

Independence 23.06  
100 Phyllis Dr  
Charlotte, AR 72522

**\$275,000**  
23.060± Acres  
Independence County



**Independence 23.06**  
**Charlotte, AR / Independence County**

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**SUMMARY**

**Address**

100 Phyllis Dr

**City, State Zip**

Charlotte, AR 72522

**County**

Independence County

**Type**

Hunting Land, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

35.8009 / -91.4471

**Dwelling Square Feet**

384

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

23.060

**Price**

\$275,000

**Property Website**

<https://arrowheadlandcompany.com/property/independence-23-06-independence-arkansas/106163/>



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### **PROPERTY DESCRIPTION**

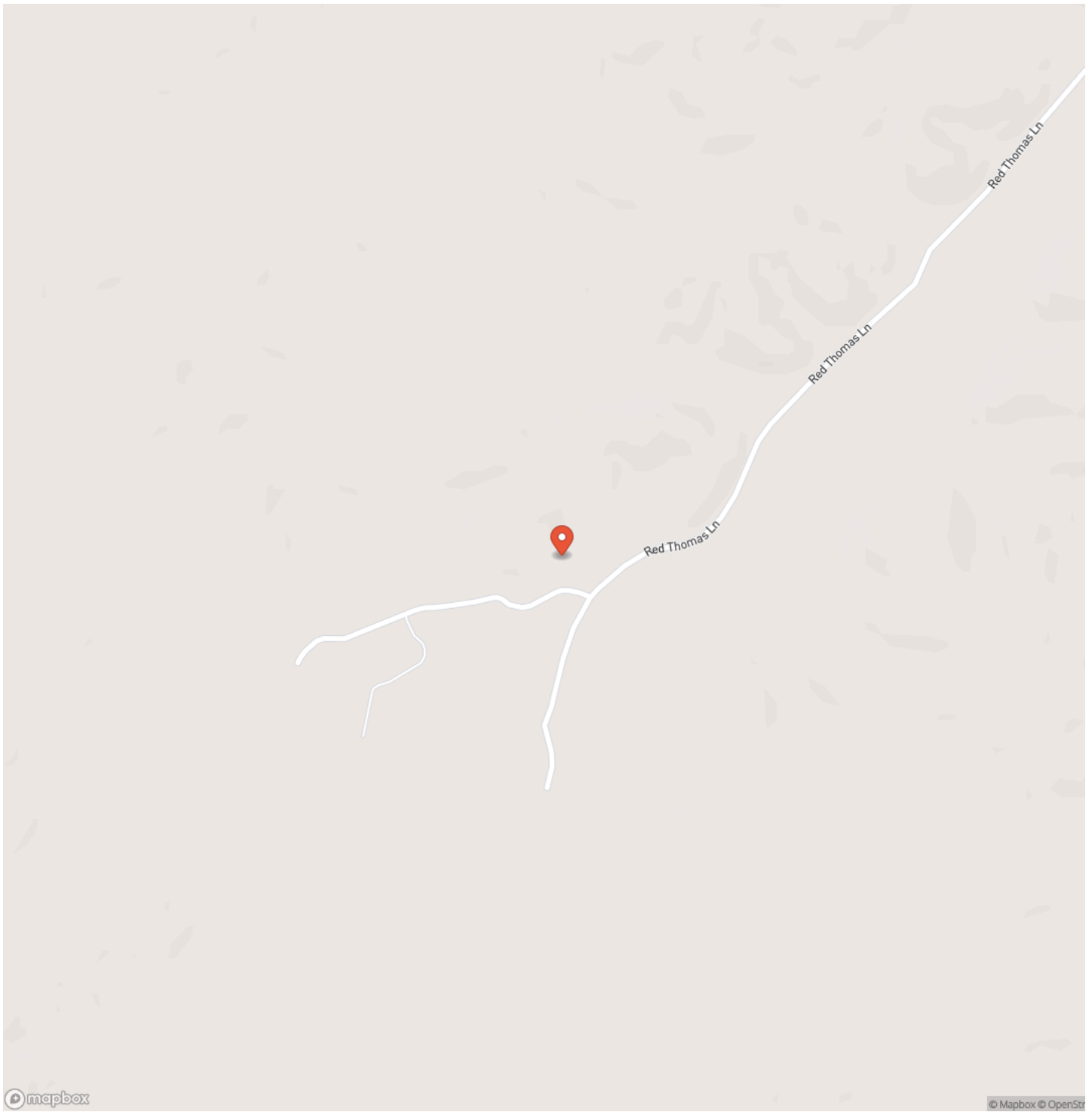
If you are in the market for a great hunting tract with a well-kept, cozy cabin, you will want to take a look at this 23.06 +/- acre property in Independence County, Arkansas! Nestled in the foothills of the Ozarks near Newark, Arkansas, this hunting property offers everything needed for a weekend getaway or recreational retreat. The property features four ponds, established trails throughout for easy navigation, and excellent deer and turkey habitat. Improvements include a cozy 384 +/- sq ft cabin complete with 1 bedroom, 1 bathroom, kitchen, and living area, making it ready to enjoy from day one. All utilities are already on site, along with three RV hookups for additional guests or camping setups. A single carport provides covered