

23 +/- Acres, Wooded, Hunting Land, Ready to Build on,
Cave City, AR
off Hwy 230
Cave City, AR 72521

\$146,250
23± Acres
Independence County



23 +/- Acres, Wooded, Hunting Land, Ready to Build on, Cave City, AR
Cave City, AR / Independence County

SUMMARY

Address

off Hwy 230

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Recreational Land, Hunting Land

Latitude / Longitude

35.93118 / -91.525061

Acreage

23

Price

\$146,250

Property Website

<https://www.mossyoakproperties.com/property/23-acres-wooded-hunting-land-ready-to-build-on-cave-city-ar-independence-arkansas/88000/>



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PROPERTY DESCRIPTION

180 +/- Acres/- Divided into 3.35–23 +/- Acre/- Lots – **This is for the 23 +/- Acre Parcel**, New Development on Highway 230, Cave City, Arkansas

Mossy Oak Properties is proud to bring you a brand-new land opportunity just outside Cave City, Arkansas! This 180-acre tract has been divided into parcels ranging from 3.35 acres up to 23 acres, offering buyers the chance to own land in a prime location with utilities and excellent building potential. **This is for the 23 +/- Acre Parcel.** A new road has been constructed down the center of the property from Highway 230, making each lot easily accessible. The property will be served by Grange-Calamine water and Entergy electric, providing convenience for building your forever home, cabin, or investment property. The development will carry just one restriction: Each tract may be used for one or two homes only. Lots cannot be subdivided after purchase. When you enter from Highway 230, you'll first come to Lots 1–3, located in Sharp County. These tracts measure approximately 3.35 acres, 5 acres, and 5 acres, with one featuring a pond. Beyond those, the road continues into Independence County, where Lots 4–13 are located. Please note that Lots 6, 7, and 9 are already SOLD. These tracts offer a variety of features to suit different buyers. Some lots include lush open fields—perfect for building a home and keeping livestock—while others are covered in mature timber, ideal for privacy, hunting, or creating a wooded retreat. With both small and larger tracts available, there is something for everyone, whether you're looking for a manageable homesite or a larger acreage tract. Each parcel will be surveyed by the seller prior to closing, ensuring clear boundaries and accurate acreage. A map of the subdivision is available, and signage will be posted at the property showing lot divisions. Property Highlights Acreage: 180 total acres, divided into tracts ranging from 3.35–23 acres Location: Highway 230, touching Cave City city limits (Sharp & Independence Counties) Utilities: Grange-Calamine water & Entergy electric available Access: New road through the center of property from Hwy 230 Restrictions 1–2 homes per tract; no further subdivision Features: Mixture of open fields, timber, pond, hunting opportunities, and scenic homesites Survey: Each lot to be surveyed by seller prior to closing Availability: Lots 6, 7, and 9 already SOLD This is a rare opportunity to purchase land in a growing area near Cave City, with utilities in place, beautiful building sites, and room to enjoy the outdoors. Whether you're planning to build your dream home, create a weekend retreat, or invest in Ozark property, these tracts are an excellent choice.

Call **Pamela Welch** at [870-897-0700](tel:870-897-0700) or the Mossy Oak Properties Selling Arkansas office at [870-495-2123](tel:870-495-2123) to schedule a showing. Equal Housing Opportunity. www.WeSellArkansas.com.

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Cave City, AR / Independence County**

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

NOTES

This image shows a blank 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.

MORE INFO ONLINE:

wesellarkansas.com

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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