

3 +/- Acres, Ready to build on, Cave City, Arkansas  
E Maxville Rd  
Cave City, AR 72521

**\$34,500**  
3± Acres  
Sharp County





**3 +/- Acres, Ready to build on, Cave City, Arkansas**  
**Cave City, AR / Sharp County**

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**SUMMARY**

**Address**

E Maxville Rd

**City, State Zip**

Cave City, AR 72521

**County**

Sharp County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.988618 / -91.613599

**Acreage**

3

**Price**

\$34,500

**Property Website**

<https://www.mossoakproperties.com/property/3-acres-ready-to-build-on-cave-city-arkansas-sharp-arkansas/67109/>



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### Cave City, AR / Sharp County

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#### **PROPERTY DESCRIPTION**

##### **Prime 3-Acre Property Near Cave City, AR – Ideal for Home or Hobby Farm**

Discover this incredible **3 +/- acre property opportunity**, located just a few minutes outside Cave City, AR. Enjoy the best of both worlds: close proximity to town with all its conveniences, yet far enough away to enjoy peaceful, unrestricted country living. Set on a quiet gravel road off Highway 167 on E. Maxville Rd., this property offers a perfect setting for a family home, with room for kids to play safely away from busy highways.

Currently part of a larger 9-acre +/- tract, the seller is offering 3 +/- acres but is open to selling the entire 9 +/- acres if you're looking for more space. This land is ideal for a hobby farm or running a few animals, with plenty of room to make your rural dreams come true. The property features lush pasture ground, perfect for livestock or gardening, and is an ideal site for a new home with electric and Cave City water available along the road.

Located in Sharp County, this property is listed with Mossy Oak Properties Selling Arkansas. For more details or to schedule a viewing, contact the office at [870-495-2123](tel:870-495-2123) or reach out to your local land specialist, **Pamela Welch**, at [870-897-0700](tel:870-897-0700) . Equal housing opportunity. [www.WeSellArkansas.com](http://www.WeSellArkansas.com).

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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

## NOTES

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## This image shows a single page from a notebook or ledger. It features a series of evenly spaced horizontal black lines across its entire width. The lines are thin and uniform, providing a guide for writing. There are no vertical margin lines, headers, footers, or other markings present on the page. The background is a solid off-white color.



## **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.

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**Mossy Oak Properties Selling Arkansas**

8111 N St Louis St  
Cave City, AR 72521  
(870) 495-2123  
[wesellarkansas.com](http://wesellarkansas.com)

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