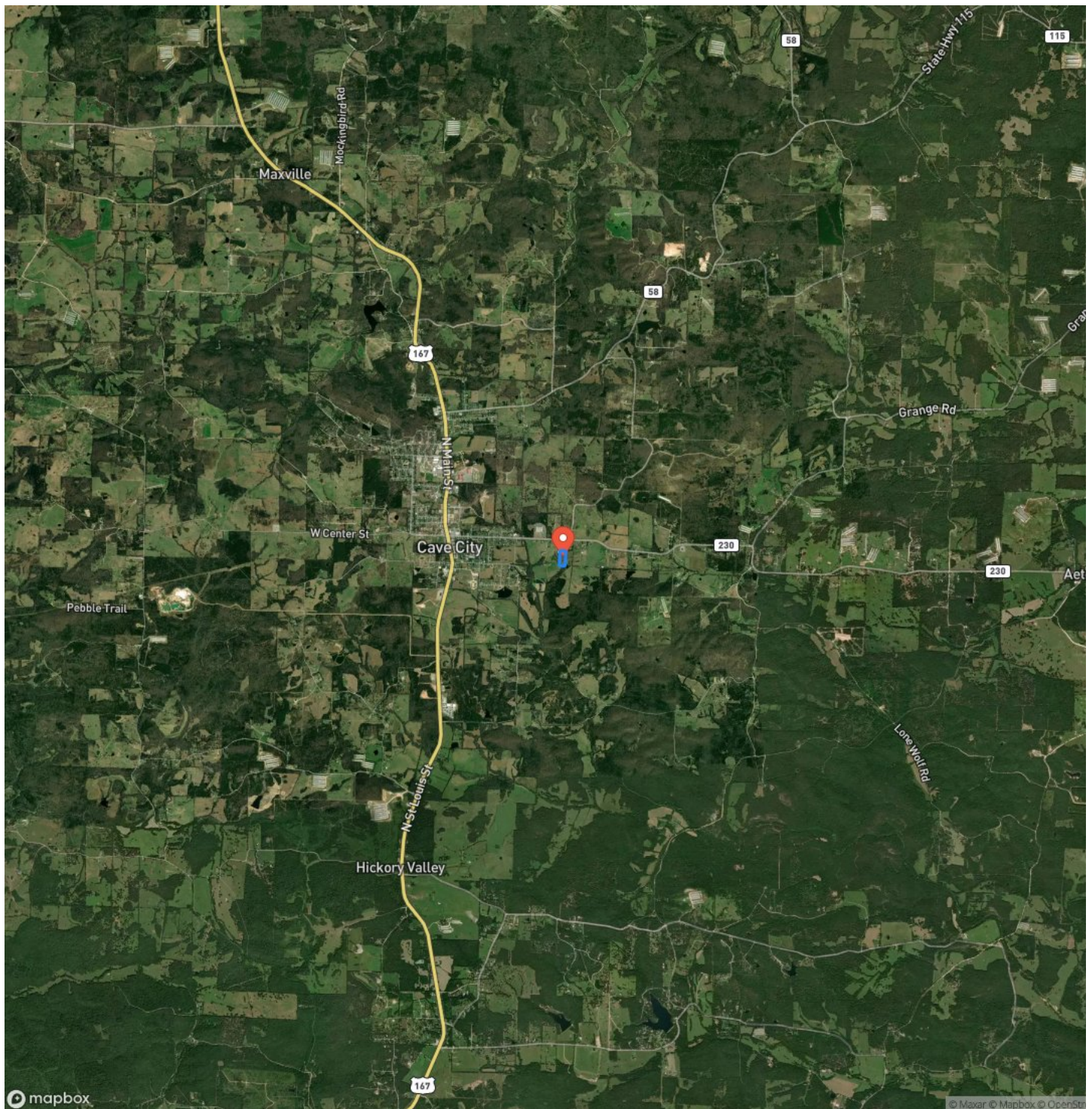
5.47 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

Locator Map



5.47 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

Satellite Map



5.47 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

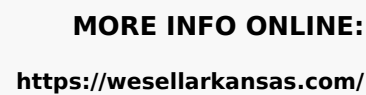
8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

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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.

Mossy Oak Properties Selling Arkansas

8111 N St Louis St

Cave City, AR 72521

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