

Build-Ready Lake Area Lot on Crown Lake | Horseshoe Bend, AR | Utilities & Prime Location
1801 Iris Cir, Horseshoe Bend, AR, 72512
Horseshoe Bend, AR 72512

\$98,500
0.5± Acres
Izard County



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Horseshoe Bend, AR / IZARD County

SUMMARY

Address

1801 Iris Cir, Horseshoe Bend, AR, 72512

City, State Zip

Horseshoe Bend, AR 72512

County

Izard County

Type

Lot

Latitude / Longitude

36.205595 / -91.74185

Acreage

0.5

Price

\$98,500

Property Website

<https://www.mossoakproperties.com/property/build-ready-lake-area-lot-on-crown-lake-horseshoe-bend-ar-utilities-prime-location-izard-arkansas/103648/>



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PROPERTY DESCRIPTION

Prime Lake Area Lot on Crown Lake – Horseshoe Bend, Arkansas

Don't miss this incredible opportunity to own a **build-ready lot on Crown Lake in Horseshoe Bend, Arkansas**—one of the most sought-after locations in IZARD County! This property already has **city water (Horseshoe Bend City Water), city sewer, electric, and access to NEXT internet through North Arkansas Electric**, making it ready for your future home or investment.

An existing **foundation from a previous homesite** gives you a valuable head start. Tucked into a **quiet cul-de-sac with low traffic**, this lot offers privacy while still being in a **prime, high-demand lake area**.

Located **directly across lake from Papa Dick's**, you're within **walking distance to the restaurant, Crown Point Resort, and putt-putt golf**, making this an excellent location for a **primary home, vacation home or short-term rental property**.

Enjoy everything that makes **Horseshoe Bend lake living so desirable**—boating, fishing, kayaking, and relaxing on beautiful Crown Lake. This community is known for its laid-back lifestyle, scenic beauty, and year-round visitors.

Whether you're looking to build your dream lake getaway or invest in a **vacation rental near Crown Lake**, this property offers location, utilities, and unlimited potential.

Come experience the best of lake life in North Arkansas—schedule your showing today! Agent Owned Lot.

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 or 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.

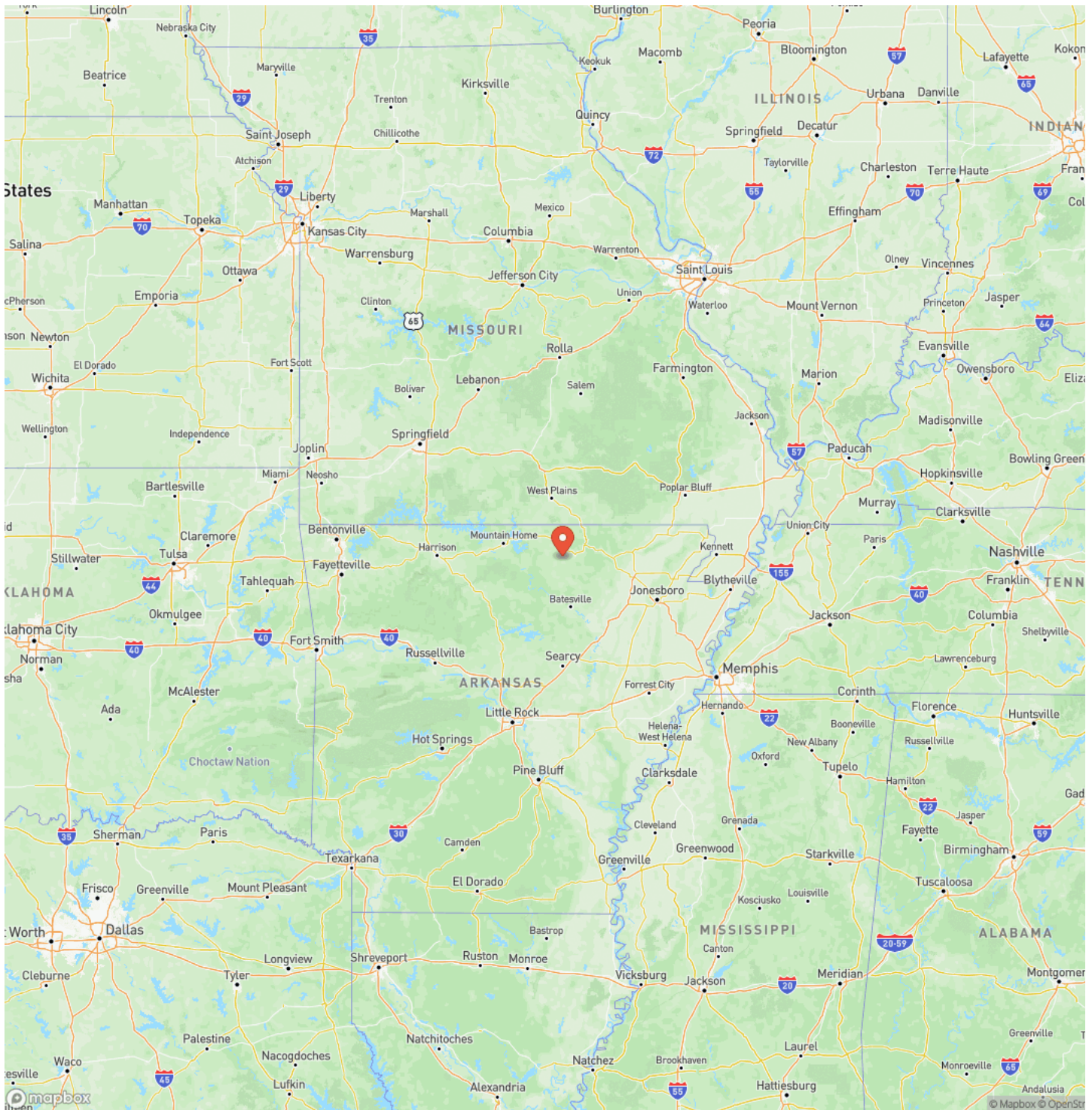
No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather 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.

