

**Lakefront 3 bed/2.5 Bath House on 6+/- Acres in Cave  
City. No seller known restrictions!**  
6 Jace Lane  
Cave City, AR 72521

**\$349,900**  
6± Acres  
Independence County



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**Cave City, AR / Independence County**

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**SUMMARY**

**Address**

6 Jace Lane

**City, State Zip**

Cave City, AR 72521

**County**

Independence County

**Type**

Residential Property, Lakefront

**Latitude / Longitude**

35.933395 / -91.536468

**Taxes (Annually)**

1409

**Dwelling Square Feet**

2200

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

6

**Price**

\$349,900

**Property Website**

<https://www.mossyoakproperties.com/property/lakefront-3-bed-2-5-bath-house-on-6-acres-in-cave-city-no-seller-known-restrictions-independence-arkansas/38720/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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**PROPERTY DESCRIPTION**

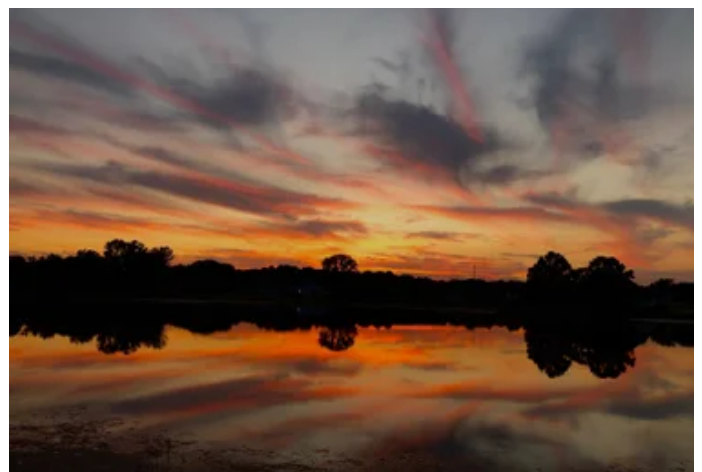
This 2023 lovingly updated and ready for a new family home sits right on the private Double Oaks Subdivision lake on 6+/- Acres but is just outside of the Patterson addition. To sellers' knowledge there are no known restrictions! Spacious and charming this 3 bedroom/2.5 bathroom open concept home has an oversized attached garage with a new work bench and an unfinished bonus room above it. This home has everything your family will need! Working from home is a breeze as this home has fiber internet already in use. All kitchen appliances are new and it has new paint, new stain on the deck, freshly painted shutters as well as a new 12' x 30' composite deck on the back! There is an abundance of storage inside with walk in closets and the master bedroom has 3 closets of its own! Outside you will find a lovely little pond behind the home and two 18' x 30' outbuildings with concrete floors that both match the home. 1 outbuilding is tall enough to park your camper and also has a 12' x 30' lean to off the side for extra under cover storage. The other outbuilding has garage doors in the front and rear for your ultimate convenience! The backyard is fenced for children and pets. There is an abundance of wildlife to enjoy here with deer and migratory birds such as swan and geese. You will feel like you are in the country but with all the conveniences of small town living in this approx 2257 square foot home in Cave City, Arkansas! This home is open for limited, private showings now! Don't wait! It will not last! Proudly listed with Mossy Oak Properties, Strawberry River Land & Homes [870-495-2123](tel:870-495-2123). [www.ArkansasLandAndHomes.us](http://www.ArkansasLandAndHomes.us). Call Realtor Carrie Trego @ [870-897-7969](tel:870-897-7969) for your viewing! Equal Housing Opportunity.





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Carrie Trego

## Mobile

(870) 897-7969

## Email

ctrego@mossyoakproperties.com

### Address

520 N Main

## City / State / Zip

Cave City, AR 72521

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.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, 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 relation 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 Strawberry River Land and Homes**

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Cave City, AR 72521  
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