

TSD Amity  
2480 Hwy 70 W  
Amity, AR 71921

**\$224,900**  
3.71± Acres  
Clark County



**TSD Amity**  
**Amity, AR / Clark County**

**SUMMARY**

**Address**

2480 Hwy 70 W

**City, State Zip**

Amity, AR 71921

**County**

Clark County

**Type**

Recreational Land, Single Family, Business Opportunity

**Latitude / Longitude**

34.278441 / -93.633172

**Taxes (Annually)**

\$1,065

**Dwelling Square Feet**

1,296

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

3.71

**Price**

\$224,900

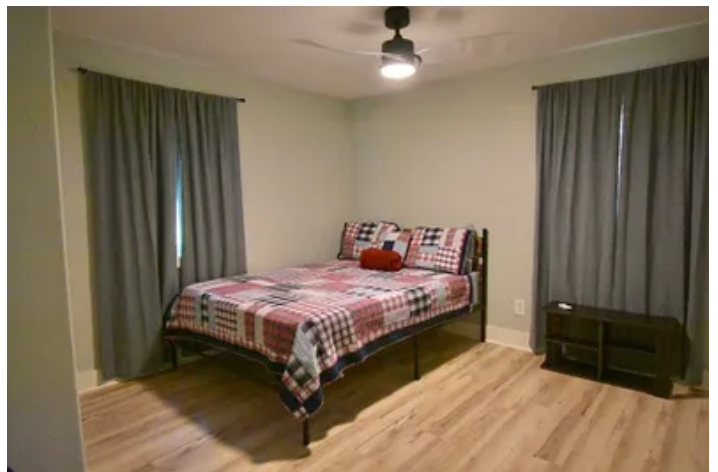
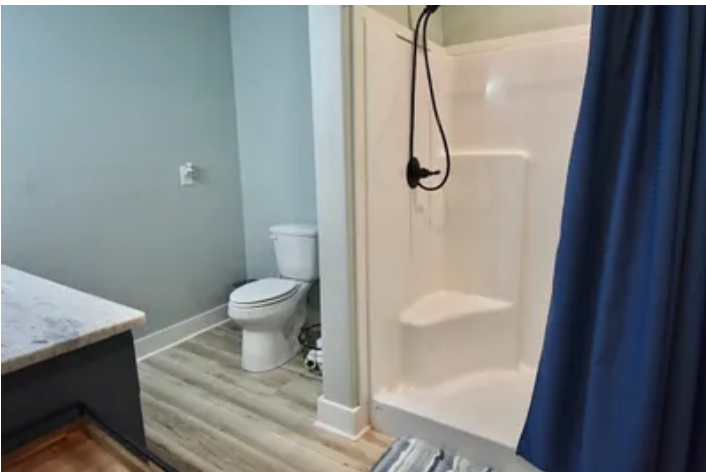


**PROPERTY DESCRIPTION**

Whether you are able to work from home, retiring, or just looking for a place to get away, you need to check this out. Three bedroom, 2 bath cottage, completely remodeled. Large deck on the back of the home is perfect for quiet evenings or family get-togethers. The property is sitting on almost 4 acres surrounded by mature timber giving you privacy. Mature peach trees line the driveway. Property is just minutes from Lake Greeson and the Caddo River. Fishing, boating and canoeing at your fingertips. Just a 30 minute scenic drive to Hot Springs National Park.

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. **Potential buyer's agent(s) must be identified on first contact, either by agent or buyer, with MOPLH and must accompany the potential buyer on showings. Selling brokerages must have an executed Buyer agency agreement prior to contact with listing agent/brokerage, which specifically defines selling brokerage anticipated commission and source. A copy of the Buyer's Agency Agreement must be presented to the listing brokerage upon request. A Co-brokerage agreement between listing and selling brokerage clearly stating the requested commission split must be submitted to the listing brokerage prior to any offer being presented. Otherwise, any listing brokerage commission participation will be at the sole discretion of MOPLH.** All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.



## Locator Map

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## Locator Map

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## Satellite Map

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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 Land and Home**  
819 Lakewood Road  
Camden, AR 71701  
(870) 807-6731  
<https://moplandandhome.realstackweb.com/>

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