

3 +/- Acres, 3 Bed 2 Bath Home, IZARD County, Sage,
Arkansas
300 Lakeview Road
Sage, AR 72573

\$179,900
3± Acres
Izard County



3 +/- Acres, 3 Bed 2 Bath Home, IZARD County, Sage, Arkansas
Sage, AR / IZARD County

SUMMARY

Address

300 Lakeview Road

City, State Zip

Sage, AR 72573

County

Izard County

Type

Residential Property

Latitude / Longitude

36.08604 / -91.783914

Dwelling Square Feet

0

Acreage

3

Price

\$179,900

Property Website

<https://www.mossyoakproperties.com/property/3-acres-3-bed-2-bath-home-izard-county-sage-arkansas-izard-arkansas/61325/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

3 BED 2 BATH HOME ON 3 +/- ACRES

Discover your charming oasis in the Ozarks! This cute home, nestled on 3 +/- acres, is perfectly situated down a quiet dead-end road, just a few miles from Melbourne, Arkansas, in the quaint town of Sage. Located in Izard County, this home offers privacy and tranquility, tucked away among mature trees at the end of a private drive. The property boasts a large front yard, perfect for enjoying nature, and a spacious front porch where you can relax and watch the local wildlife.

This single-level home is thoughtfully designed for comfort and convenience. The large living room features high ceilings, creating an open and airy feel. The kitchen is open to the living area and includes a bar with seating for four, plenty of cabinets, and easy access to the laundry room. On one side of the house, you'll find two cozy bedrooms and a bathroom, with one bedroom featuring French doors that open to the expansive front deck.

The primary bedroom is located on the other side of the home, offering privacy and comfort. It includes its own spacious bathroom with a soaking tub, a walk-in shower, and a walk-in closet. French doors in the living room also lead out to the front porch, the perfect spot for enjoying your morning coffee or evening sweet tea.

This home is designed for ease of access, with a handicap ramp leading from the back porch into the house. The exterior is clad in durable cement board siding, and the surrounding large, mature trees make the outdoor space perfect for enjoying the natural beauty of the Ozarks. There's even room to raise a garden, plant some fruit trees, and embrace a bit of country living. Whether you're interested in cultivating your own produce or enjoying the bounty of fruit trees, this property offers plenty of potential for a sustainable lifestyle.

For outdoor enthusiasts, the location is a dream come true. The property is close to the White River and several local lakes, making it a paradise for fishermen. Additionally, it's near several Wildlife Management Areas (WMAs), providing ample opportunities for hunters to explore the great outdoors.

Water is Melbourne City, Izard County, Electric is NAEC Co-op, Internet is NEXT (which is Fiber), Fire Department is Zion Fire Department (less than 1 mile from property per seller), and Propane tank is owned and will convey.

If you've been dreaming of a peaceful life in the Ozarks, this home could be your perfect match. Proudly listed with Mossy Oak Properties Selling Arkansas, we're passionate about helping people find their slice of paradise in this beautiful region. Contact us today at [870-495-2123](tel:870-495-2123) or reach out to **Listing Agent and Local Land Specialist Pamela Welch** at [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. For more information and additional listings, visit www.WeSellArkansas.com. Let us help you make your Ozark dreams come true!



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Sage, AR / IZARD County



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Sage, AR / IZARD 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



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MossyOakProperties.com

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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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Cave City, AR 72521
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