

**10 +/- Acres, Ready to build on, Water and Electric
Available, Cave City, AR**
Cold Creek Lane
Cave City, AR 72521

\$74,900
10± Acres
Independence County



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Cave City, AR / Independence County

SUMMARY

Address

Cold Creek Lane

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Recreational Land, Lot

Latitude / Longitude

35.914315 / -91.601562

Dwelling Square Feet

0

Acreage

10

Price

\$74,900

Property Website

<https://www.mossyoakproperties.com/property/10-acres-ready-to-build-on-water-and-electric-available-cave-city-ar-independence-arkansas/87624/>



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PROPERTY DESCRIPTION

10 +/- Acres on Paved Road – Minutes from Cave City, AR

If you've been dreaming of a peaceful place in the Ozarks to build your home, this 10 +/- acre tract in **Independence County** is ready and waiting. Located just outside **Cave City, Arkansas**, this land sits on a paved county road, offering easy year-round access while still providing the privacy of a country setting.

The property has been recently **cleared** and is ideal for one or two homes (per seller's restrictions—no further subdivision beyond two residences). The seller's home adjoins the property, ensuring a well-kept neighborhood feel.

Land Features:

- 10± acres, mostly open with gentle terrain
- New survey completed
- Some fencing in place; additional fencing for livestock can be negotiated with seller
- Utilities available: **county water** and **electricity** at the road
- Paved road frontage for easy access
- Perfect for a single-family home, multi-generational setup, or hobby farm

Enjoy the beauty of the **Ozark Mountains** with crisp mornings, quiet evenings, and the simple joy of watching the sun set over your own land. Whether you want a small farm, a retreat from town, or space for a custom home, this property offers flexibility and affordability.

Located just **5 minutes from downtown Cave City**, you'll have quick access to schools, shopping, and dining, while still enjoying a peaceful rural lifestyle.

Mossy Oak Properties Selling Arkansas – [870-495-2123](tel:870-495-2123)
Pamela Welch, Listing Agent & Land Specialist – [870-897-0700](tel:870-897-0700)
www.WeSellArkansas.com
Equal Housing Opportunity

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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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.

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Cave City, AR 72521
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wesellarkansas.com

