

Updated Home on 2.2 +/- Acres in Cord, Arkansas |  
Shop, Hardwood Floors & Country Living  
130 Blueberry Road  
Cord, AR 72524

**\$139,000**  
2.2± Acres  
Independence County



**Updated Home on 2.2 +/- Acres in Cord, Arkansas | Shop, Hardwood Floors & Country Living  
Cord, AR / Independence County**

**SUMMARY**

**Address**

130 Blueberry Road null

**City, State Zip**

Cord, AR 72524

**County**

Independence County

**Type**

Residential Property

**Latitude / Longitude**

35.819204 / -91.339468

**Dwelling Square Feet**

1,056

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

2.2

**Price**

\$139,000

**Property Website**

<https://www.mossoakproperties.com/property/updated-home-on-2-2-acres-in-cord-arkansas-shop-hardwood-floors-country-living/independence/arkansas/101979/>



## PROPERTY DESCRIPTION

# Updated Home on 2.2 +/- Acres in Cord, Arkansas | Shop, Hardwood Floors & Close to Black River Recreation

If you've been searching for a home with acreage in Independence County, Arkansas, this charming 3-bedroom, 1-bath home on approximately 2.2 +/- acres deserves a look. Conveniently located just outside of Cord, Arkansas, this property offers peaceful country living with easy access to Newport, Batesville, and some of Arkansas' best outdoor recreation.

Situated just off a paved road with very little gravel travel, this property provides the privacy of rural living while remaining easily accessible year-round. Outdoor enthusiasts will appreciate being just minutes from the Black River, renowned for fishing, boating, waterfowl hunting, and close proximity to the famous Rainey Brake Wildlife Management Area.

According to the seller, several major updates have already been completed, including a new roof in 2021, new windows in 2022, and crawl space encapsulation in 2022. Beautiful hardwood floors add warmth and character throughout the home.

Step outside onto the back deck and enjoy your morning coffee while overlooking the peaceful countryside. The property's elevated setting provides beautiful views and a comfortable outdoor environment.

Additional improvements include a shop with a concrete floor, offering excellent space for storage, equipment, hobbies, or a workshop.

Whether you're looking for a starter home, retirement property, hunting retreat, weekend getaway, or country home with acreage, this affordable Arkansas property offers location, updates, and room to enjoy the outdoors.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123). Call or text Listing Agent, Pamela Welch at [870-897-0700](tel:870-897-0700) for a tour or more information.

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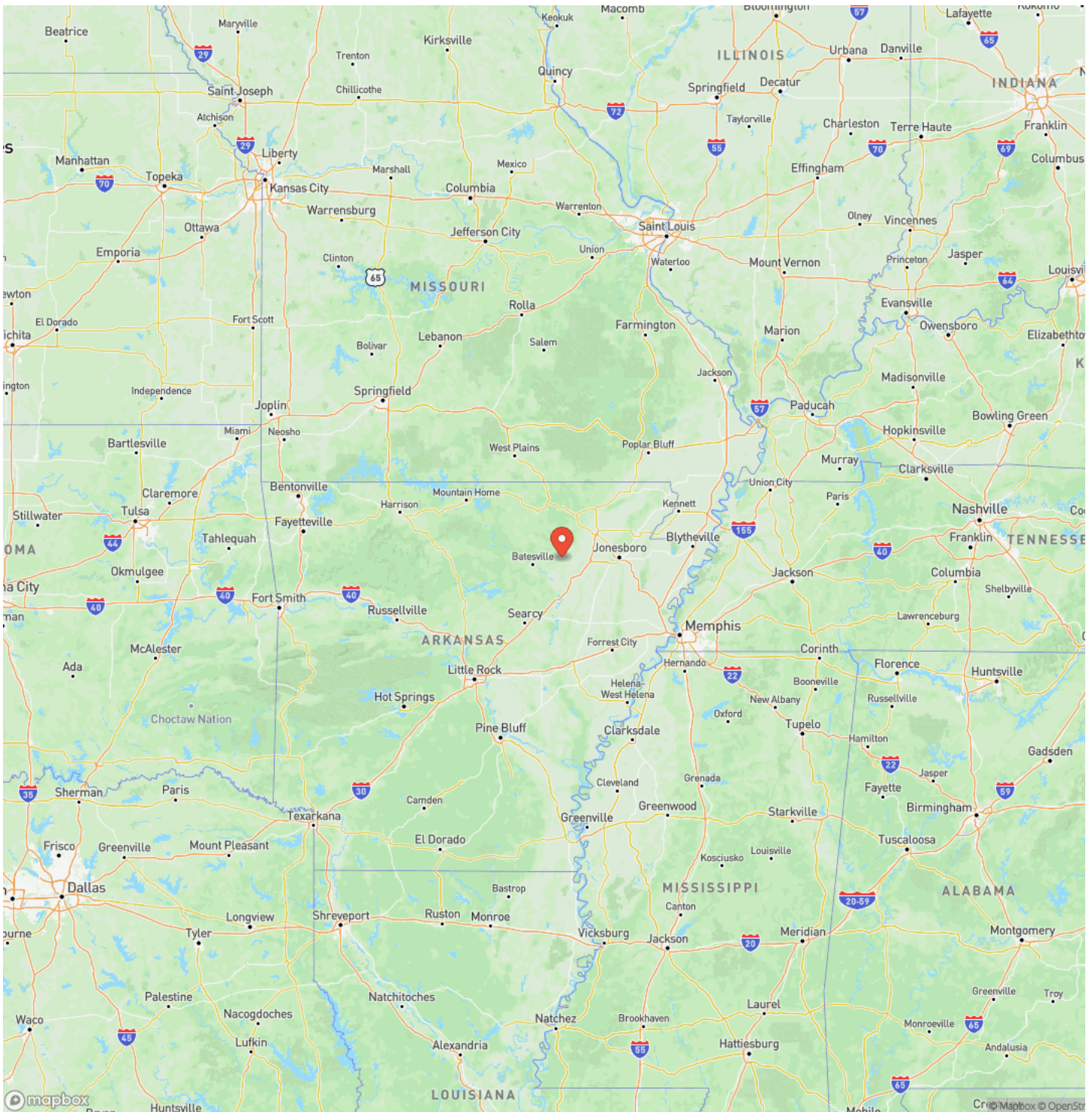
No matter the season, we make viewing property comfortable. During the colder months, our **fully enclosed six-seater ATV** keeps you warm and protected from the elements. In the hotter months, it provides a **cool, shaded ride**, allowing you to tour property comfortably without battling the heat. Weather should never stand in the way of finding the right property.

