

5 +/- Acres, Ready to build on, Ash Flat, Arkansas
207 Claxton Rd
Ash Flat, AR 72513

\$24,900
5± Acres
Sharp County



5 +/- Acres, Ready to build on, Ash Flat, Arkansas
Ash Flat, AR / Sharp County

SUMMARY

Address

207 Claxton Rd

City, State Zip

Ash Flat, AR 72513

County

Sharp County

Type

Undeveloped Land, Lot

Latitude / Longitude

36.178572 / -91.616384

Acreage

5

Price

\$24,900

Property Website

<https://www.mossoakproperties.com/property/5-acres-ready-to-build-on-ash-flat-arkansas-sharp-arkansas/101008/>



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PROPERTY DESCRIPTION

5 +/- Acres | Build Your Dream Home with Utilities & Beautiful Setting

Discover the perfect opportunity to own **5 +/- acres of land ready to build** in a peaceful, private wooded setting. This beautiful tract offers the ideal combination of **space, convenience, and natural beauty**, making it a great choice for your future home.

With **electricity and water available**, this property is already set up for development, saving you time and allowing you to start planning your build right away. Whether you're looking to create a **custom home, or simply a weekend getaway**, this land provides the flexibility to bring your vision to life.

Enjoy the freedom that comes with owning acreage-plenty of room for **outdoor living, gardening, a shop, or simply spreading out and enjoying the quiet surroundings**. The property offers a great setting to take in the views and enjoy country living while still being within reach of nearby amenities.

If you've been searching for:

Land with utilities available

A private homesite with acreage

A place to build in a peaceful setting

This property checks all the boxes.

Don't miss your chance to own a **versatile 5 +/- acre tract with endless possibilities**.

Proudly listed with **Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123)**. Call or Text Listing Agent, **Pamela Welch at [870-897-0700](tel:870-897-0700)** for a tour of the property or for more information.

Equal Housing Opportunity. www.WeSellArkansas.com

At **Mossy Oak Properties Selling Arkansas**, you are always welcome. Whether you stop by our office or schedule a private appointment, you'll be greeted by a friendly, knowledgeable team ready to assist you. If you prefer a quieter, more private setting, we are happy to meet with you at our conference table and connect you with trusted lenders who can help-whether you're purchasing a home, farm, recreational land, or beginning your investment journey.

No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

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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

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