

House on 6 acres with a pond
Austin, AR 72007

\$279,000
6± Acres
Lonoke County



House on 6 acres with a pond
Austin, AR / Lonoke County

SUMMARY

City, State Zip

Austin, AR 72007

County

Lonoke County

Type

Residential Property

Latitude / Longitude

34.926544 / -91.874634

Taxes (Annually)

675

Dwelling Square Feet

1673

Bedrooms / Bathrooms

3 / 2

Acreage

6

Price

\$279,000

Property Website

<https://arkansaslandforsale.com/property/house-on-6-acres-with-a-pond-lonoke-arkansas/42547/>



House on 6 acres with a pond Austin, AR / Lonoke County

PROPERTY DESCRIPTION

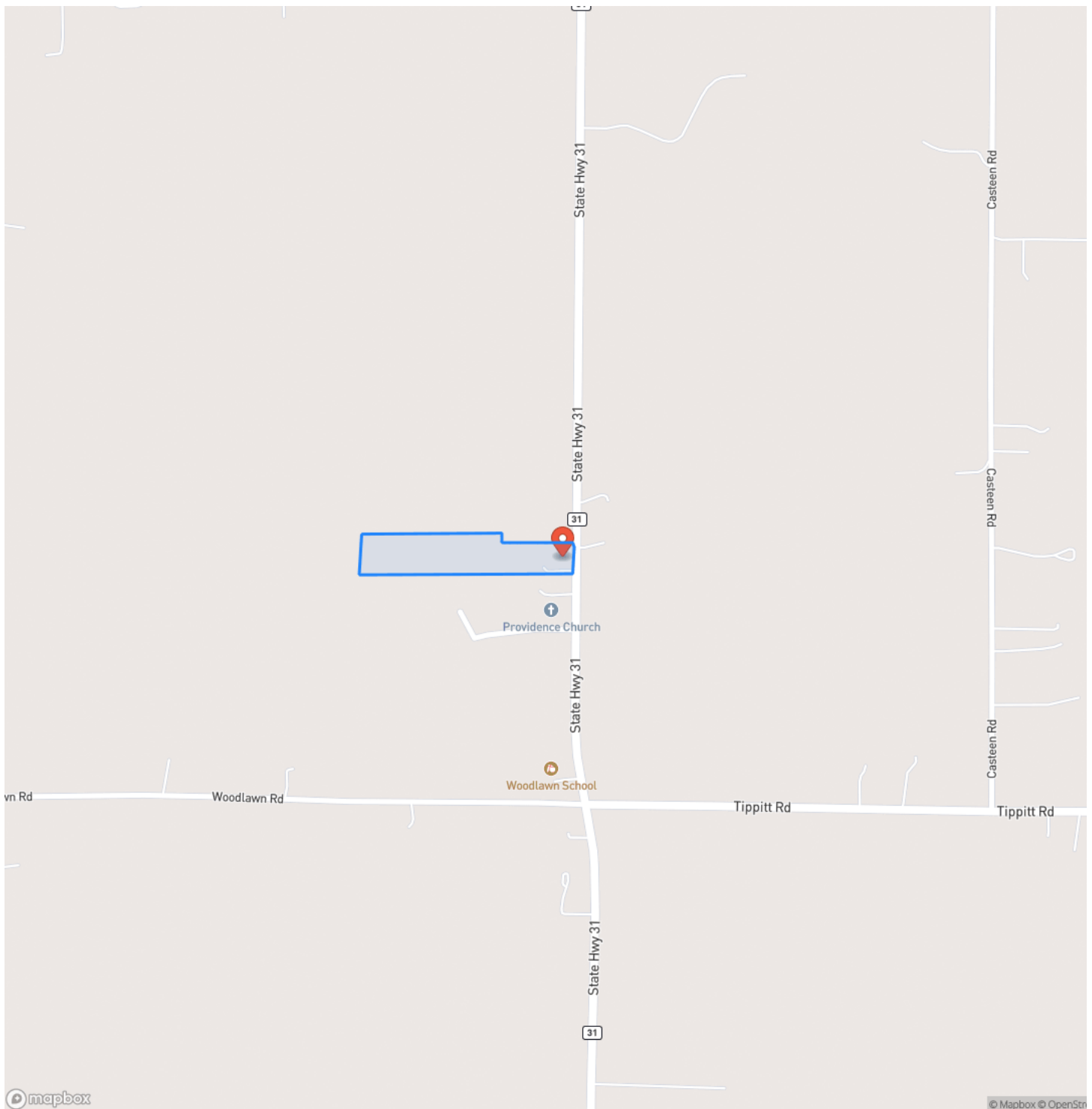
This 1673 +/- sq/ft home is located just south of the intersection of Hwy 321 and Hwy 31 just East of Cabot, Arkansas. The house sits on 6 acres and features a stocked pond, mature hardwood timber, and about an acre of open land plumbed for a garden. The house has 3 bedrooms, 2 full baths, office space, sun room, and a storm shelter. Remodeled in 2022 the house has all new carpet, flooring, appliances, and a new metal roof. If your looking for a little bit of land just outside of town where you can have a garden and catch a few fish every now and then, than this is the place is for you! For more information on this Exclusive Listing Contact Lance Talbert at [501-951-3073](tel:501-951-3073).



