

Country 3 Bed/ 1 Bath Home on 14 +/- acres, pond,
shop, barn, Center Ridge, Arkansas
6637 Highway 9
Center Ridge, AR 72027

\$315,000
14.3± Acres
Conway County



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Center Ridge, AR / Conway County

SUMMARY

Address

6637 Highway 9 null

City, State Zip

Center Ridge, AR 72027

County

Conway County

Type

Farms, Horse Property, Residential Property, Single Family

Latitude / Longitude

35.433785 / -92.537804

Taxes (Annually)

\$217

Dwelling Square Feet

1,408

Bedrooms / Bathrooms

3 / 1

Acreage

14.3

Price

\$315,000

Property Website

<https://www.mossoakproperties.com/property/country-3-bed-1-bath-home-on-14-acres-pond-shop-barn-center-ridge-arkansas/conway/arkansas/104219/>



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PROPERTY DESCRIPTION

Well-maintained country home on 14.4 +/- acres with a long history as a working **dairy farm**, offering endless potential for **farming, mechanics, livestock, hobbies**, or simply enjoying rural living. **The 3-bedroom, 1-bath home features 1,408 square feet and was built in 1963.** Over the years, **the property has seen numerous important updates and improvements**, giving buyers peace of mind and adding tremendous value.

Within the last 5 years, the home has received many major **updates** including a **new roof, windows, flooring, countertops, exterior paint, HVAC system, and septic improvements.** A **cedar back porch** addition creates a warm and inviting outdoor space to relax and enjoy the country setting. The property also includes a **whole-home generator** for added comfort and reliability year-round. **Septic lines from the home to the tank and from the tank to the field lines have all been replaced**, and the **septic tank was recently pumped and cleaned.**

The property improvements extend far beyond the home itself. The **mechanic shop** is an incredible feature, **offering a 3-bay garage setup complete with a 9,000-pound two-post automotive lift, air compressor, and office space**, making it ideal for anyone wanting to work on their own vehicles or operate a **small business.** The **shop has also seen extensive updates and improvements within the last several years, including roofing and additional bay upgrades.** The chain hoist does not convey.

Additional outbuildings provide even more versatility. The **40x100 hay barn has undergone major improvements including structural repairs and roof updates.** There is also **another building currently being used for storage that includes a bathroom and could easily serve as a craft building, hobby space, workshop, or additional storage area.**

A **large stocked pond** adds both beauty and functionality to the property, providing an excellent **fishing** spot while also serving **livestock** needs. Whether you are looking for a **functional farm setup, mechanic shop, hobby farm, business opportunity**, or simply a well-kept rural home with useful improvements already in place, this property offers a tremendous amount of value and potential. **This home is in a great location! Greers Ferry Lake, Wal Mart, and the hospital are all within 15 minutes away.**

This home is proudly listed with **Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123)**.

