

**Modern Farmhouse Living in Cave City, AR's Sought-  
After Double Oaks Subdivision**  
13 Joseph Ln  
Cave City, AR 72521

**\$489,000**  
1± Acres  
Independence County



## Modern Farmhouse Living in Cave City, AR's Sought-After Double Oaks Subdivision Cave City, AR / Independence County

### SUMMARY

**Address**

13 Joseph Ln

**City, State Zip**

Cave City, AR 72521

**County**

Independence County

**Type**

Residential Property

**Latitude / Longitude**

35.936701 / -91.536695

**Taxes (Annually)**

\$1,901

**Dwelling Square Feet**

2,588

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

1

**Price**

\$489,000

**Property Website**

<https://www.mossoakproperties.com/property/modern-farmhouse-living-in-cave-city-ar-s-sought-after-double-oaks-subdivision/independence/arkansas/98454/>



## Modern Farmhouse Living in Cave City, AR's Sought-After Double Oaks Subdivision Cave City, AR / Independence County

---

### PROPERTY DESCRIPTION

Welcome to this **beautiful modern farmhouse-style home** located in one of **Cave City's most prominent and sought-after neighborhoods-Double Oaks Estates**, also known as the **Patterson Subdivision**. From the moment you turn into the neighborhood, you'll feel it: pride of ownership, peaceful surroundings, and a true sense of community.

This is the kind of neighborhood where **families take evening walks, kids ride their bikes, and children play in the yards**. There's even a **charming neighborhood lake** where you can watch the geese swim, take the kids fishing, or simply enjoy a quiet moment by the water. It's a place where memories are made-and where many dream of raising their family.

The home itself is just as special. Situated **at the end of a cul-de-sac**, it offers exceptional privacy, with **woods bordering one side**, making it feel like you don't have a neighbor at all. The **privacy-fenced backyard** is perfect for children, pets, and outdoor gatherings.

This **2,588 +/- sq ft modern farmhouse** features **4 bedrooms and 3 bathrooms** with a thoughtful, family-friendly layout. As you enter the home, you're welcomed into a **spacious living room** that flows seamlessly into the **dining area and open kitchen**, creating an ideal space for entertaining and everyday life. The kitchen includes a **large pantry**, and just off the main living area you'll find the **laundry room** for added convenience.

The **primary bedroom is generously sized**, offering a comfortable retreat on the main level along with **another bedroom on the main level and a guest bathroom**. Upstairs, you'll find **two additional bedrooms and a full bathroom**, perfect for children, guests, or a home office setup.

Outdoor and bonus spaces truly set this property apart. Enjoy slow mornings or evenings on the **front porch**, watching the kids play or sipping coffee in peace. On cooler mornings or evenings, gather around the **gas fireplace** and enjoy the cozy farmhouse atmosphere. There's also both **indoor and outdoor electric fireplaces**, adding charm and warmth year-round.

The **detached two-car garage** includes an **unfinished bonus room above** that already has **blown-in insulation**, is **ready for sheetrock**, and even comes with the **flooring already purchased by the sellers**-just waiting to be installed. This space offers incredible potential for a playroom, home office, guest suite, or hobby room.

With **custom cabinetry, 10-foot ceilings on the main level, beautiful landscaping, a fire pit area**, and access to a neighborhood lake, this home truly checks all the boxes.

If you're looking for a place where your family can grow, play, and feel at home-this is it.

