Charlotte Cabin On Acreage
100 Phyllis Dr
Charlotte, AR 72522

$275,000
23.06± Acres
Independence County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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
35.800071 / -91.449516

Dwelling Square Feet
384

Bedrooms / Bathrooms
1 / 1

Acreage
23.06

Price
$275,000

Property Website
arrowheadlandcompany.com







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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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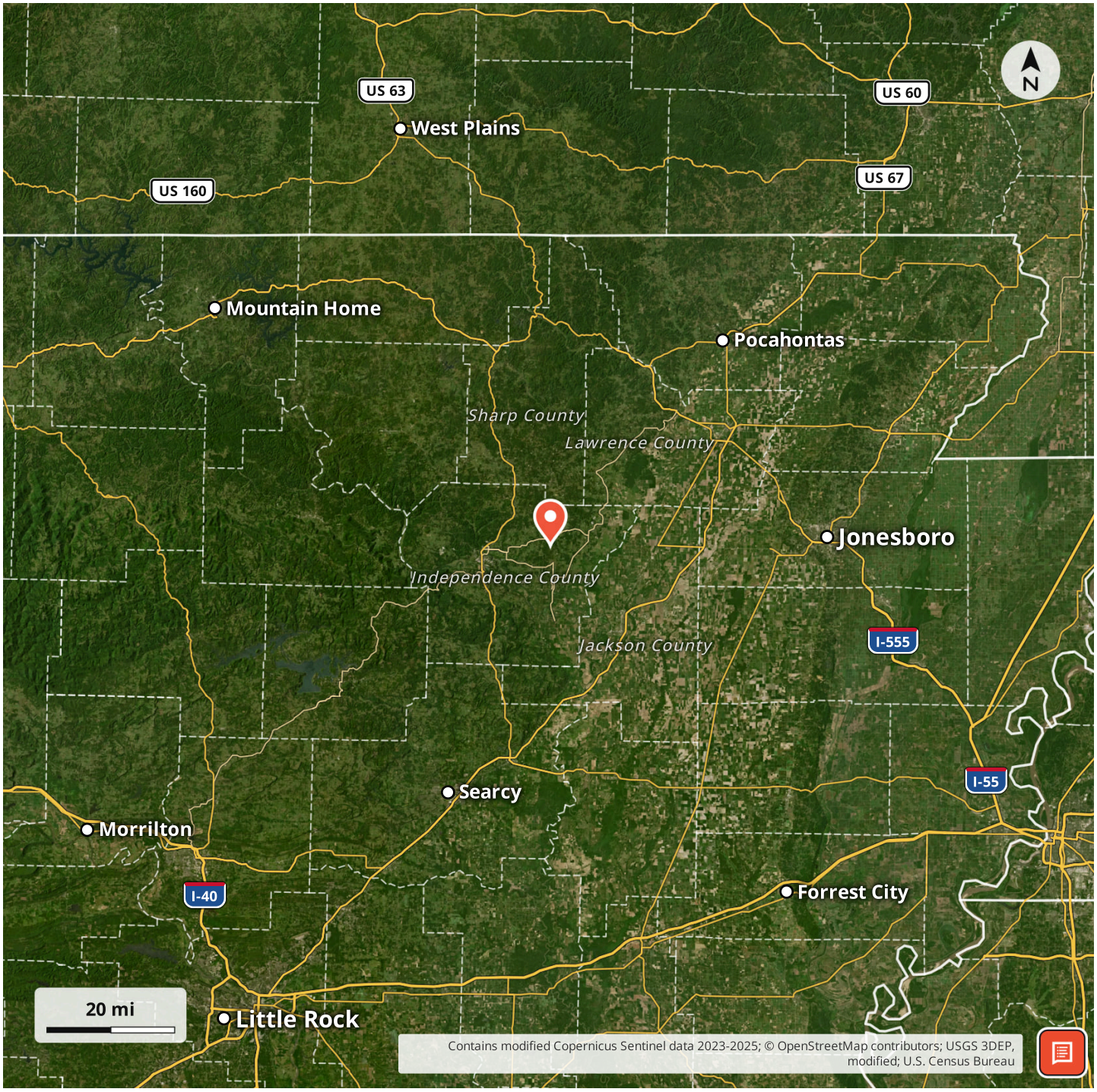








Regional Map



Locator Map


N
Cabin
1000 ft
Arkansas GIS Office, ADOP 2023; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Brent Champion

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City / State / Zip
Blytheville, AR 72315

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DISCLAIMERS

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