

**4-bed 1.5-bath Heber Springs, Arkansas, Cleburne
County**
1417 Meadowbrook Drive
Heber Springs, AR 72543

\$175,000
0.400± Acres
Cleburne County



4-bed 1.5-bath Heber Springs, Arkansas, Cleburne County
Heber Springs, AR / Cleburne County

SUMMARY

Address

1417 Meadowbrook Drive

City, State Zip

Heber Springs, AR 72543

County

Cleburne County

Type

Residential Property

Latitude / Longitude

35.479306 / -92.046216

Taxes (Annually)

921

Dwelling Square Feet

1248

Bedrooms / Bathrooms

4 / 1.5

Acreage

0.400

Price

\$175,000

Property Website

<https://www.mossyoakproperties.com/property/4-bed-1-5-bath-heber-springs-arkansas-cleburne-county-cleburne-arkansas/82107/>



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PROPERTY DESCRIPTION

Charming 4-Bedroom Home with Shop & Backyard Retreat – Heber Springs, AR

Welcome to this inviting **4-bedroom, 1.5-bath home** nestled in the heart of **Heber Springs**. Offering the perfect blend of comfort, functionality, and location, this property is move-in ready and priced to sell.

Home Features

- Spacious layout with **4 bedrooms and 1.5 baths**
- **All-electric home** for efficiency
- **Roof replaced approx. 2 years ago**, giving peace of mind for years to come
- **Storm shelter** in place for safety
- Move-in ready with space for a family, weekend retreat, or vacation home

Outbuildings & Outdoor Space

- **Large shop** with room for tools, storage, or hobbies
- **Covered parking**—perfect for your boat, RV, or extra vehicles
- **Playhouse** ideal for kids or pets
- **Privacy-fenced backyard** with room to relax, play, or entertain

Location

Situated just minutes from **downtown Heber Springs** and **Greers Ferry Lake**, this home puts you close to shopping, dining, schools, and all the outdoor recreation the area is famous for. Boating, fishing, swimming, and lake life are right at your fingertips.

At **Mossy Oak Properties Selling Arkansas**, we know that buying a home can feel overwhelming, especially if it's your first time. That's why we go above and beyond to make you feel welcome the moment you walk through our doors. Our office is right here in **Cave City, Arkansas, at 8111 North St. Louis Street**. We'll greet you with a smile, guide you back to the conference room, and connect you with trusted lenders—either by phone or Zoom—so you can explore financing options and start your homeownership journey with confidence.

We want every client to feel comfortable, respected, and heard. No question is ever a silly question. Whether this home is your **stepping stone, first home, or forever home**, we're here to walk with you every step of the way.

This home offers a rare combination of affordability, amenities, and a **prime location near the lake**. Whether you're looking for a full-time residence, a vacation getaway, or an investment, this property is ready to meet your needs. Home is now empty and move in ready!!!

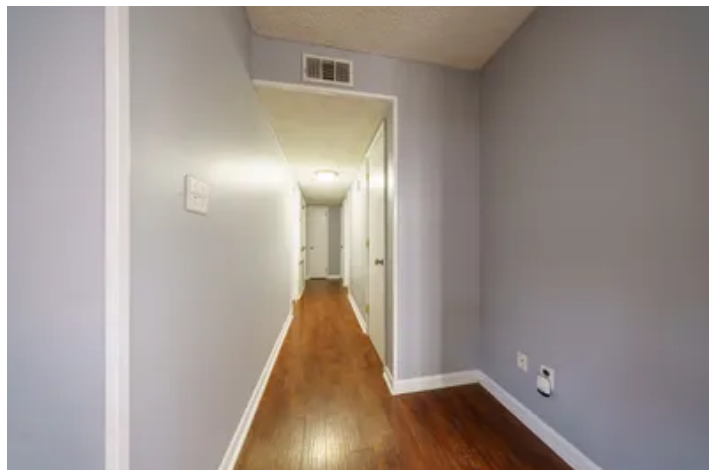
Call **Pamela Welch**, Listing Agent & Local Land Specialist, at [870-897-0700](tel:870-897-0700), or the Mossy Oak Properties Selling Arkansas office at [870-495-2123](tel:870-495-2123) for more information or to schedule your private showing.

Equal Housing Opportunity

www.WeSellArkansas.com



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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wesellarkansas.com

DISCLAIMERS

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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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