

**40+/- Acres, Nice House, 2 Shops, Pool,
Pasture Land, Highway Frontage, Cave
City, AR
1312 Hwy 167
Cave City, AR 72521**

\$762,500
40 +/- acres
Sharp County





40+/- Acres, Nice House, 2 Shops, Pool, Pasture Land, Highway Frontage, Cave City, AR Cave City, AR / Sharp County

SUMMARY

Address

1312 Hwy 167

City, State Zip

Cave City, AR 72521

County

Sharp County

Type

Recreational Land, Residential Property, Hunting Land, Ranches, Farms

Latitude / Longitude

35.9417397 / -91.5484709

Dwelling Square Feet

3500

Bedrooms / Bathrooms

6 / 3

Acreage

40

Price

\$762,500

Property Website

<https://www.mossyoakproperties.com/property/40-acres-nice-house-2-shops-pool-pasture-land-highway-frontage-cave-city-ar-sharp-arkansas/24191/>



40+/- Acres, Nice House, 2 Shops, Pool, Pasture Land, Highway Frontage, Cave City, AR Cave City, AR / Sharp County

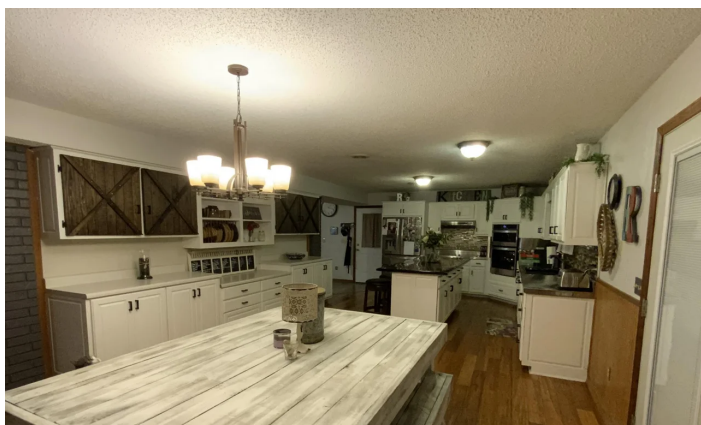
PROPERTY DESCRIPTION

This is an incredible 40 +/- Acre property! Sitting back off the road is a nice house with over 3,500 +/- sq ft heated and cooled with half being on main level with a large living room, nice remodeled kitchen, farm style cabinets, stainless steel counter tops, all new top of the line appliances, gorgeous backsplash, a kitchen island with a custom wood top and a large area for a dining table. Down the hall is a laundry room, bedroom and a bathroom. In the living room is a wood fireplace that currently has gas logs in it. All new flooring on the main level along with the addition of a sun room that leads out to an unground, custom pool with a roll up door to open the sun room up to the pool and on the other side of the pool is a pool room for changing and current owner is making it into a place to grill! This area is fenced with nice custom pipe fencing. When you head up stairs you will have a total of 5 bedrooms and 2 bathes. The master bedroom has its own bath, all custom with 2 closets on each side, a custom tub and shower! The water heaters are all tankless! Entire house is electric with exception of back up gas heat in fireplace and wall heater along with outside there is an outside furnace that is plumbed into the house but never been used! There are 2 units for the house with one of them being new. When you go outside you have 2 shops, both heated, concrete flooring, electric and one having three 12/14 rollup doors and the other having a toilet & vanity and two 12 ft doors with air compressors staying because they are plumbed in the shop. Wired for welders and on their own meter. There is a storm shelter and all the house is LED lighting. New gutters on house and trenched away from house. Pasture is fenced and cross fenced (has 6 pastures and waterers) with an automatic gate at the road for privacy. You have a gravel road on 2 sides of this property and highway on the front. This is a nice place and is one you can grow with! More land is available! Listed with Mossy Oak Properties Strawberry River & Home 870-495-2123. Listing agent Pamela Welch, 870-897-0700. Equal Housing Opportunity. Call us today to set up a time to view this property. www.ArkansasLandAndHomes.us

MORE INFO ONLINE:

MossyOakProperties.com

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Locator Maps



40+/- Acres, Nice House, 2 Shops, Pool, Pasture Land, Highway Frontage, Cave City, AR
Cave City, AR / Sharp County

Aerial Maps



40+/- Acres, Nice House, 2 Shops, Pool, Pasture Land, Highway Frontage, Cave City, AR
Cave City, AR / Sharp County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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Office

(870) 495-2123

Email

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Address

520 N Main

City / State / Zip

Cave City, AR 72521

NOTES



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.



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 Strawberry River Land and Homes

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Cave City, AR 72521

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