

**Saint Joe Sanctuary**  
19527 HWY 65  
Saint Joe, AR 72675

**\$379,000**  
10.05± Acres  
Searcy County



**Saint Joe Sanctuary**  
**Saint Joe, AR / Searcy County**

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**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**

\$379,000



**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!**

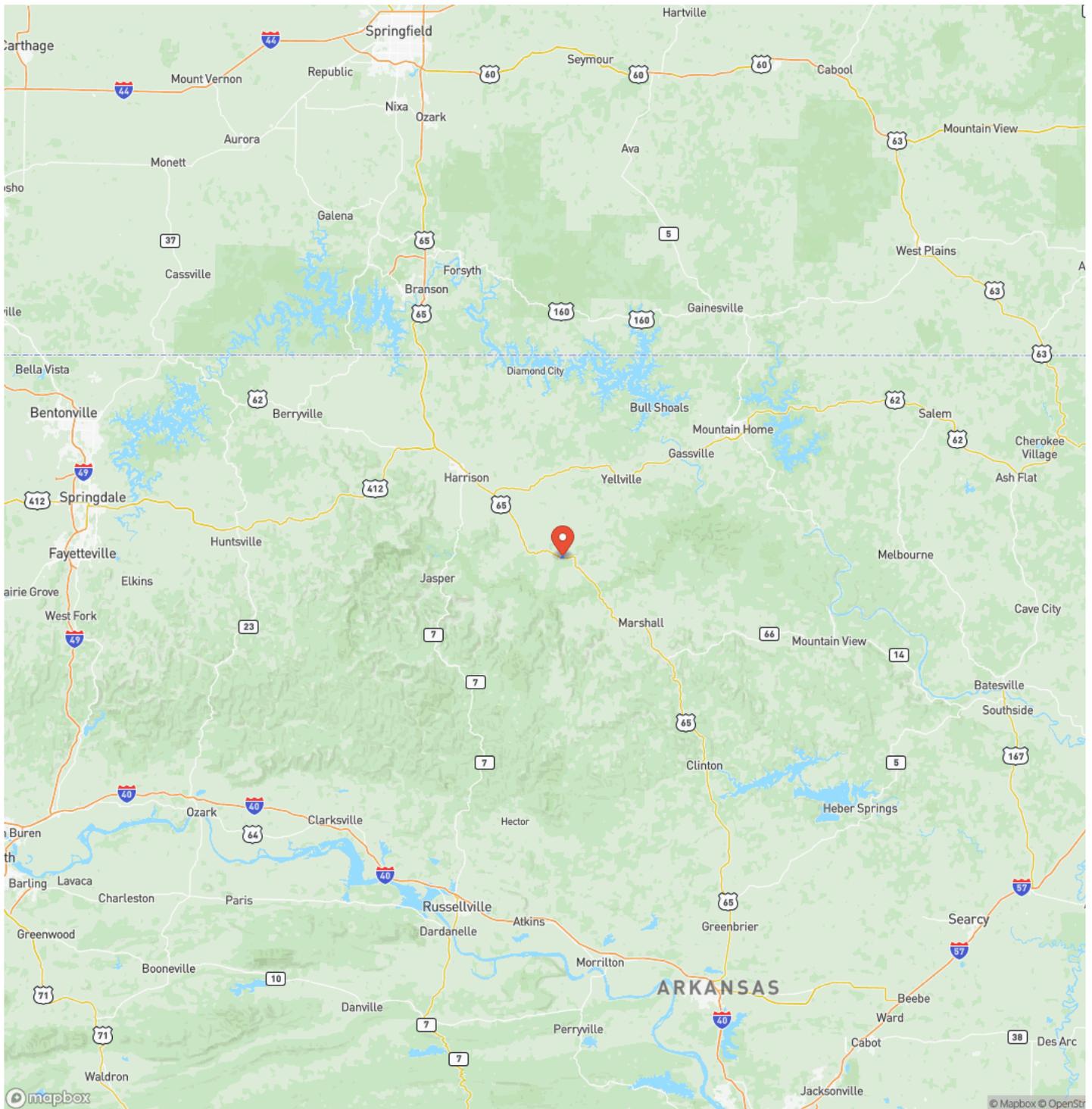
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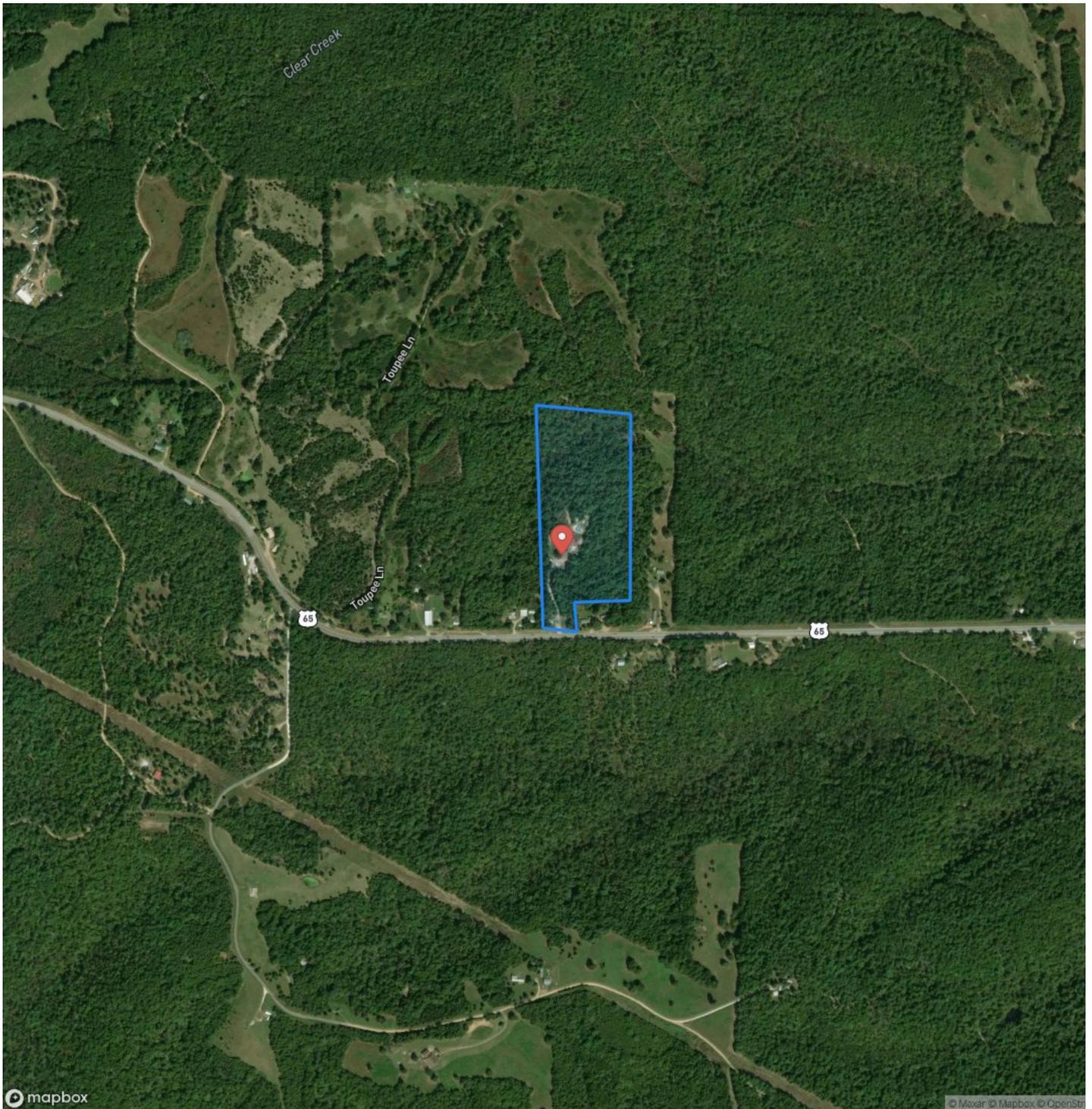
## Locator Map



# Locator Map



## Satellite Map







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