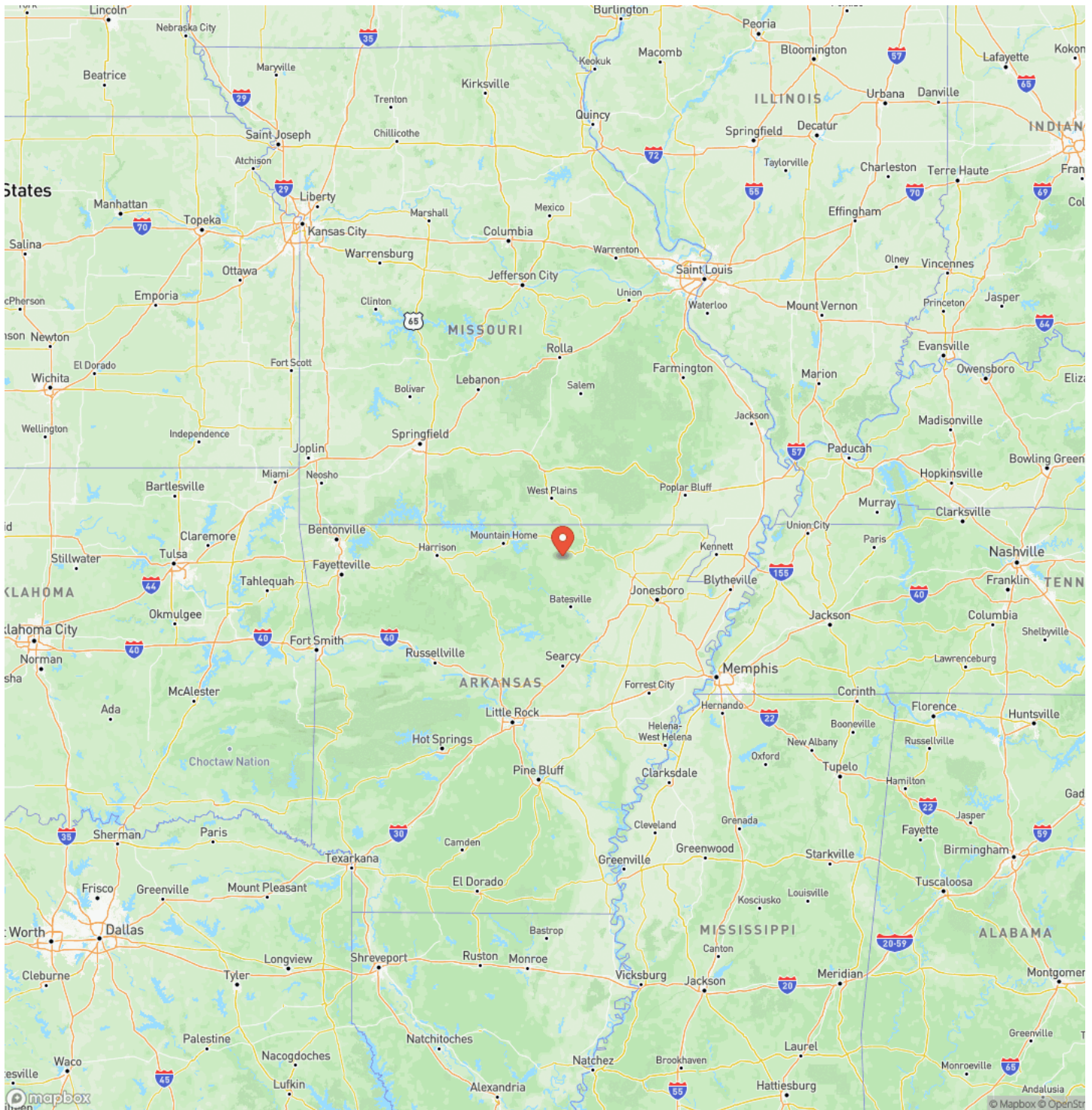
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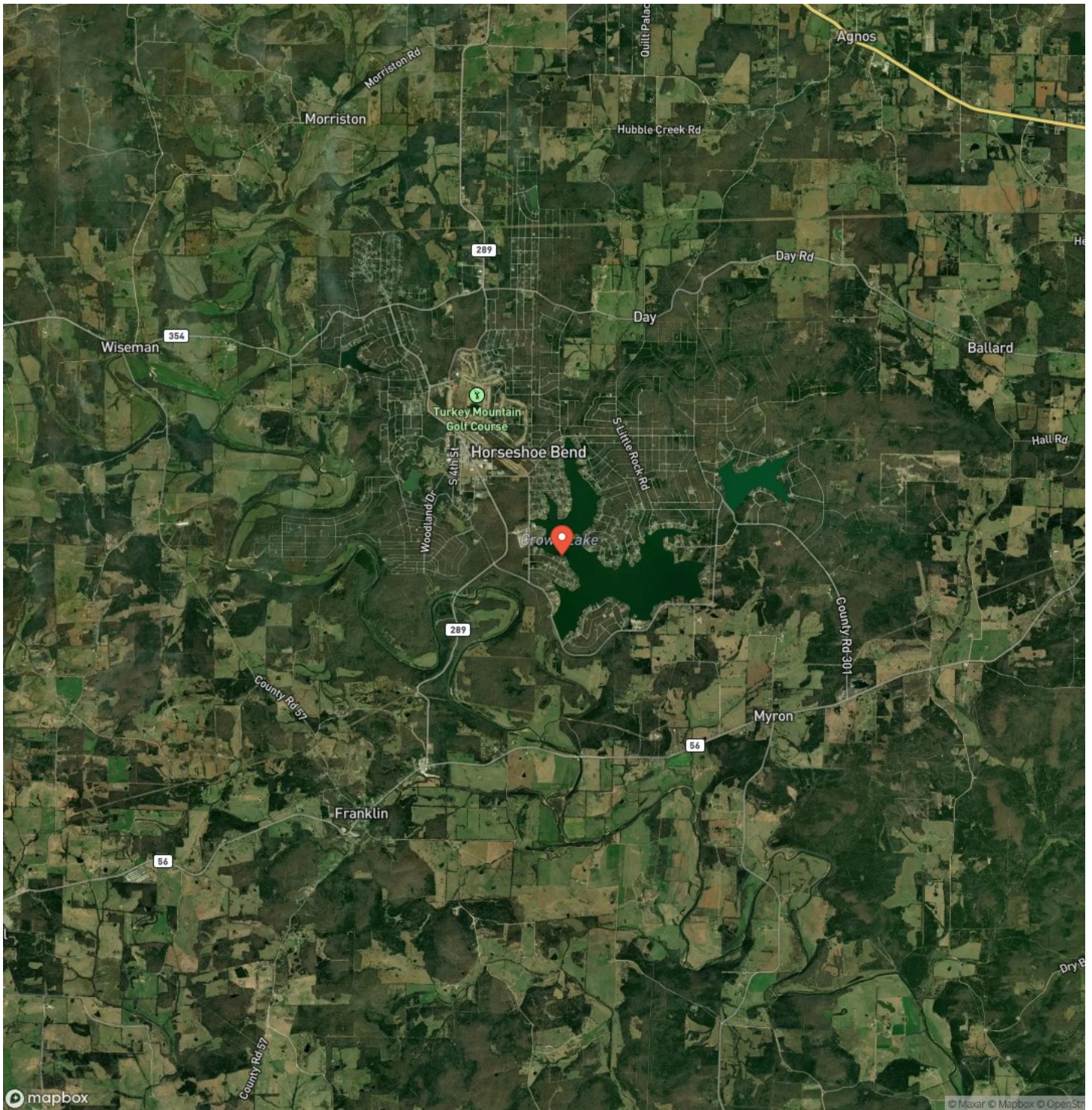
Locator Map



Locator Map



Satellite Map



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Horseshoe Bend, AR / IZARD COUNTY

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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Office

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Email

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Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

[illegible]

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



<https://wesellarkansas.com/>

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

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Cave City, AR 72521

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