

**6 bd,3 bth 5,500+/- sq ft under roof home  
on 20+/- Acres! In ground pool, year round  
creek, finished basement, guest house.  
576 Grange Rd  
Cave City, AR 72521**

**\$749,900**  
20 +/- acres  
Sharp County





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Cave City, AR / Sharp County**

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## **SUMMARY**

### **Address**

576 Grange Rd

### **City, State Zip**

Cave City, AR 72521

### **County**

Sharp County

### **Type**

Ranches, Residential Property, Timberland

### **Latitude / Longitude**

35.9590 / -91.4565

### **Dwelling Square Feet**

5500

### **Bedrooms / Bathrooms**

6 / 3

### **Acreage**

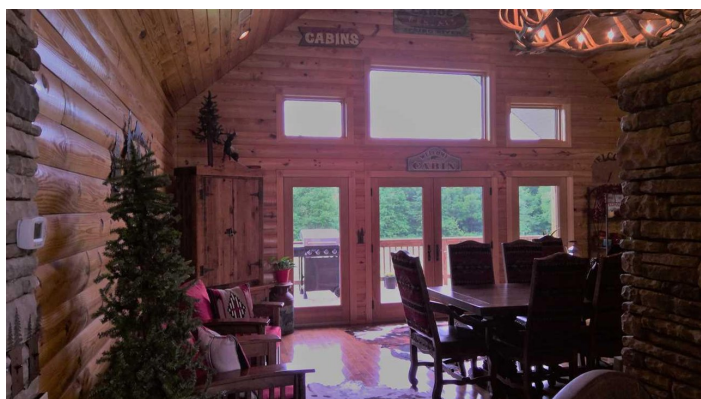
20

### **Price**

\$749,900

### **Property Website**

<https://www.mossyoakproperties.com/property/6-bd-3-bth-5-500-sq-ft-under-roof-home-on-20-acres-in-ground-pool-year-round-creek-finished-basement-guest-house-sharp-arkansas/19052/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## **PROPERTY DESCRIPTION**

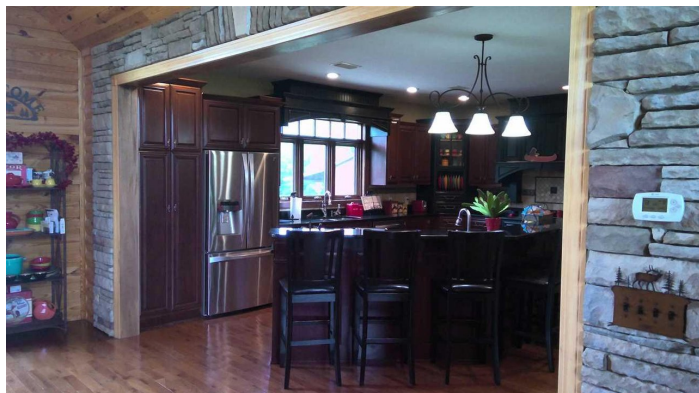
Have you ever wanted to live in a home featured in a magazine? Look no further! Featured in 2015 Avenues Magazine "Lodge of a Lifetime" this GORGEOUS, 5,500 +/- Sq. Ft. under roof (3,000 +/- sq ft main level and 2,500 +/- sq ft walk out basement) lodge style house was built in 2014. Sitting on a 20 +/- acre property with mixed use residential, timberland, and ranchland in the Cave City school district in Cave City, Sharp County, AR 72521. This stunning home features a large living room on the main level with vaulted ceilings and double sided gas log fireplace shared between the living room and formal dining room. The dining room over looks the back deck with a great view of the in ground pool that has a deep end for diving. On the main level you will also find the kitchen, the master bedroom with master bathroom and an additional 2 bedrooms and 1 bathroom. Also on the main level, there is a laundry room with plenty of cabinetry and a laundry sink across from the walk in pantry and storage room. You should have no trouble finding parking in the double car garage. Downstairs in the fully finished basement, there is 2 additional bedrooms 1 of which has a walk-in closet and 1 additional bathroom to total 6 bedrooms and 3 bathrooms! Also downstairs there are 2 separate den/living room areas one of which has another gas log fireplace, an eat-in kitchen and it's own separate laundry area. The downstairs could be it's own separate home! From the downstairs, you can walk out to the in ground pool and patio area which makes this area perfect for entertaining and fun. If that wasn't enough space, there is an additional 1,000 +/- sq ft guest house adjacent to this one. The property also boasts Reeds Creek (a year round creek), whitetail deer, turkey and other small game such as rabbit and squirrel. The home comes with 20+/- acres which is plenty for your ATV trails and for raising livestock. There is also the ability to purchase more acreage up to 35+/- acres for ONLY \$3,000 per Acre. There are simply too many features to list them! This is truly a once in a lifetime property and it is proudly listed with Mossy Oak Properties, Strawberry River Land & Homes. 870-495-2123. Listed with Realtor Carrie Trego 870-897-7969. Call me today for your showing! Equal Housing Opportunity.