### **Double Oaks Estates (Patterson Subdivision) Cave City, Arkansas**

Listed with **Mossy Oak Properties Selling Arkansas**

**Office:** [870-495-2123](tel:870-495-2123)

**Listing Agent:** Pamela Welch - [870-897-0700](tel:870-897-0700)

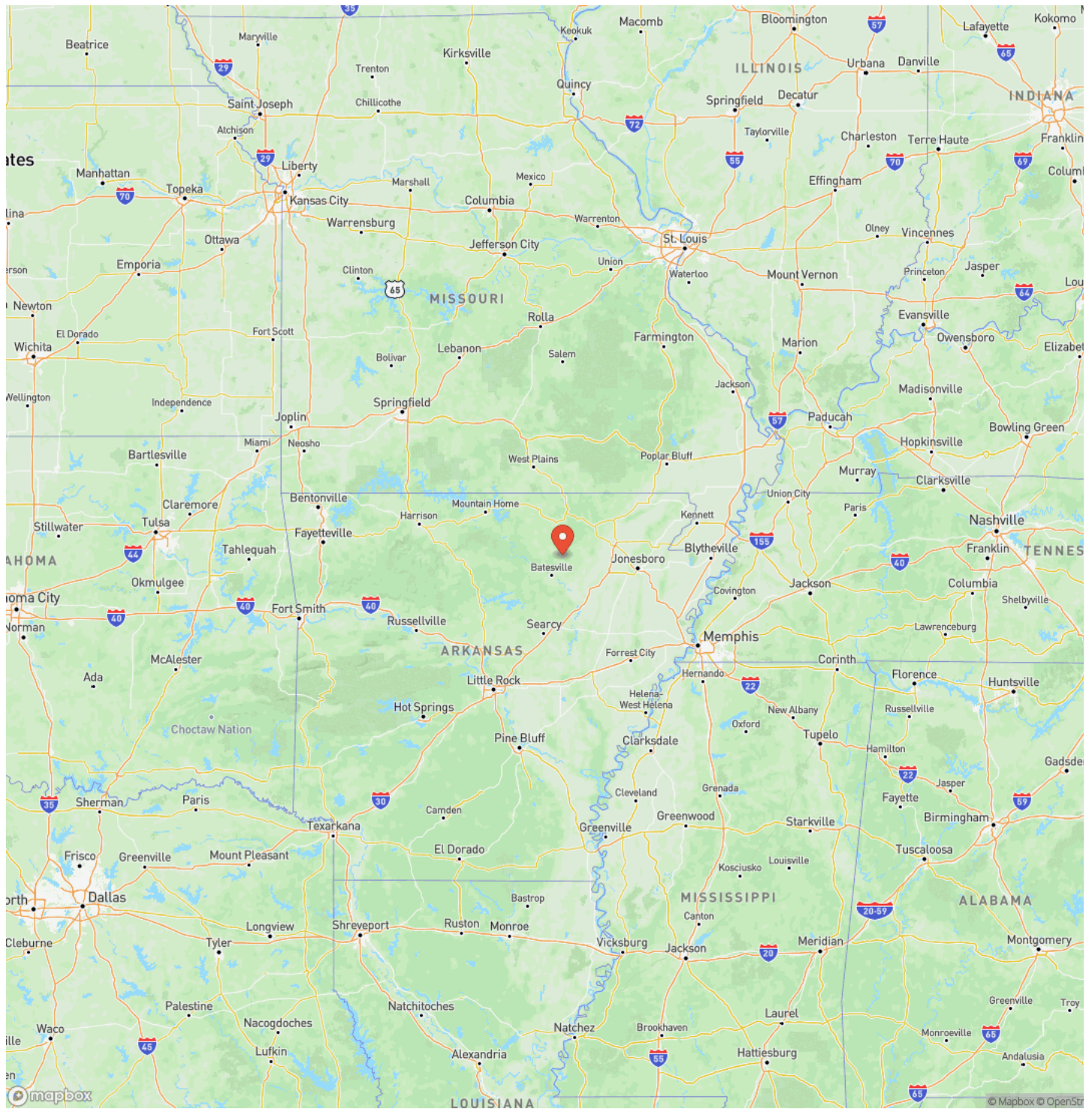
**Equal Housing Opportunity**



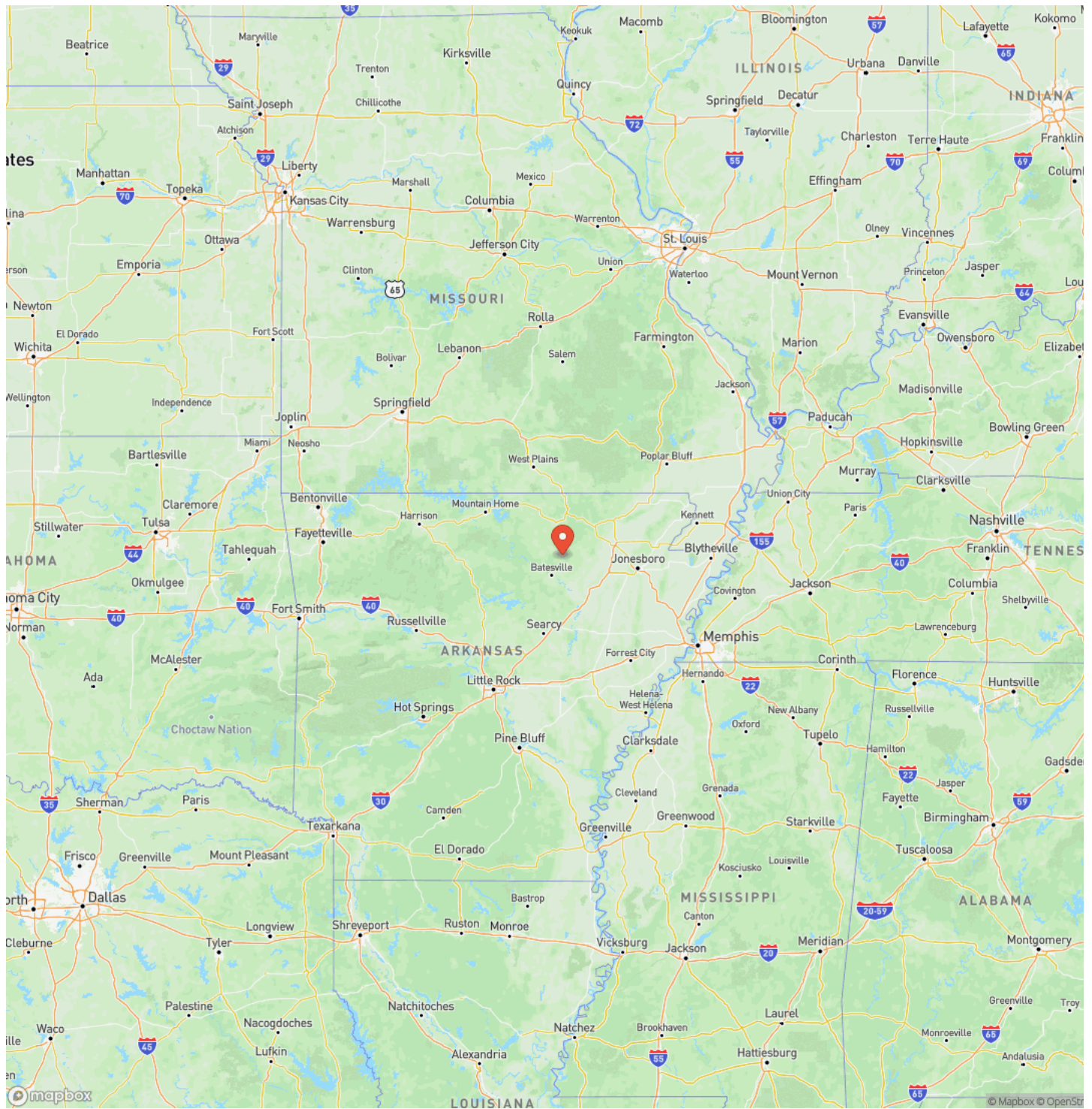
Modern Farmhouse Living in Cave City, AR's Sought-After Double Oaks Subdivision  
Cave City, AR / Independence County