With **flexible hours** to fit your schedule, we're here when you need us. Call to set up an appointment or stop by our office at **8111 North St. Louis Street, Cave City, Arkansas**, and let us work for you.

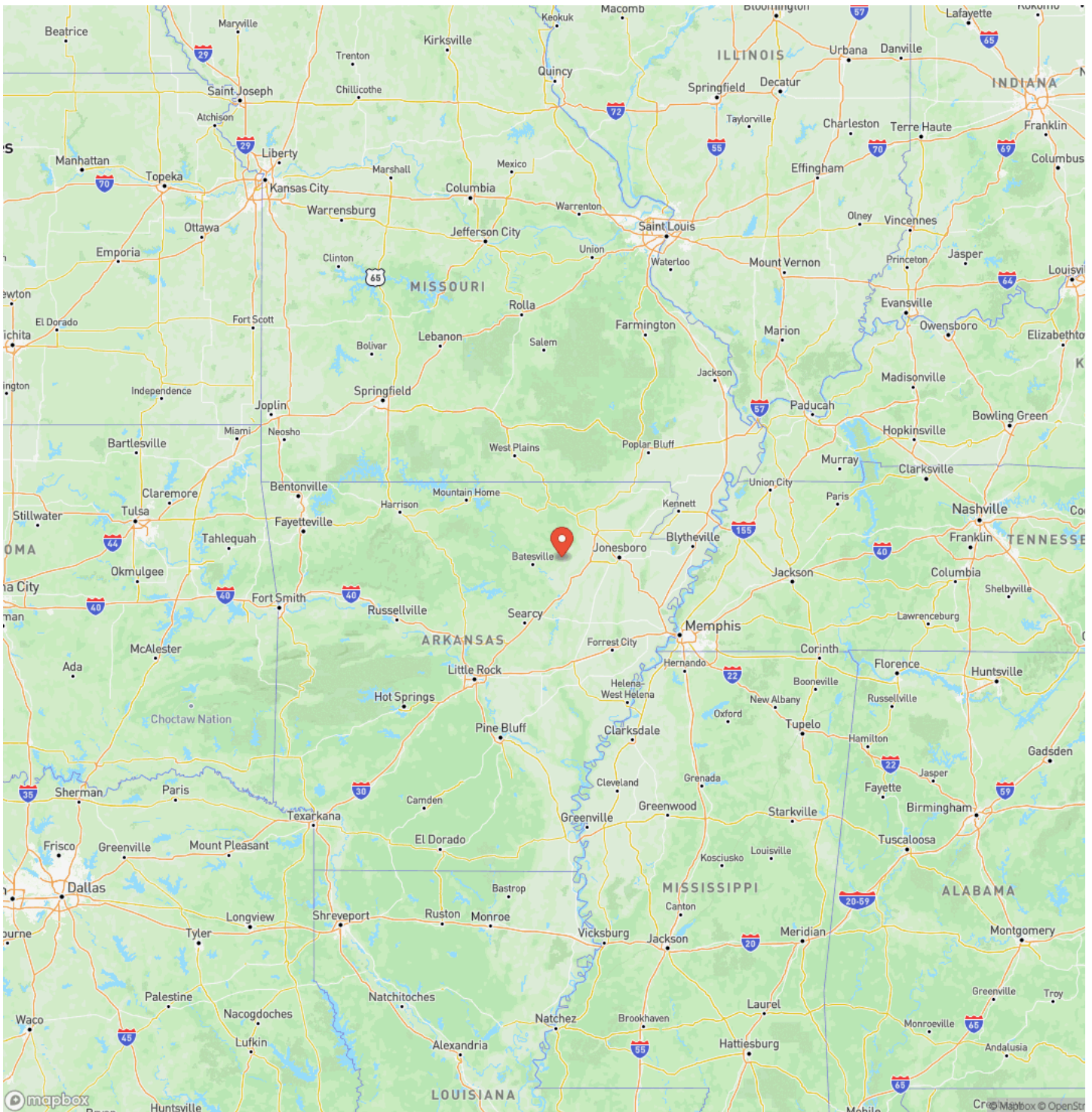
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Cord, AR / Independence County



