

3 Bed 2 Bath Shop House on 41 +/- Acres, Highway 167
Frontage, Cave City, AR 72521
7908 St. Louis Street
Cave City, AR 72521

\$499,000
41± Acres
Independence County



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Cave City, AR / Independence County

SUMMARY

Address

7908 St. Louis Street

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Recreational Land, Hunting Land, Ranches, Residential Property

Latitude / Longitude

35.926901 / -91.545871

Dwelling Square Feet

1450

Bedrooms / Bathrooms

3 / 2

Acreage

41

Price

\$499,000

Property Website

<https://www.mossyoakproperties.com/property/3-bed-2-bath-shop-house-on-41-acres-highway-167-frontage-cave-city-ar-72521-independence-arkansas/48318/>



MORE INFO ONLINE:

MossyOakProperties.com

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PROPERTY DESCRIPTION

Welcome to the market this **3 bedroom, 2 full-bathroom shophouse** on **41 +/- Acres with Highway 167 Frontage!** This home was just completed and is a newly built shophouse. It sits at the backside of this property, has **Cave City water, Entergy for electric, metal siding, metal roof, a car garage, concrete flooring, and lots of room above the garage area where one could enclose and finish out because they did spray foam it all.** When you come into this home at the front door, you have a cute kitchen, a large island with room to sit at the bar, and a living room; down the hall, you have a full bathroom, a large bedroom, a laundry room with lots of counter space and pantry space with an entire wall of cabinets, two more bedrooms and a bath before having a door leading out the end to a covered porch and another door that leads into the garage area! This home is move-in ready and clean, and the land is ready for your livestock! This would be a great place to have a home, build a business out front, and have everything on your ground! The separation would be a small line of trees between the front and back of the pastures. The sellers had in mind to build this, live inside it while they built their dream home on the hill in front of this home, with a breathtaking view, and then turn it into a shop/guest home. Maybe make a pool by this home after the main house is built and use this as the pool house! There are lots of possibilities with this home and land. The sellers just had some other opportunities come up and have decided that this option does not work for them right now, so if this would work for you, give me a call. This property is gated with a solar gate, so I will need to be with you at all times to view this property. **This building is a 40 by 50 with 1448 +/- living quarters, heated/cooled, 465 +/- Sq ft garage parking area with the remaining above in the garage, half being floored (about 700 sq ft).** Great Opportunity for someone!

We are 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)** to schedule a time to see this home and land! Equal housing opportunity. 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

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a single 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

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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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