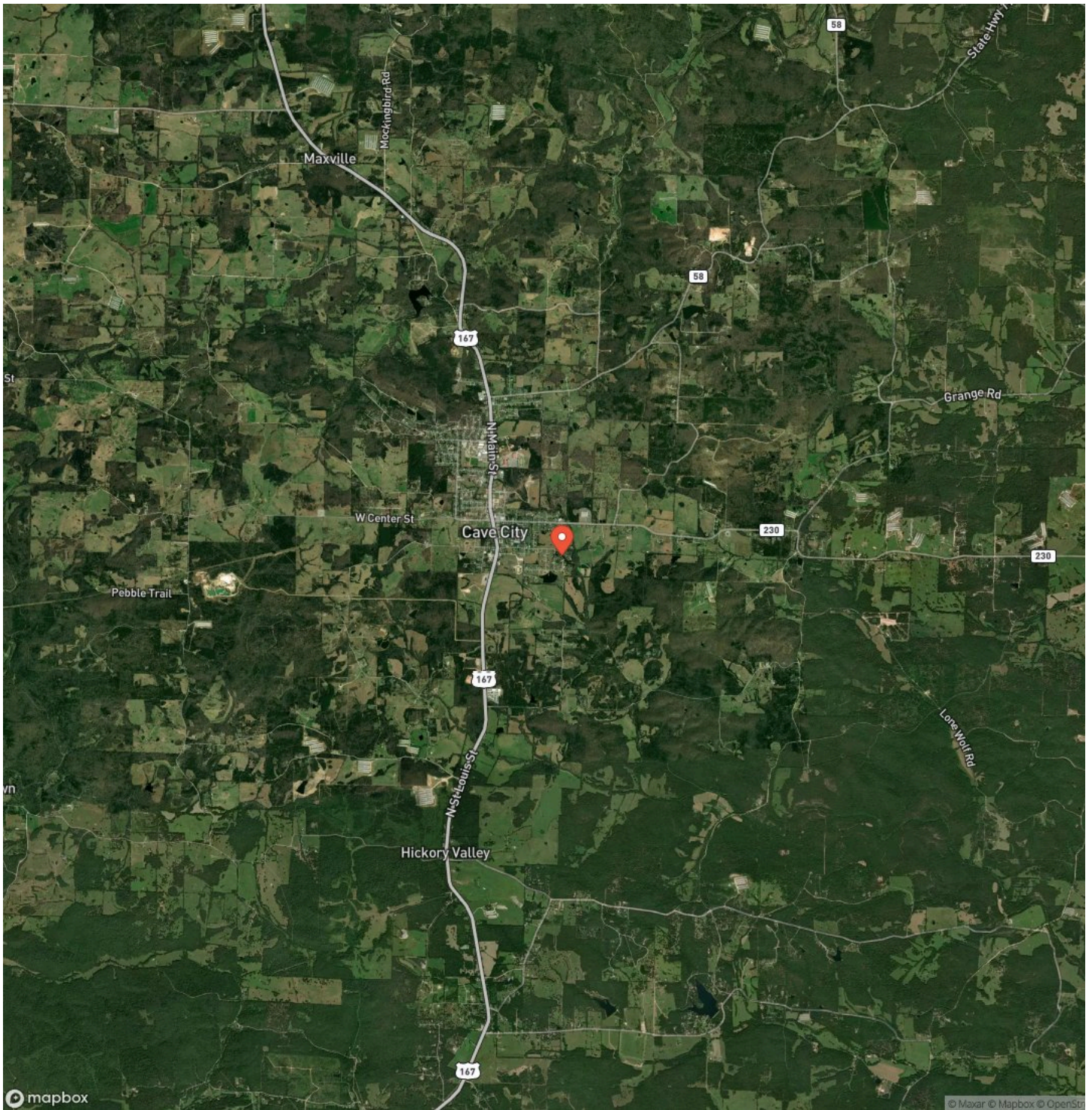
## Locator Map



# Locator Map



## Satellite Map







## **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 Selling Arkansas**

8111 N St Louis St

Cave City, AR 72521

(870) 495-2123

<https://wesellarkansas.com/>

---

