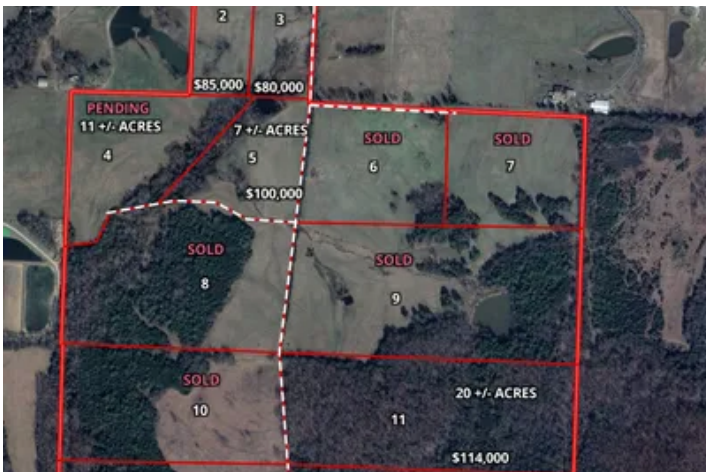


5.3 +/- Acres, Cleared, Water and Electric, Cave City,
Arkansas
Hwy 230
Cave City, AR 72521

\$85,000
5.3± Acres
Sharp County



5.3 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

SUMMARY

Address

Hwy 230

City, State Zip

Cave City, AR 72521

County

Sharp County

Type

Recreational Land

Latitude / Longitude

35.938653 / -91.528818

Acreage

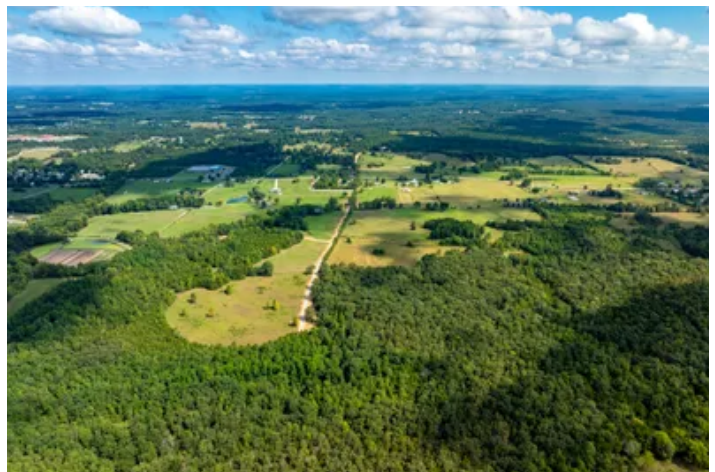
5.3

Price

\$85,000

Property Website

<https://www.mossoakproperties.com/property/5-3-acres-cleared-water-and-electric-cave-city-arkansas/sharp/arkansas/87969/>



5.3 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas Cave City, AR / Sharp County

PROPERTY DESCRIPTION

5.3 +/- Acres – Ready-to-Build Homesite or Mini-Farm

New Development on Hwy 230 | Cave City, Arkansas

This listing is for a **5.3 +/- acre tract** in a brand-new 180 +/- acre development on **Highway 230**, just at the edge of **Cave City**. Tracts in this project range from **3.35 +/- to 23 +/- acres**, and several lots are already sold with houses going up—this place is truly coming together. With this, you have acres to grow on and spread out!

Utilities are a huge plus here:

- **Grange-Calamine Water** is already run to road at each lot – all you have to do is **set your meter and run lines to your house**.
- Seller is currently working with **Entergy** to bring electric down the new interior road – buyers will simply **set a power pole on their lot** when they're ready.

That means the only major utility you'll need to install is **septic**, and you'll be ready to:

- Build your **site-built home**
- Bring in a **modular**
- Or set up a **mobile home**

A new road has been constructed from Hwy 230 through the center of the property, giving you easy access. The tracts in this development offer a nice mix of **open ground and timber**, with potential for a house, garden, shop, barn, and a few animals. It's the perfect setup for a small homestead, mini-farm, or country home close to town.

