

Saint Joe Sanctuary
19527 HWY 65
Saint Joe, AR 72675

\$339,000
10.05± Acres
Searcy County



Saint Joe Sanctuary
Saint Joe, AR / Searcy County

SUMMARY

Address

19527 HWY 65

City, State Zip

Saint Joe, AR 72675

County

Searcy County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Timberland, Single Family, Business Opportunity

Latitude / Longitude

36.053247 / -92.8464

Taxes (Annually)

\$750

Dwelling Square Feet

2,000

Bedrooms / Bathrooms

3 / 2

Acreage

10.05

Price

\$339,000

Property Website

moplandandhome.com



PROPERTY DESCRIPTION

Prime 10-Acre Property with Highway 65 Frontage - Home, Business & Endless Possibilities!

Don't miss this rare opportunity to own **10 beautiful acres with high-visibility frontage on Highway 65 in Saint Joe, Arkansas**. This versatile property offers the perfect combination of residential comfort, business potential, and outdoor recreation.

Located right along the highway is a 22x28 sq.ft.+ porch **building currently operating as a hair salon**, making it ideal for a small business with excellent exposure and easy access. The building also includes **additional storage space and a private apartment with a separate bathroom**, allowing for rental income, employee quarters, or flexible office space. With its layout and prime location, the building could easily be adapted for **retail, office space, service business, studio, or many other uses**.

The main home offers 2000+ **square feet of living space** and was built in **2005**. Inside you'll find **3 bedrooms, 2 bathrooms**, and a **bonus room in the basement** that could be used as a game room, office, or extra living area. The home also features a **2-car garage** and comfortable living space surrounded by peaceful Ozark scenery. New mini split ac and heat system. appliances and washer-dryer convey.

Outdoor amenities make this property even more special. A **24x30 two-bay shop with power** provides plenty of room for projects, equipment, or storage. The property also includes a **chain-link fenced dog yard, above-ground swimming pool**, and **ATV/4-wheeler trails winding through the wooded portion of the land**.

For outdoor enthusiasts, the back of the property features an **insulated hunting blind**, offering a ready-to-use setup for enjoying the abundant wildlife in the area.

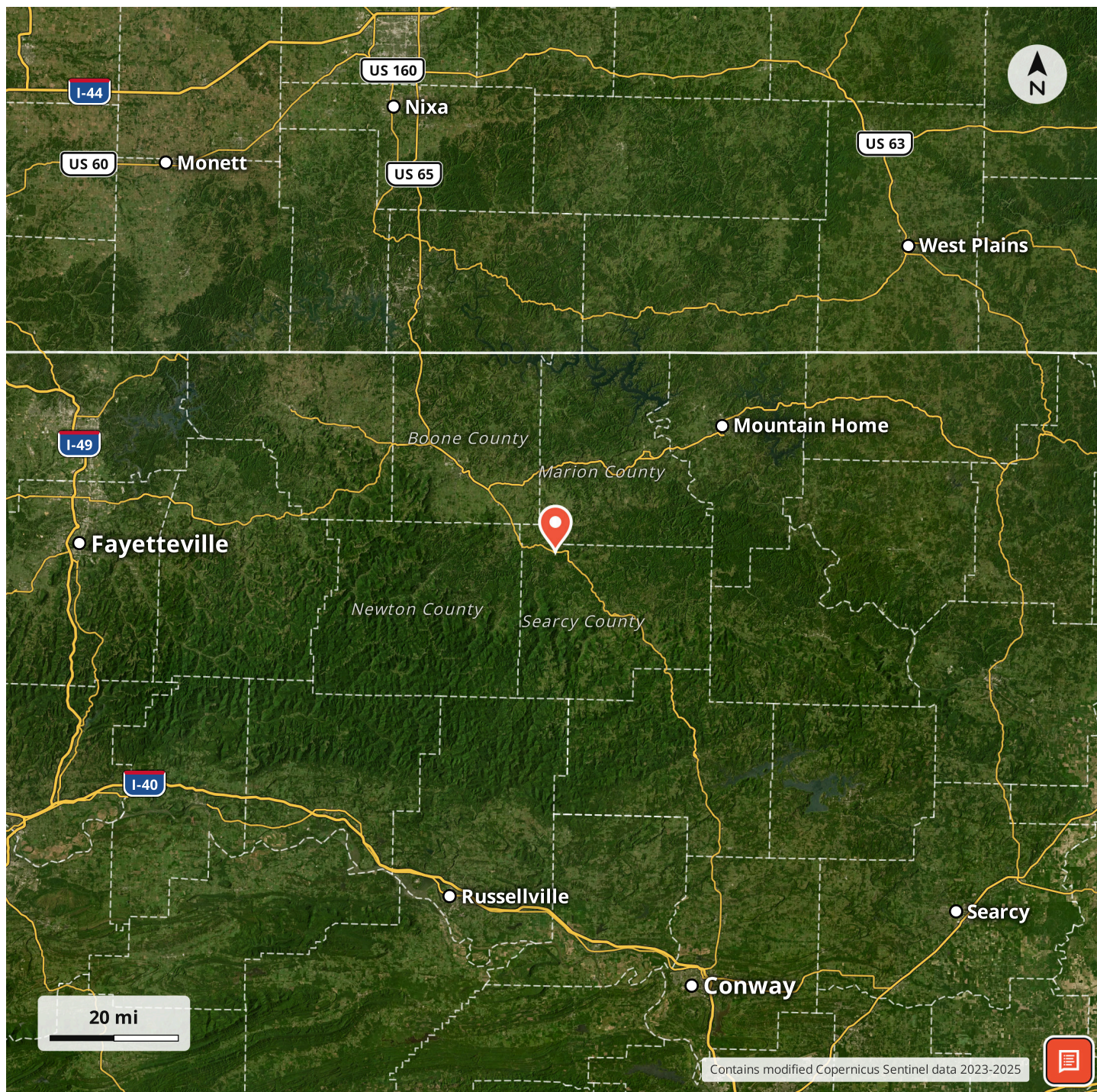
Whether you're looking for a **home with land, a business opportunity, recreational property, or all three**, this unique Saint Joe property truly offers **endless possibilities**.