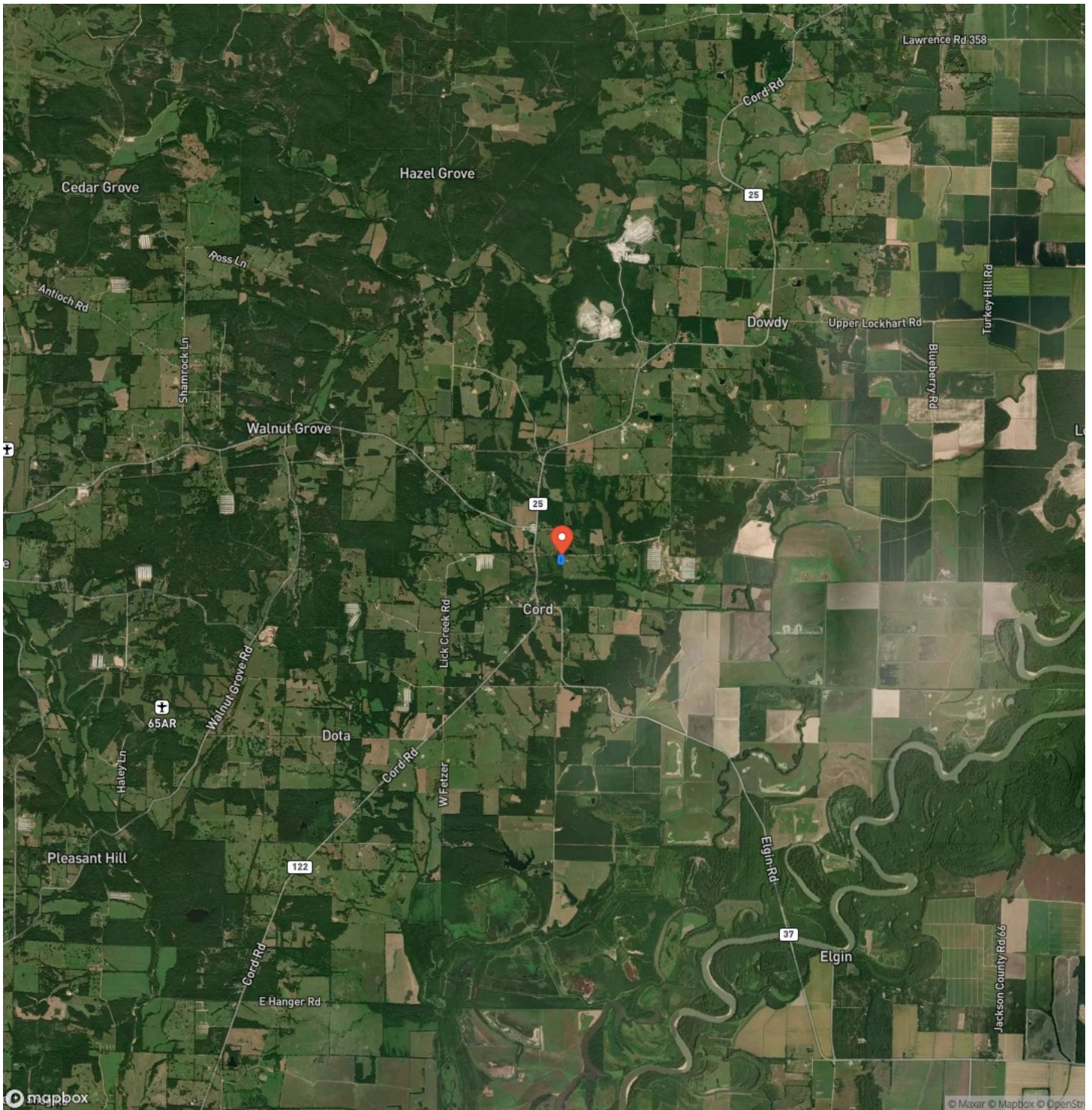
## Locator Map



## Locator Map



## Satellite Map







## **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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**Mossy Oak Properties Selling Arkansas**

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Cave City, AR 72521

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