

43 +/- Acres, 1/2 Mature Woods, 1/2 Pasture, Pond, Cave  
City, Ar  
0 Highway 230  
Cave City, AR 72521

**\$239,000**  
43± Acres  
Independence County



**43 +/- Acres, 1/2 Mature Woods, 1/2 Pasture, Pond, Cave City, Ar  
Cave City, AR / Independence County**

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**SUMMARY**

**Address**

0 Highway 230

**City, State Zip**

Cave City, AR 72521

**County**

Independence County

**Type**

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

**Latitude / Longitude**

35.934908 / -91.5238

**Taxes (Annually)**

65

**Acreage**

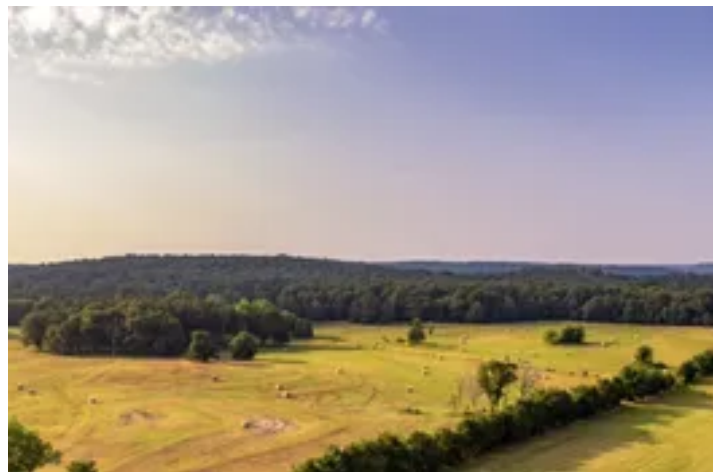
43

**Price**

\$239,000

**Property Website**

<https://www.mossyoakproperties.com/property/43-acres-1-2-mature-woods-1-2-pasture-pond-cave-city-ar-independence-arkansas/37601/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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**PROPERTY DESCRIPTION**

**Incredible 43 +/- Acres with 1/2 large, Marketable, Mature Timber and the other Prime Pasture/Hay Field along with a Stocked Pond!** This property sits just under 2 miles from the school in Cave City, Arkansas down highway 230. There is a graveled easement to the property that was just put in and is a good road. It comes off of highway 230 and goes all the way back to the property. There is water and electric at the road on highway 230 and the seller will give you a utility easement on the same road easement for that! This piece of property has about a 1 acre, stocked pond that would be nice to have a house built overlooking it! What is nice about this farm is that you have enough room to build a house, run some cattle, cut some hay, hunt in the woods, cut some marketable timber if needed, be close to town and convenient but still very private! This is just a very nice piece of land! This property has fencing but will need some down the center where the 90 has been split. That will be the only place it will need fencing. Current owner had hay cut off it last year and did very well with it. This is just a really nice piece and if you would like to get out on this property and look at it, give us a call and we will be happy to show you it! This could be a good first time farm for someone as well! Listed with Mossy Oak Properties Strawberry River Land & Homes, [870-495-2123](tel:870-495-2123). Give me a call or text, Pamela Welch, [870-897-0700](tel:870-897-0700) to see this property! Equal housing opportunity! We are right here in Cave City, we work and live right here!! [www.ArkansasLandAndHomes.us](http://www.ArkansasLandAndHomes.us)





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

## Mobile

(870) 897-0700

## Office

(870) 495-2123

## Email

[pwelch@mossyoakproperties.com](mailto:pwelch@mossyoakproperties.com)

**Address**

520 N Main

## City / State / Zip

Cave City, AR 72521

## NOTES



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**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 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 Selling Arkansas**

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