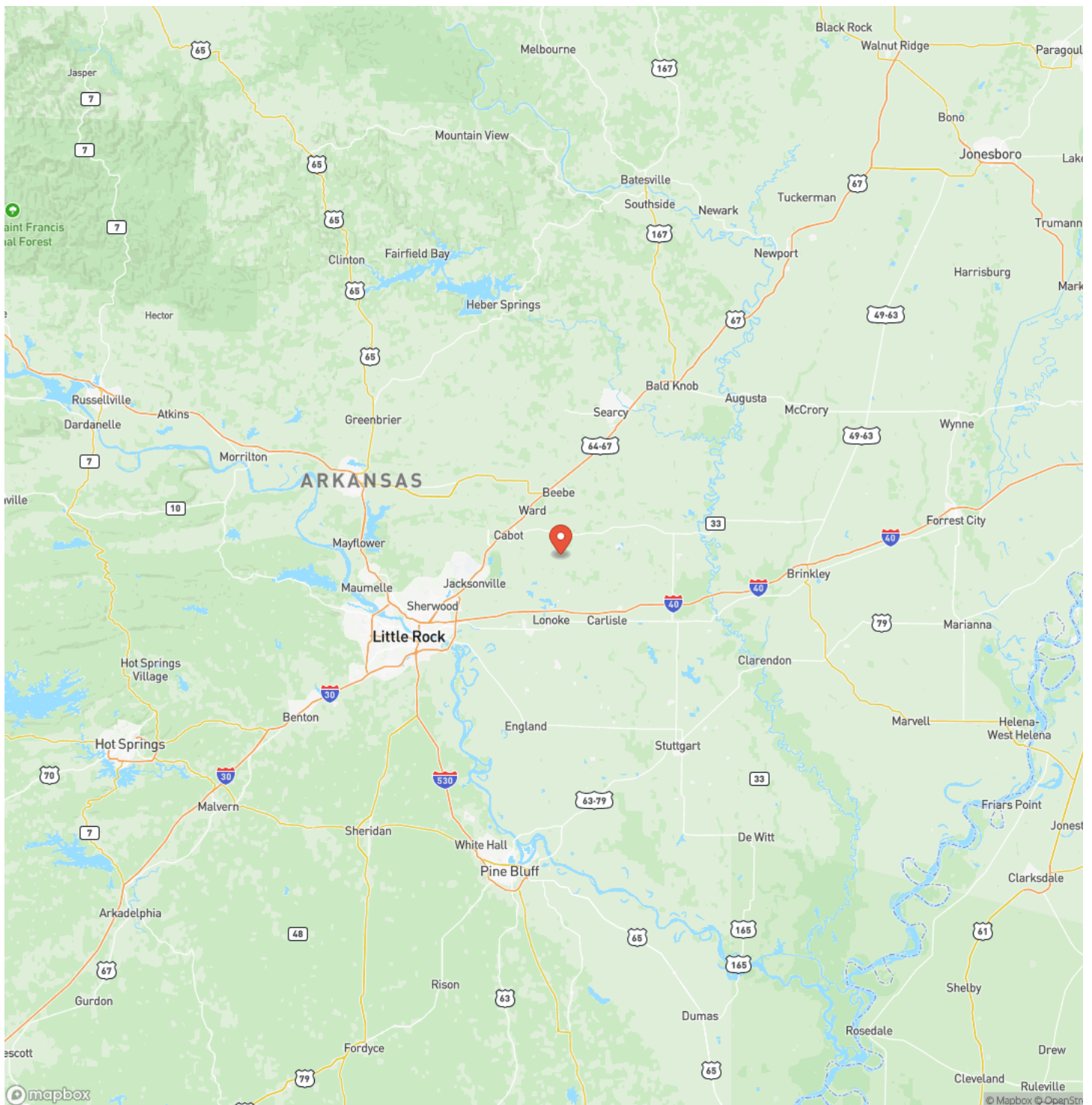
House on 6 acres with a pond
Austin, AR / Lonoke County