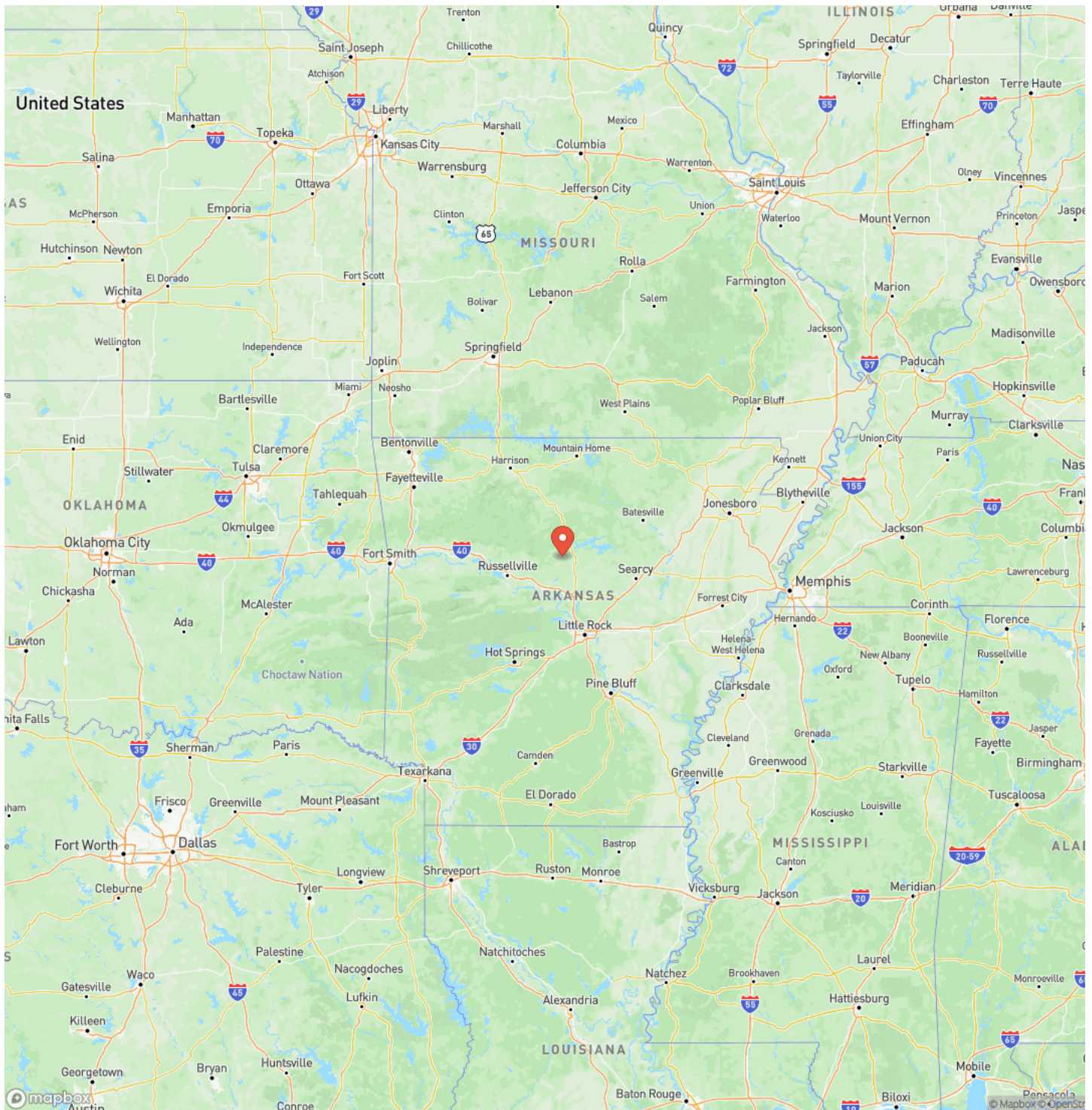
Call the **Listing agent, Krystn Bourgeois, at [501-270-5276](tel:501-270-5276)** for more information and to schedule your tour today!
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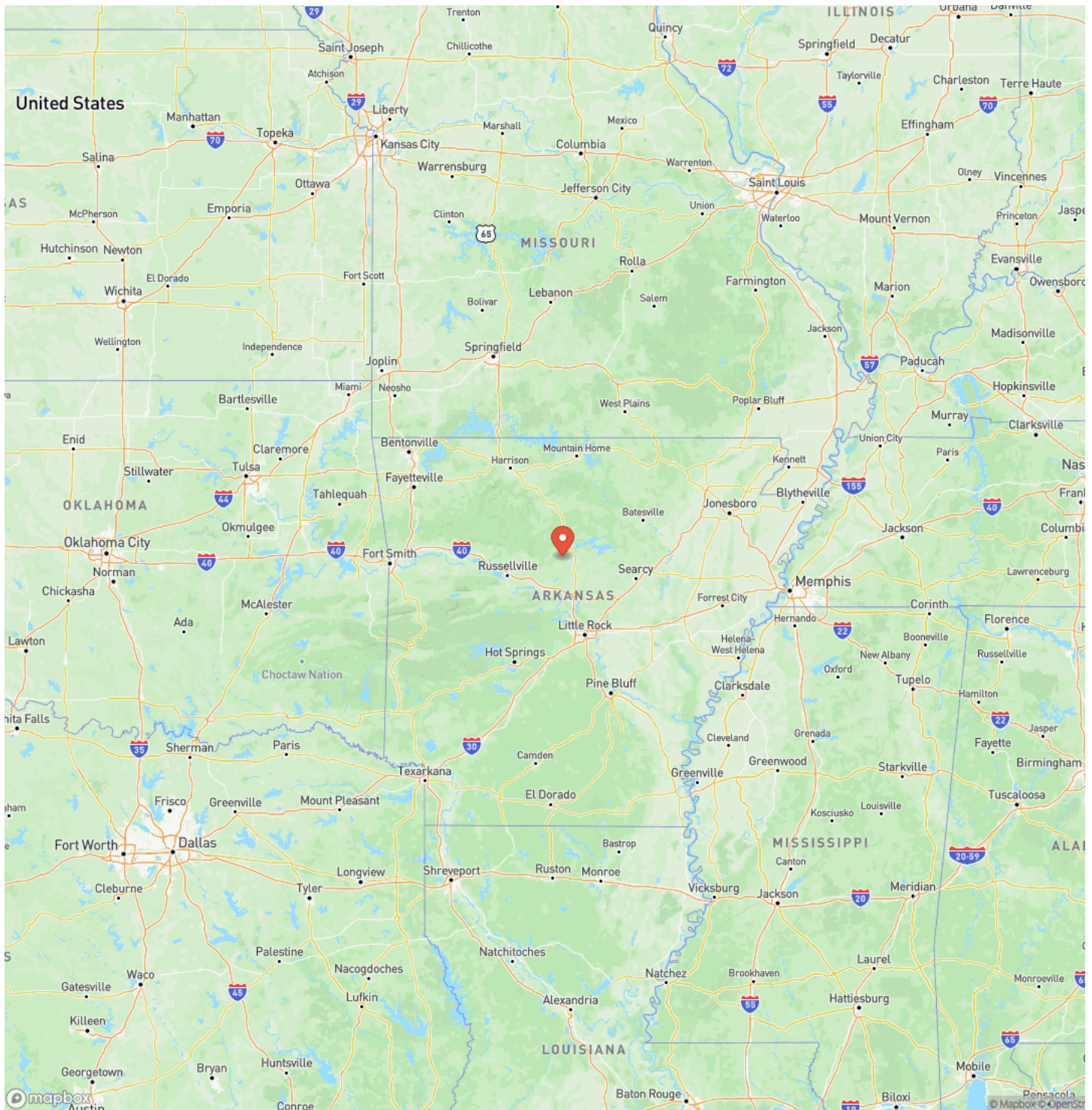
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Locator Map



