

50 +/- Acres, County Water, Electric, 2 Ponds, Paved Road  
Frontage, Cord, Arkansas  
Highway 25  
Cord, AR 72524

**\$224,500**  
50± Acres  
Independence County





**50 +/- Acres, County Water, Electric, 2 Ponds, Paved Road Frontage, Cord, Arkansas**  
**Cord, AR / Independence County**

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**SUMMARY**

**Address**

Highway 25

**City, State Zip**

Cord, AR 72524

**County**

Independence County

**Type**

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

**Latitude / Longitude**

35.839244 / -91.323987

**Taxes (Annually)**

118

**Acreage**

50

**Price**

\$224,500

**Property Website**

<https://www.mossyoakproperties.com/property/50-acres-county-water-electric-2-ponds-paved-road-frontage-cord-arkansas-independence-arkansas/43257/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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**PROPERTY DESCRIPTION**

Excellent **55 +/- Acre** property to cut hay on, raise cattle, or build that forever home! This property has **county water on the property** a will need a meter placed; it has **electricity on the property** and once did have a septic, but the seller is unsure if that is still operational, he does not want to guarantee that and has **2 large ponds** with 2 smaller ponds. You have Highway 25 frontage, only **1 mile north of Cord, Arkansas**, and Blueberry Road frontage on the backside! This was once, years ago, an orchard and was irrigated out of the ponds on the property. **Excellent soil** on the property. Now seller uses the property for cutting hay only. **A shop, a hay barn, and a camper plug hookup** are on the property. The seller currently shares the driveway with the neighbor, but this property has its turn-in/driveway into the property on the south end where the water is. If you have been looking for a nice place in a great area close to Batesville but not in Batesville, this is it! Give us a call and be the first to see this property.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123). Listing Agent, Pamela Welch, [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**

520 N Main

## City / State / Zip

Cave City, AR 72521

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## **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 relation 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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Cave City, AR 72521  
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