

**9+/- Acres Heber Springs Highway, Business with Land,  
Great Location, Locust Grove, Arkansas  
4835 Heber Springs Rd  
Locust Grove, AR 72550**

**\$399,000**  
9± Acres  
Independence County





**9+/- Acres Heber Springs Highway, Business with Land, Great Location, Locust Grove, Arkansas  
Locust Grove, AR / Independence County**

---

**SUMMARY**

**Address**

4835 Heber Springs Rd

**City, State Zip**

Locust Grove, AR 72550

**County**

Independence County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

35.726831 / -91.730942

**Taxes (Annually)**

215

**Acreage**

9

**Price**

\$399,000

**Property Website**

<https://www.mossyoakproperties.com/property/9-acres-heber-springs-highway-business-with-land-great-location-locust-grove-arkansas-independence-arkansas/53796/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## 9+/- Acres Heber Springs Highway, Business with Land, Great Location, Locust Grove, Arkansas Locust Grove, AR / Independence County

---

### **PROPERTY DESCRIPTION**

This is an incredible business opportunity to own **9 +/- Acres just 6 miles from Highway 167, Batesville, Arkansas!** Sitting less than half a mile from Batesville Motor Speedway and a short drive to the White River! This property has had a business for years! It spans about 1000 ft of Highway 14 frontage, a highly traveled highway, and 1250 ft of Jeffery Cutoff Street on the backside, which would be great if someone wanted to build houses! This property has easy access, city water, and many opportunities, but the current owner **will only sell the land with the business!** Conveying with the **business is a 2019 Ford 550 with about 62,000 miles, two shed trailers (one is a 2016 & 1 is a 2015), a 2022 Mule, and a Track Machine.** This business sells Carports, Custom Buildings and hauls and Moves buildings, and works for two other building companies when needed. There are so many opportunities with what you can do with this business; the current owners are ready to hand this over to a younger, more ambitious generation! They are ready to retire and feel they need to slow down but with the high demand for tiny houses, their phones continue to ring for custom orders so they want to sell now before they start turning people away. The owner has several things/ideas that will be conveyed along with how they build and why their business is what it is. The seller is willing to sit down with a pre-approved prospective buyer after signing a confidentiality agreement and reviewing some things. Equipment, Land, LLC, and name will all be conveyed at closing, along with the seller giving you a non-compete.

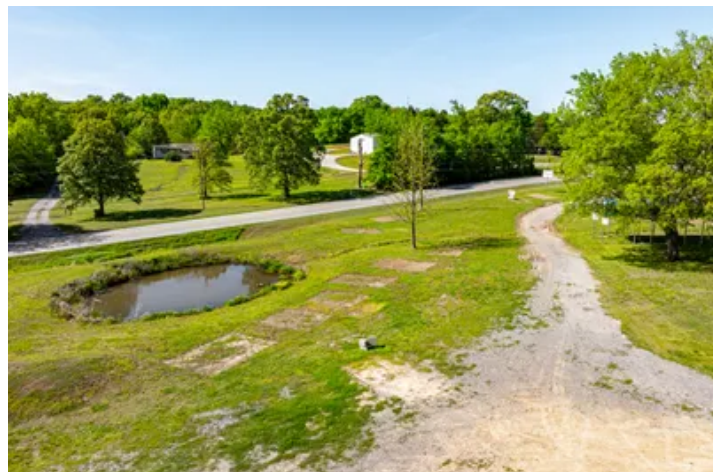
Proudly listed with Mossy Oak Properties Selling Arkansas [870-495-2123](tel:870-495-2123). **Listing agent and your Local Land Specialist, Pamela Welch** [870-897-0700](tel:870-897-0700) . Equal Housing Opportunity. Call us today to set up a time to view this property. [www.WeSellArkansas.com](http://www.WeSellArkansas.com)





**9+/- Acres Heber Springs Highway, Business with Land, Great Location, Locust Grove, Arkansas**  
**Locust Grove, AR / Independence County**

---



**9+/- Acres Heber Springs Highway, Business with Land, Great Location, Locust Grove, Arkansas  
Locust Grove, 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

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**

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**

520 N Main  
Cave City, AR 72521  
(870) 495-2123  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

