

**Brand new, custom, 1,300+/- sq ft under  
roof home on 10+/- Acres in the  
mountains!**

**60 Hilltop Lane  
Mt Pleasant, AR 72561**

**\$285,000**

**10 +/- acres  
Izard County**



**MOSSY OAK  
PROPERTIES**  
Strawberry River Land & Homes  
*America's Land Specialist*



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Mt Pleasant, AR / IZARD County**

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## **SUMMARY**

**Address**

60 Hilltop Lane

**City, State Zip**

Mt Pleasant, AR 72561

**County**

Izard County

**Type**

Residential Property

**Latitude / Longitude**

35.9617389 / -91.7556996

**Taxes (Annually)**

62

**Dwelling Square Feet**

1300

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

10

**Price**

\$285,000

**Property Website**

<https://www.mossyoakproperties.com/property/brand-new-custom-1-300-sq-ft-under-roof-home-on-10-acres-in-the-mountains-izard-arkansas/19388/>



## **Brand new, custom, 1,300+/- sq ft under roof home on 10+/- Acres in the mountains! Mt Pleasant, AR / Izard County**

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### **PROPERTY DESCRIPTION**

Finished and ready to sell! GORGEOUS brand new, custom built, modern, 3 bedroom, 2 bathroom, split level home with a beautiful view of the mountains on 10+/- Acres! (Additional up to 48 +/- Acres can be purchased for \$3,000.00 per Acre) At 1300+/- sq ft heated and cooled (900+/- sq ft being on the main level and 400+/- sq ft being upstairs) this home is perfect for efficient living. All new appliances including a refrigerator, dishwasher, free standing stove & microwave. The home has ducted electric mini splits that are very efficient as well. In the living room, there is also a gas log fireplace for back up heat with a custom made mantle. The staircase is made of split logs and is stunning! Also in the living room there are large windows which give an impressive view of the 10+/- Acres surrounding the home and the beautiful front deck. On entire 58+/- Acre property available for an additional purchase there are several ATV trails and also a rock quarry which can be used as a nice backstop for target shooting. Wildlife is abundant here for your hunting or viewing pleasure. Whitetail deer, turkey and small game just to name a few. This property has so much to offer. Don't miss out this one!

Directions: From Melbourne, take Hwy 69 South to Hwy 58. Follow Hwy 58 South until you reach W road or 6. Turn left onto Routt Lane. Follow the private driveway to the new residence.

I am excited for this listing with Mossy Oak Properties, Strawberry River Land & Homes. 870-495-2123. Call Listing Realtor Carrie Trego @ 870-897-7969 to see! Equal Housing Opportunity.





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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**

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

**520 N Main**

**Cave City, AR 72521**

**(870) 495-2123**

**MossyOakProperties.com**

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