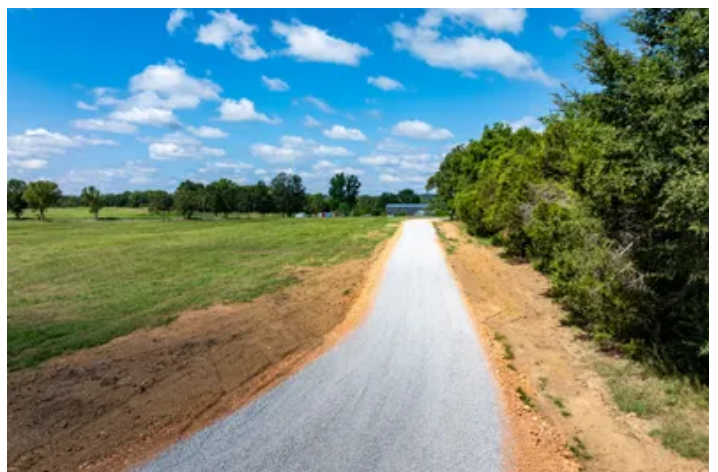
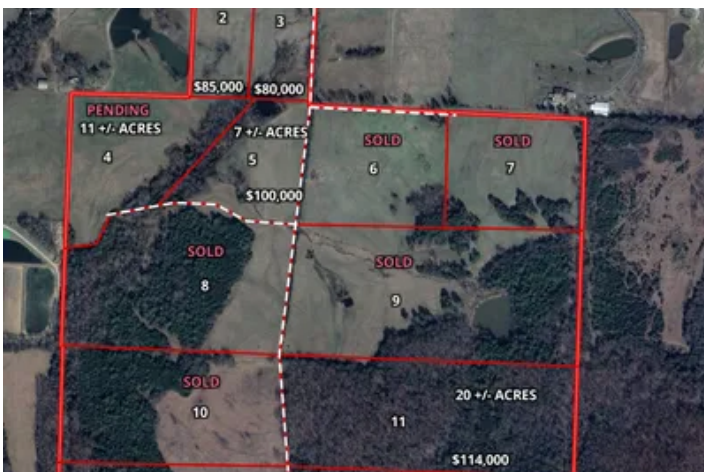


5.52 +/- Acres, Cleared, Ready to build on, Cave City,
Arkansas
Lazy Lane off Hwy 230
Cave City, AR 72521

\$83,000
5.52± Acres
Sharp County



5.52 +/- Acres, Cleared, Ready to build on, Cave City, Arkansas
Cave City, AR / Sharp County

SUMMARY

Address

Lazy Lane off Hwy 230 null

City, State Zip

Cave City, AR 72521

County

Sharp County

Type

Recreational Land

Latitude / Longitude

35.938624 / -91.527705

Acreage

5.52

Price

\$83,000

Property Website

<https://www.mossoakproperties.com/property/5-52-acres-cleared-ready-to-build-on-cave-city-arkansas/sharp/arkansas/87970/>



PROPERTY DESCRIPTION

Only 4 Tracts Remaining! | 5.52 +/- Acres with Pond | Build-Ready Homesite | Hwy 230 | Cave City, Arkansas

Don't miss your opportunity to own one of the **last four available tracts** in this beautiful new country development on **Highway 230**, located at the edge of **Cave City, Arkansas**.

This **5.52 +/- acre tract** is one of the most desirable lots in the development, featuring a **beautiful pond**, gently rolling terrain, and plenty of room to build your dream home, shop, garden, barn, or mini farm. Whether you're looking for a peaceful place to call home or an investment in one of the area's newest developments, this property checks all the boxes.

Build-Ready with Utilities Already in Place

The hard work has already been done!

- **Entergy electric has been established and is available.** Buyers will simply set their meter when they're ready to build.
- **Grange-Calamine Water lines have already been installed throughout the development.** Buyers only need to set their water meter and run the service line from the meter to their home.
- **Surveys have already been completed on all remaining tracts.**
- The only major improvement needed before construction is installing your septic system.

Whether you're planning to build a **site-built home, modular home, or manufactured home**, this development offers the flexibility to make your vision a reality.

A Growing Community

A newly constructed interior road provides easy access throughout the development, and **new homes are already under construction**, making this one of Cave City's newest and most desirable country communities.

The pond adds both beauty and functionality, creating a peaceful setting to enjoy morning coffee, watch wildlife, or spend the evening relaxing by the water.

Property Features

- **5.52 +/- Acres**
- **Private Pond**
- **Only 4 Tracts Remaining**
- Electric established and available on-site
- Water lines already installed throughout the development
- Buyer simply sets electric and water meters
- Surveys completed
- Septic system needed before building
- Newly constructed interior road
- Site-built homes, modular homes, and manufactured homes permitted
- One to two homes allowed per tract
- No further subdivision of tracts
- Located on Highway 230 at the Cave City city limits in both Sharp and Independence Counties

Country Living Close to Town

Enjoy the privacy and freedom of country living while remaining just minutes from Cave City's schools, shopping, restaurants, and medical facilities. With beautiful new homes already being built throughout the development, you'll become part of a growing

community while still enjoying the space and privacy that acreage provides.

Properties like this—with **a pond, completed surveys, utilities already established, and only minimal site preparation remaining**—are becoming increasingly difficult to find.

With only four tracts left, now is the time to secure your homesite. Call Mossy Oak Properties Selling Arkansas today to schedule your private tour before they're all gone!

Call **Pamela Welch** at [870-897-0700](tel:870-897-0700) or the Mossy Oak Properties Selling Arkansas office at [870-495-2123](tel:870-495-2123) to schedule a showing. Equal Housing Opportunity. www.WeSellArkansas.com.



5.52 +/- Acres, Cleared, Ready to build on, Cave City, Arkansas
Cave City, AR / Sharp County



Locator Map



5.52 +/- Acres, Cleared, Ready to build on, Cave City, Arkansas
Cave City, AR / Sharp County

Locator Map



5.52 +/- Acres, Cleared, Ready to build on, Cave City, Arkansas
Cave City, AR / Sharp County

Satellite Map



5.52 +/- Acres, Cleared, Ready to build on, Cave City, Arkansas
Cave City, AR / Sharp 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

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

