

3 Bed 2 Bath Mobile Home, Cave City, Arkansas
536 Melon Dr
Cave City, AR 72521

\$125,000
1± Acres
Sharp County



3 Bed 2 Bath Mobile Home, Cave City, Arkansas
Cave City, AR / Sharp County

SUMMARY

Address

536 Melon Dr

City, State Zip

Cave City, AR 72521

County

Sharp County

Type

Residential Property

Latitude / Longitude

35.921789 / -91.570376

Dwelling Square Feet

1404

Bedrooms / Bathrooms

3 / 2

Acreage

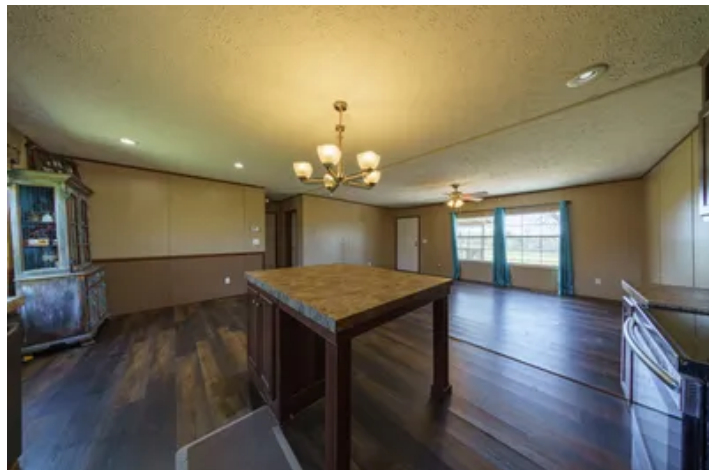
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Price

\$125,000

Property Website

<https://www.mossoakproperties.com/property/3-bed-2-bath-mobile-home-cave-city-arkansas-sharp-arkansas/79395/>



3 Bed 2 Bath Mobile Home, Cave City, Arkansas

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PROPERTY DESCRIPTION

Owner Financing Now Available – Home Near Cave City, Arkansas!

Looking for a place just outside of town with flexible buying options? This is it!

Only 2.5 miles from Sonic in Cave City, this **2013 Clayton mobile home** sits on approximately 1 acre in a peaceful rural setting—offering quiet country living while keeping you close to town.

Pricing & Financing Options

- **Owner Financing Available with 16% down – Contact Listing Agent for Terms**
 - **Cash/Traditional Financing Price: \$109,000**
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Property Highlights

- 3 bedrooms, 2 full bathrooms
 - Approx. **1,404 sq ft** of comfortable living space
 - Central heat & air – all electric
 - Primary suite with **walk-in shower & relaxing soaker tub**
 - Roof replaced about 3 years ago
 - Septic system, City Water (per seller)
-

Whether you're looking for your **first home**, downsizing, or searching for a **peaceful retreat close to town**, this property is ready for you. And now with **owner financing**, it's easier than ever to make it yours!

Listed by Pamela Welch – Call/Text [870-897-0700](tel:870-897-0700)
Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123)

Equal Housing Opportunity. www.WeSellArkansas.com.

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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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.

Mossy Oak Properties Selling Arkansas

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wesellarkansas.com