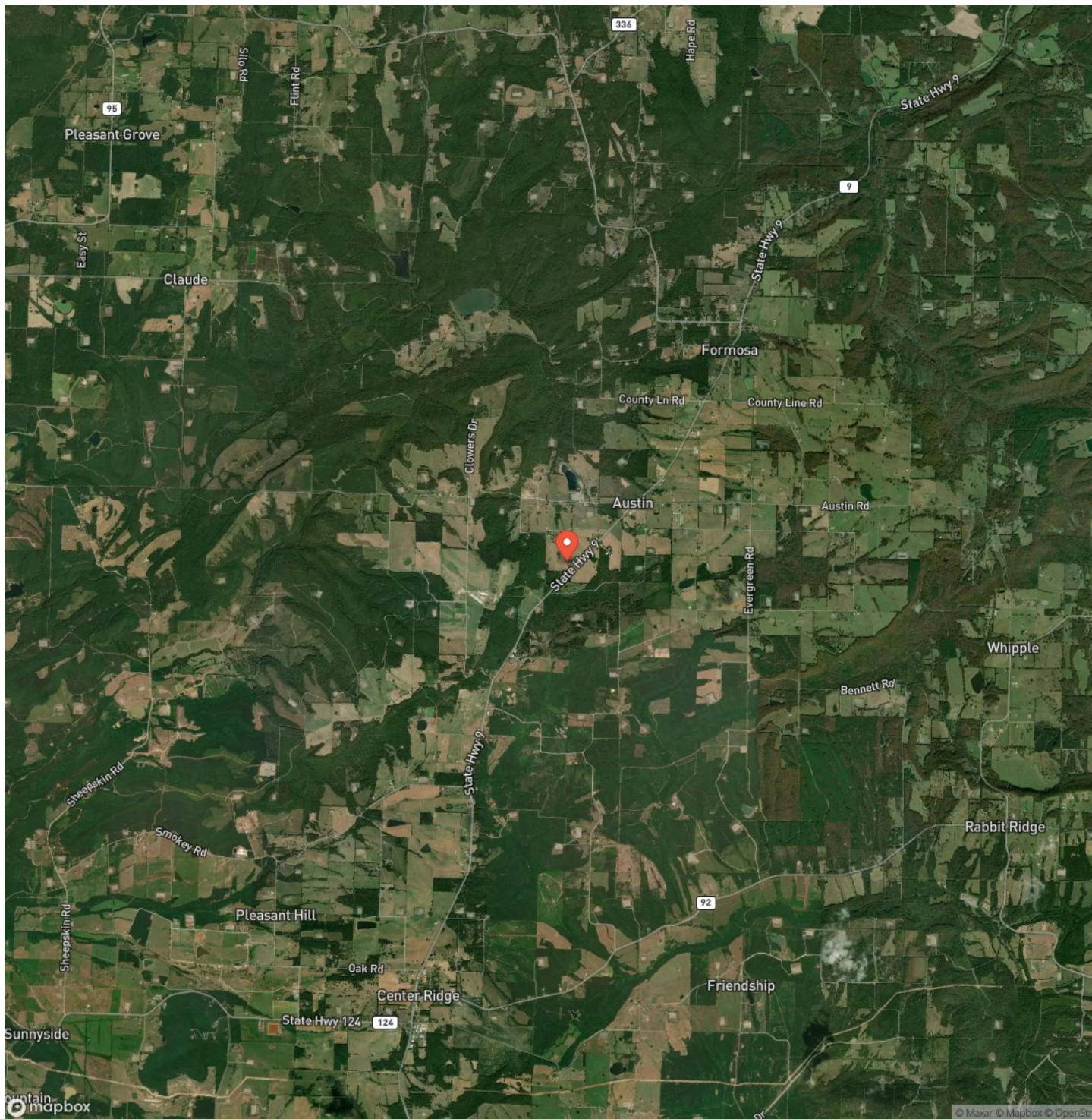
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Locator Map



Center Ridge, AR / Conway County

Satellite Map



MORE INFO ONLINE:

<https://wesellarkansas.com/>

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LISTING REPRESENTATIVE

For more information contact:



Representative

Krystn Bourgeois

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City / State / Zip

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NOTES

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<https://wesellarkansas.com/>

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