Development details:

- 180 +/- acres total, divided into **3.35–23 +/- acre** tracts
- **Grange-Calamine water** at each lot (meter needed)
- **Entergy electric** being run down the road (buyer sets pole)
- Just **1–2 homes allowed per tract** – no further subdivision
- Each parcel will be **surveyed by seller** before closing
- Located on **Hwy 230** at Cave City city limits (Sharp & Independence Counties)

If you've been looking for usable acreage with utilities in place and light, sensible restrictions, these tracts are hard to beat.

Call **Pamela Welch** at 870-897-0700 or **Mossy Oak Properties Selling Arkansas** at 870-495-2123 for maps, pricing on other tract sizes, or to schedule a showing.

Equal Housing Opportunity.

www.WeSellArkansas.com

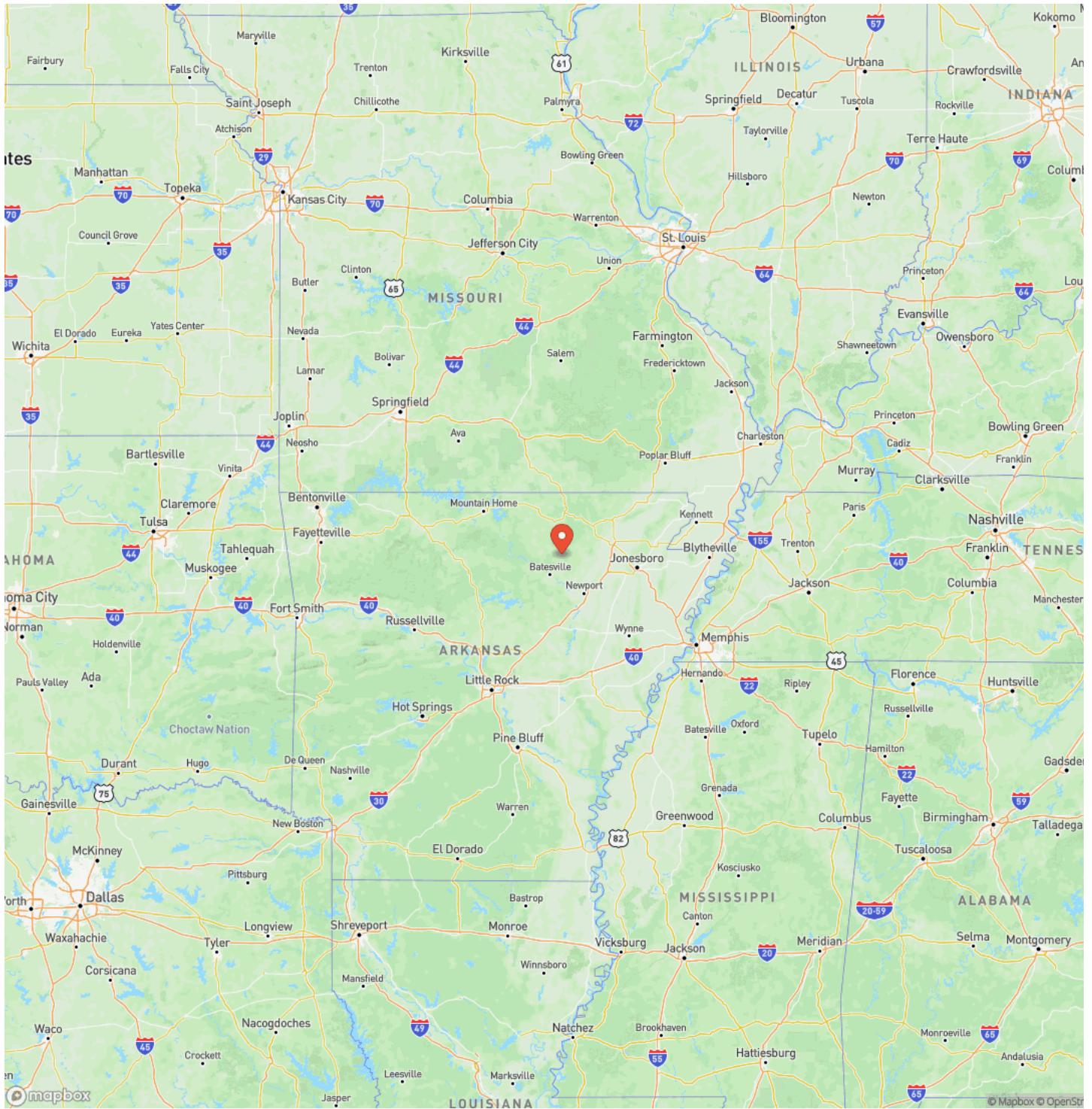


5.3 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County



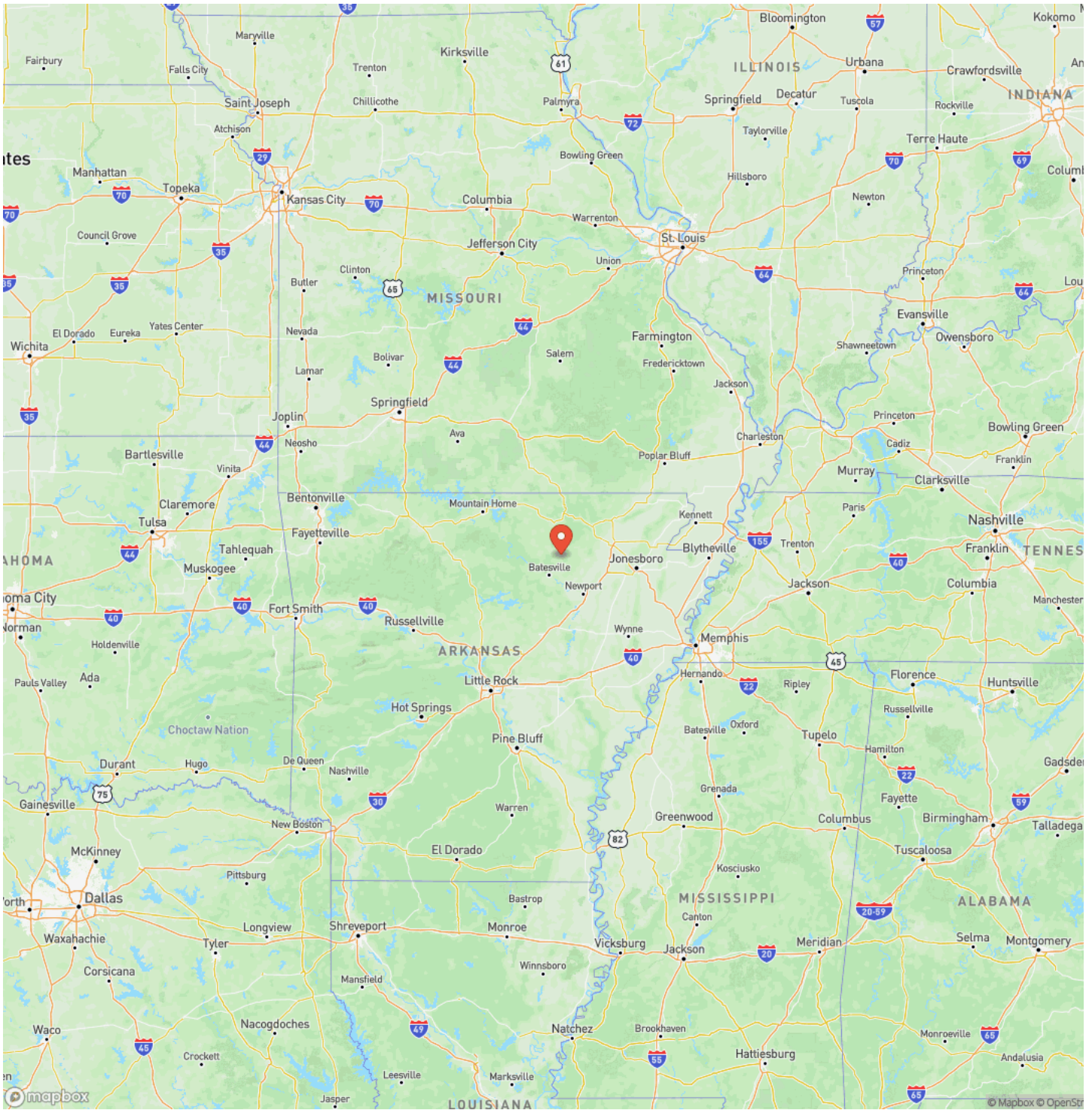
5.3 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