Live, work, and play all in one place!

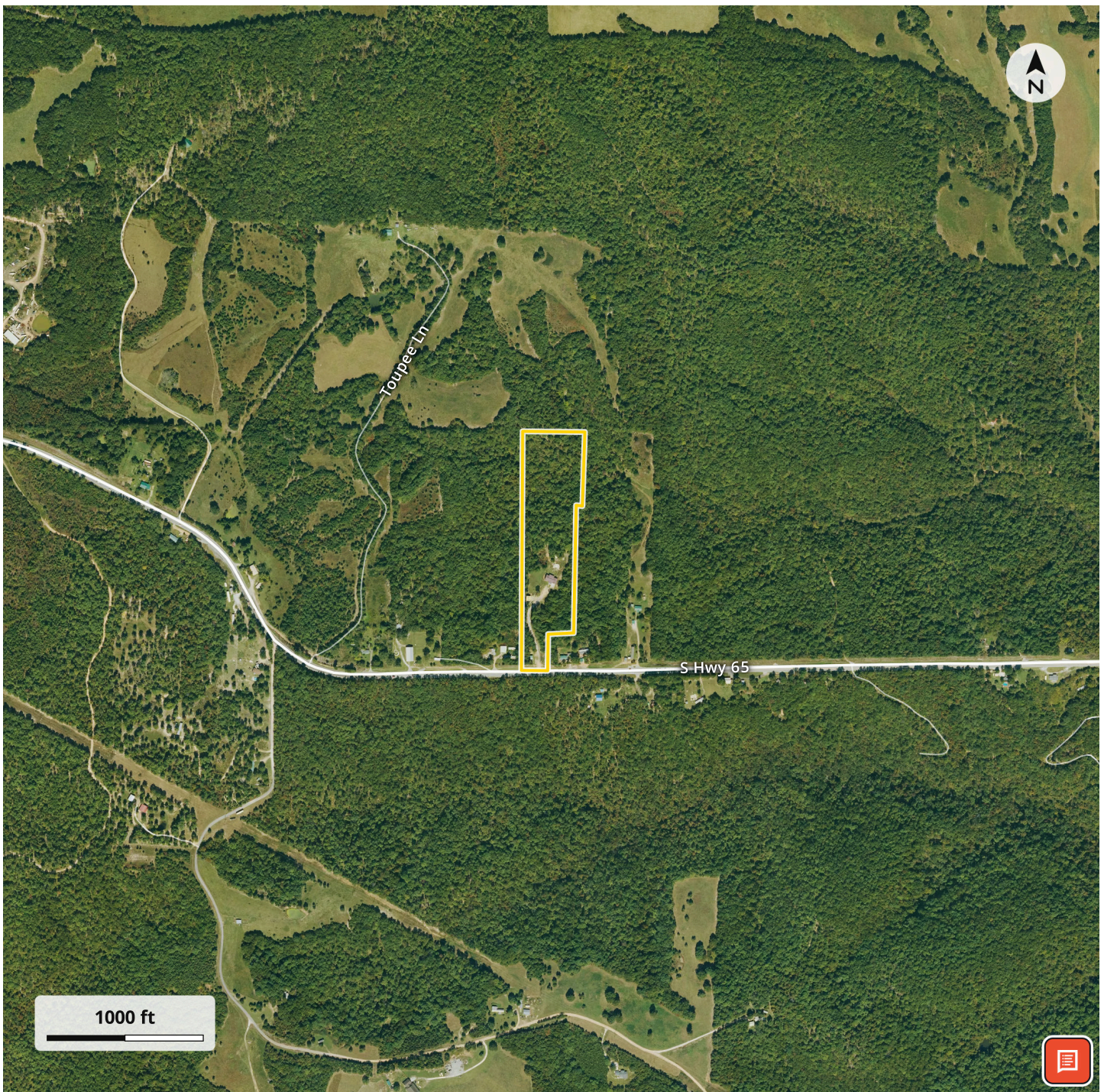
Saint Joe Sanctuary
Saint Joe, AR / Searcy County



Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Heft

Mobile

(870) 688-8614

Office

(870) 807-6731

Email

matth@mossyoakproperties.com

Address

6761 HWY 5

City / State / Zip

Mountain View, AR 72560

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://moplandandhome.com/>

DISCLAIMERS

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 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 spells out specifically selling brokerage commission source. Co-brokerage agreements between listing and selling brokerage are required to verify any commission split. Otherwise, the fee 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 proper

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