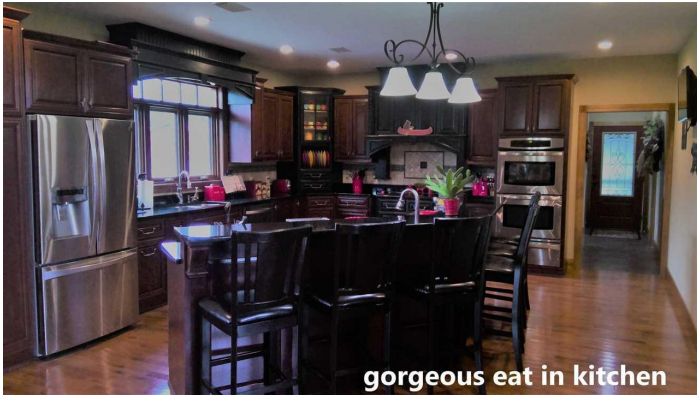
Directions: From Cave City, turn East onto Hwy 230 at the traffic light and follow it appx 3 miles to Grange Road. Turn left or North onto Grange Rd and follow it appx 3 miles. Property will be on the S side of the road.



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gorgeous eat in kitchen

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## Locator Maps

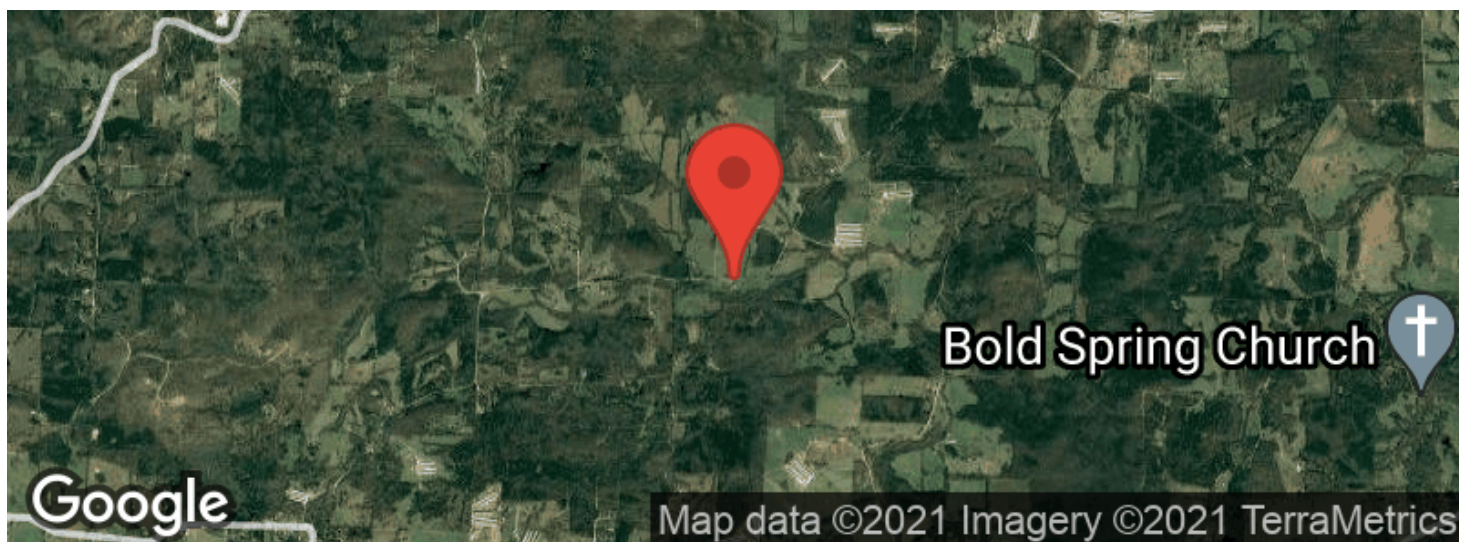




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## Aerial Maps





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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

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**NOTES**

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## **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.





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**Mossy Oak Properties Strawberry River Land and Homes**

**520 N Main**

**Cave City, AR 72521**

**(870) 495-2123**

**MossyOakProperties.com**

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