

7 +/- Acres, Nice Mobile Home, Cottage, Outbuildings,
Concord, Arkansas
224 N Bayou St
Concord, AR 72523

\$195,000
7± Acres
Cleburne County



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Concord, AR / Cleburne County

SUMMARY

Address

224 N Bayou St

City, State Zip

Concord, AR 72523

County

Cleburne County

Type

Recreational Land, Hunting Land, Residential Property

Latitude / Longitude

35.671674 / -91.84433

Taxes (Annually)

85

Dwelling Square Feet

2160

Bedrooms / Bathrooms

3 / 2

Acreage

7

Price

\$195,000

Property Website

<https://www.mossyoakproperties.com/property/7-acres-nice-mobile-home-cottage-outbuildings-concord-arkansas-cleburne-arkansas/58805/>



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PROPERTY DESCRIPTION

Charming 7 +/- Acre Property with Endless Potential and Hunting Opportunities having a 2,160 +/- Sq ft Mobile, Cottage, and several Outbuildings

Nestled on 7 +/- private acres, this property offers a rare combination of space, functionality, and charm. Perfect for those seeking a peaceful retreat, a versatile homestead, or a hunting getaway, this property features a spacious main home, a cozy cottage, and multiple outbuildings to suit a variety of needs.

The main home boasts a well-designed layout with generous living spaces, a large kitchen, and a master suite with plenty of storage and comfort. Recent updates have been made, ensuring a move-in-ready experience, while offering opportunities for personalization.

The cozy cottage adds versatility to the property, serving as a great space for guests, extended family, or additional rental income. With its charming character, it complements the property's overall appeal.

Outside, the acreage provides a mix of open pasture and wooded areas, making it ideal for a variety of outdoor activities, including **hunting**. Whether you enjoy deer, turkey, or small game hunting, this property offers opportunities to enjoy the outdoors year-round. The land is fully fenced for privacy and ideal for small-scale farming or recreation.

Additional features include outbuildings such as a workshop, storage spaces, and a barn or chicken coop, offering plenty of functionality for equipment, animals, or hobbies.

This unique property is a true gem, providing the perfect canvas for your vision. Whether you're looking for a private retreat, a hunting property, or a place with room to grow, this one has it all. Contact us today to learn more!

Main Home Highlights

- **1998 Doublewide with 3 bedrooms and 2 bathrooms and title in hand.**
- Features a **wheelchair-accessible ramp** to the backdoor and a newly built deck off the front porch.
- Entering through the backdoor, you'll find a convenient **laundry room** leading into a large **kitchen** with a **spacious pantry** for storing goods.
- The kitchen flows into the **dining area** and an expansive **living room** with a **wood-burning stove**, two skylights, and large windows to bring in natural light.
- A private **primary suite** features his-and-her closets and an en-suite bathroom with a garden tub, stand-up shower, and plenty of space.
- Two additional spacious bedrooms and a full bathroom are located off the living room.
- Updates include **new flooring**, **fresh paint**, and a **new metal roof**, with a **new central heat and air system** to be installed before closing.

Charming Cottage

- Built in the mid-1950s, this cozy cottage offers **1 room large enough for bedroom / living room**, **1 bathroom**, and a kitchen area.
- Just steps from the main home, it's perfect for guests, in-laws, or rental potential.
- Opportunity to modernize and make it your own.

Property Features

- **Shop** with a roll-up door for workspace or storage.
- **Detached carport** and **lean-to storage building** for outdoor equipment.
- A large **chicken coop/barn**, ideal for poultry, goats, or other small animals.
- **Fenced pasture** and wooded areas for livestock, gardening, or recreation.
- **Tumbling Shoals water**, co-op electric, and paved road access.

Additional Details

This property offers incredible potential, combining privacy, functionality, and convenience. The land provides the perfect mix of open space and wooded areas, making it a haven for outdoor enthusiasts or small-scale farming.

Listed By

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- **Robin Welch:** [870-373-2843](tel:870-373-2843)
- **Pamela Welch:** [870-897-0700](tel:870-897-0700)
- Office: [870-495-2123](tel:870-495-2123)
- www.WeSellArkansas.com

Equal Housing Opportunity. Don't miss your chance to own this unique property! Agent owned property.

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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

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

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Cave City, AR 72521
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