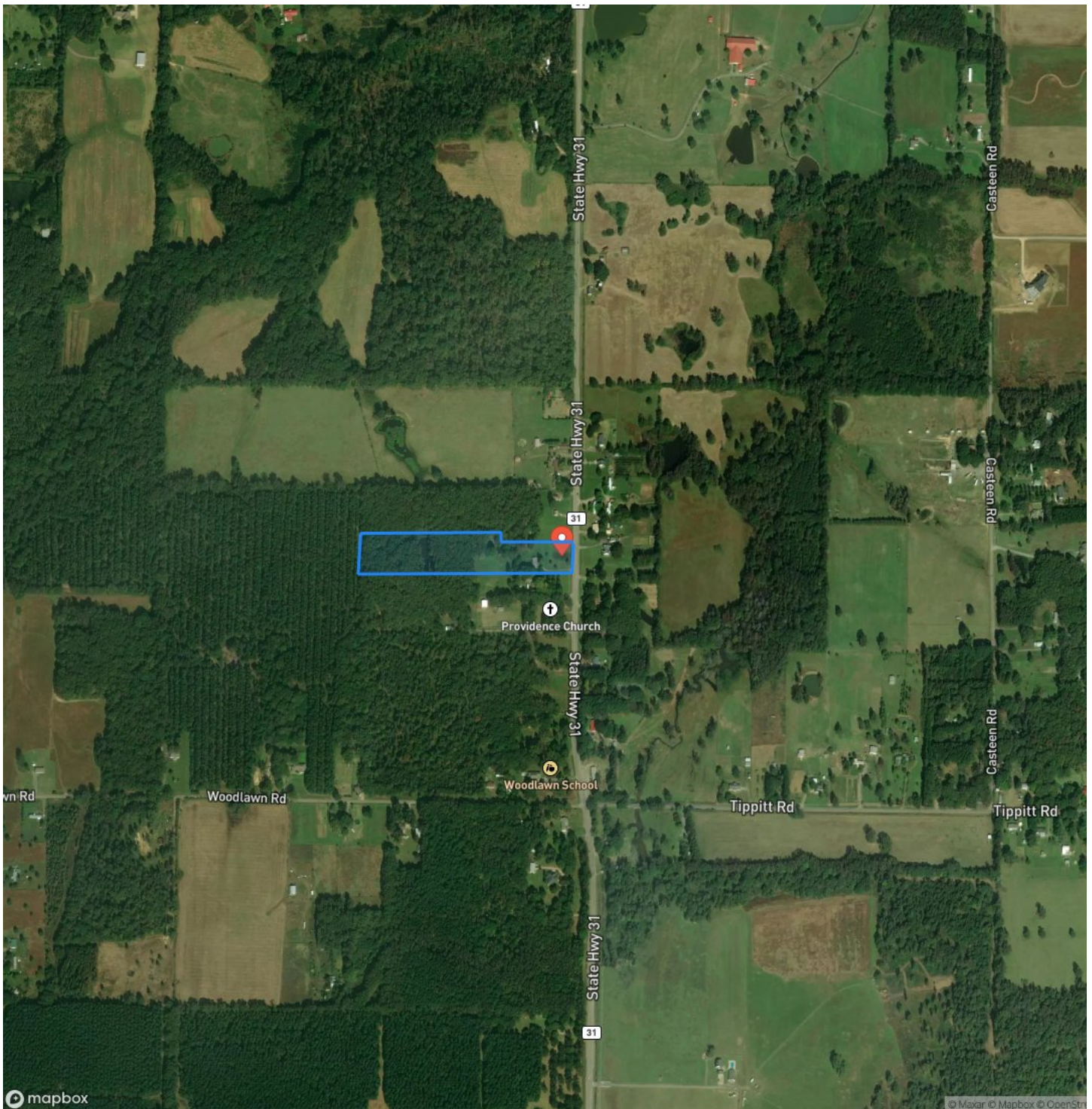
Locator Map



Locator Map



Satellite Map



House on 6 acres with a pond Austin, AR / Lonoke County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Talbert

Mobile

(501) 951-3073

Email

lance@arkansas.land

Address

2024 North Main Street

City / State / Zip

North Little Rock, AR 72114

NOTES



MOSSY OAK.
PROPERTIES
DELTA LAND MANAGEMENT CO.
America's Land Specialist

MORE INFO ONLINE:

ArkansasLandForSale.com

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Delta Land Management Co. LLC
2024 North Main Street
North Little Rock, AR 72114
(501) 604-4565
ArkansasLandForSale.com

