

**3 Bed, Historical Home/VRBO, 3 City Lots Included,
Calico Rock, Arkansas
131 Walnut Street
Calico Rock, AR 72519**

\$199,000
0.500± Acres
Izard County



3 Bed, Historical Home/VRBO, 3 City Lots Included, Calico Rock, Arkansas
Calico Rock, AR / IZARD County

SUMMARY

Address

131 Walnut Street

City, State Zip

Calico Rock, AR 72519

County

Izard County

Type

Commercial, Residential Property, Recreational Land

Latitude / Longitude

36.117733 / -92.140605

Taxes (Annually)

690

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 1

Acreage

0.500

Price

\$199,000

Property Website

<https://www.mossyoakproperties.com/property/3-bed-historical-home-vrbo-3-city-lots-included-calico-rock-arkansas-izard-arkansas/39047/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Cute, fully remodeled, 3 Bed, 1 Bath Historic Home sitting in downtown Calico Rock, Arkansas, currently BEING USED AS A Vacation Rental! This home is so cute and ready to move into! The current owners are using it as a VRBO and doing very WELL! New owners could continue the VRBO with it or if maybe the new owners wish to live in it full-time! There are several options for this home and property. For starters, this home is not just a home; it is a **home and two additional corner lots!** Yes, these corner lots are such a huge bonus! For the one that wishes to rent the house out, you could also rent out the lots for camper use. If you have a large family coming in, you could rent the house to Mom and Dad, and the kids bring the RV and hook up just 65 feet from the front porch to either lot. The current owners have spoken to the city about this, and they will approve it. And there are no restrictions, per the seller. A buyer would want to confirm this themselves, of course! In the photos, you will see the lot for the house and the two lots on each side, both having water, city sewer, and electricity right there! Both lots have been cleaned up and ready to build on if one wishes!

So, for the home feature, when you pull down the street, you instantly cross over a one-lane bridge that sets you back in time, and then you see this diamond! As soon as you see this, you notice such detail from the railing that was custom made, the sign that reads "**Cold Creek Manor**," the fencing to keep it private, and the small but very efficient tool shed that blends so well to the outside patio/sitting area! One of the owner's most valued pieces is the fire pit that he had custom-made, and you will see in the photos it is just the tiny detailed things! You know, a kitchen, an open living room area, and a breakfast bar from here! Down the hall, you will see a bedroom to the left that fits two full-size beds with plenty of room to get around. Across the hall, you will have a bathroom with laundry in it. This bathroom is large and very functioning, with lots of storage. As you head down the hall, there is a broom closet, and at the end of the gallery, you will have another oversized bedroom on the right with two more full beds and a bedroom on the left is the largest room with a queen size bed, and this room has the door that leads out back to the covered patio area! Inside this home, you will see that it is full of history, local artifacts, restored antiques, and a ton of love! The walls are lined in cedar, which gives it a great smell and keeps it fresh inside, with the bottom being barn wood to break up the cedar look! This home has a neat feature: You will notice a diamond on the wall shaped with wood, symbolizing the diamond state! This home has so much to look at and enjoy as you walk through! **The seller is leaving this home fully furnished for the new buyer!**

Some know this town as the **historic Peppersauce Ghost Town**, while others know it as the place to come and enjoy fishing on the **White River!** Several come here to see if they can catch a glimpse of the **paranormal activity** this small town is known for! There are many fishing guides along this river that people come from all over the world to book and enjoy a weekend. **This home is within walking distance to the White River, the park and all of down town!** With Calico Rock being so close to so much, if you go and the River is not the entire family thing, you have many more options. Calico Rock has the Historic District, the Museum, Pirates Ridge Disc Golf Course (only .3 miles from the property), Earl King Park & the famous Swinging Bridge. All of these are within walking distance from the house!! You are within 20 minutes of Mountain View, Mountain Home, Melbourne & Gunner Pool Recreation Area. Some family-friendly things to do nearby are the Ozark Folk Center State Park, Loco Ropes Theme Park, Stone County Museum & Washington Street Park! All of these are within 23 miles of the property! For the nearby Rivers and Lakes, you have White River, which, if you walk, is about .21 of a mile from the house and is a public area! You are about 15 miles from Jordan, where you can enter Norfolk Lake! As you can see, this location can not get any better!! So whether you're looking to move here and retire, use this when you want to and rent it when you're not, or just buy it for a full-time rental, this property is ready to go!

Take advantage of this one-of-a-kind beauty! I can show it anytime! Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123). Call or Text Pamela Welch at [870-897-0700](tel:870-897-0700) anytime to schedule a showing! Equal housing opportunity.
www.WeSellArkansas.com



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LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

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Mossy Oak Properties Selling Arkansas

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