

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

**\$335,000**  
14.300± Acres  
Conway County



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Center Ridge, AR / Conway County**

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**SUMMARY**

**Address**

6637 Highway 9

**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**

1408

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

14.300

**Price**

\$335,000

**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 produly listed with **Mossy Oak Properties Selling Arkansas, 870-495-2123 .**

Call the **Listing agent, Krystn Bourgeois, at 501-270-5276 for more information and to schdule your tour today!**  
[www.WeSellArkansas.com](http://www.WeSellArkansas.com). Equal Housing Opportunity.

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**Mossy Oak Properties Selling Arkansas**

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