Locator Map



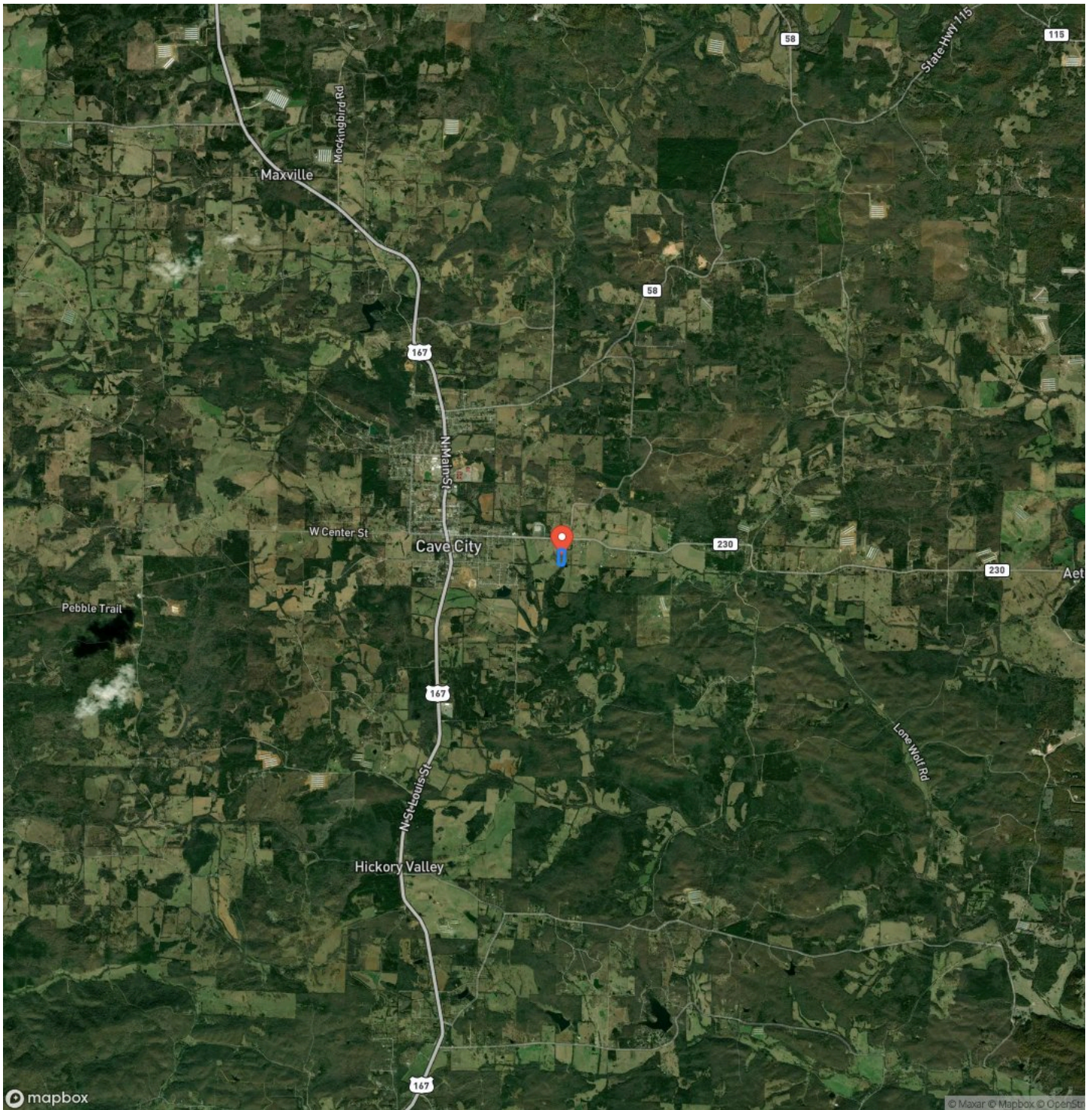
5.3 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

Locator Map



5.3 +/- Acres, Cleared, Water and Electric, Cave City, Arkansas
Cave City, AR / Sharp County

Satellite Map



DISCLAIMERS

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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
wesellarkansas.com