parking and storage. Whether you're looking for a hunting camp, recreational escape, or private country retreat, this property is ready to go! This property is located 16 +/- miles from Batesville, 24 +/- miles from Newport and 103 +/- miles from Little Rock. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brent Champion at [\(870\) 623-0220](tel:8706230220). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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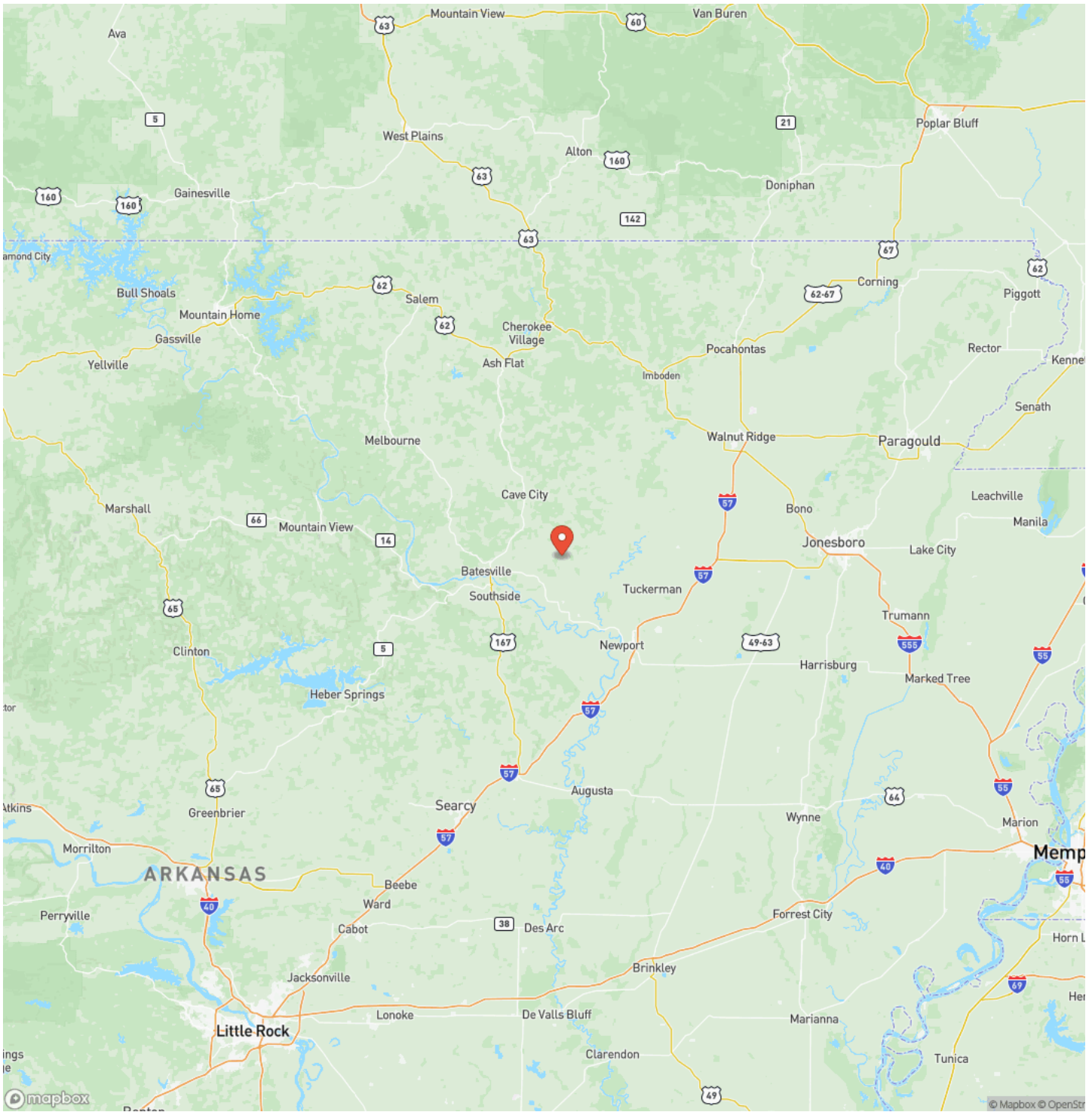
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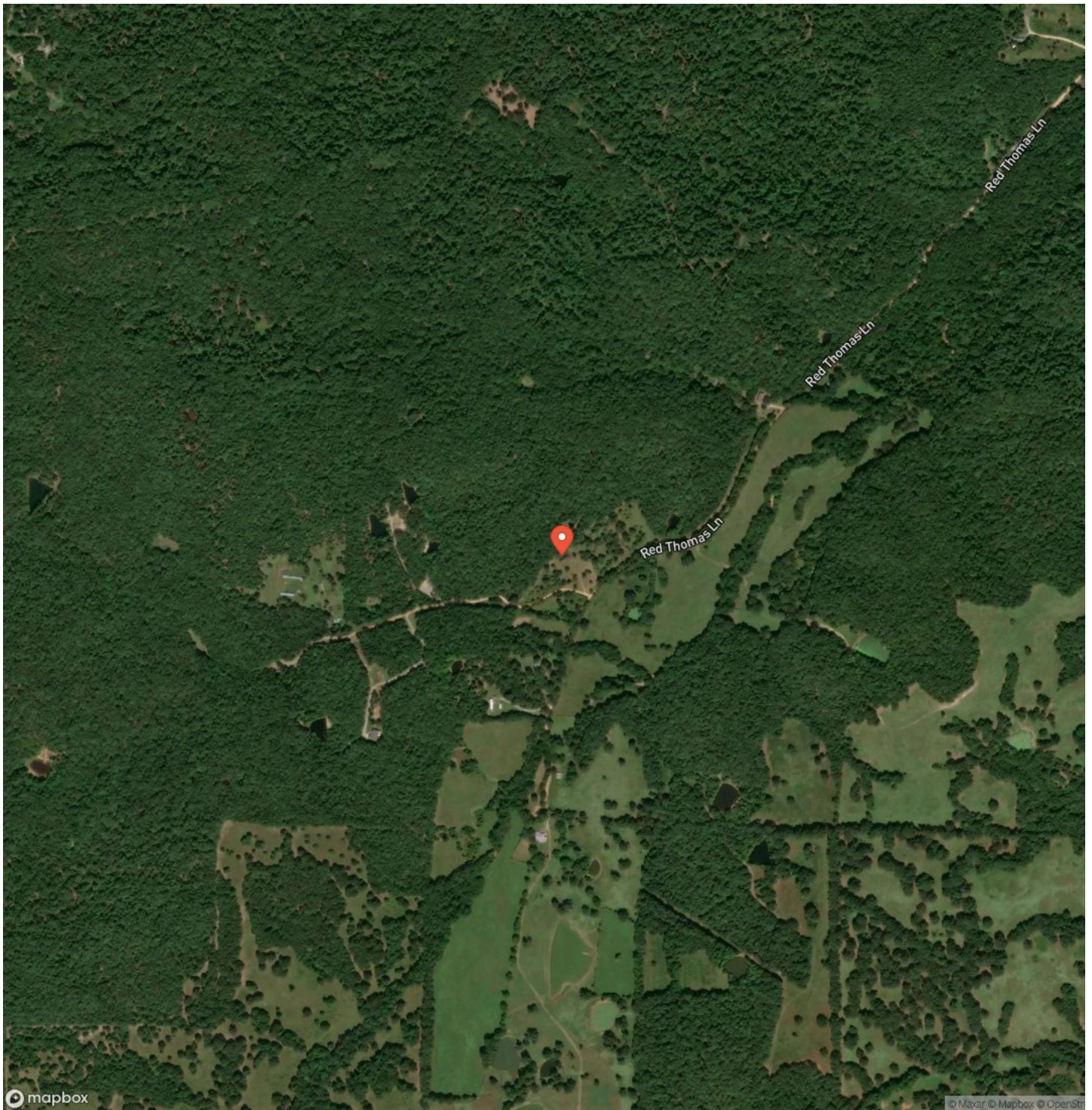
## Locator Map



# Locator Map



## Satellite Map







## **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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