

7.95 +/- Acres, Cleared some Woods, Cave City, Arkansas
Lazy Lane
Cave City, AR 72521

\$78,500
7.95± Acres
Independence County



7.95 +/- Acres, Cleared some Woods, Cave City, Arkansas
Cave City, AR / Independence County

SUMMARY

Address

Lazy Lane

City, State Zip

Cave City, AR 72521

County

Independence County

Type

Recreational Land

Latitude / Longitude

35.936645 / -91.529034

Acreage

7.95

Price

\$78,500

Property Website

<https://www.mossoakproperties.com/property/7-95-acres-cleared-some-woods-cave-city-arkansas-independence-arkansas/87994/>



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Cave City, AR / Independence County

PROPERTY DESCRIPTION

Only 4 Tracts Remaining! | 7.95 +/- Acres | Ready-to-Build Homesite or Mini-Farm | Hwy 230 | Cave City, Arkansas
If you've been searching for the perfect place to build your dream home with room to spread out, don't miss this opportunity! **Only four tracts remain** in this beautiful new country development on **Highway 230**, located just outside **Cave City, Arkansas**.

This **7.95 +/- acre tract** offers the perfect combination of open space and privacy, giving you plenty of room for your dream home, shop, barn, garden, horses, or a few farm animals. Whether you're looking to create a mini-farm, homestead, or simply enjoy country living with acreage, this property is ready for you.

Build-Ready with Utilities Already Established

The hard work has already been completed!

- **Entergy electric is established and available on-site.** Simply set your electric meter and connect to the service.
- **Grange-Calamine Water lines are already installed throughout the development.** Just set your water meter and run the service line to your home.
- **Surveys have been completed on all remaining tracts.**
- The only major improvement needed before construction is installing your septic system.

Whether you're planning a **site-built home, modular home, or manufactured home**, this development gives you the flexibility to build the lifestyle you've been dreaming of.

A Community Taking Shape

A newly constructed interior road provides easy access throughout the development, and **new homes are already under construction**, making this one of the newest and most desirable country communities in the Cave City area.

With nearly eight acres, you'll have plenty of space to enjoy country living while still being just minutes from schools, shopping, restaurants, and everyday conveniences.

Property Features

- **7.95 +/- Acres**
- **Only 4 Tracts Remaining**
- Electric established and available on-site
- Water lines already installed throughout the development
- Buyer simply sets electric and water meters
- Surveys completed
- Septic system needed before building
- Newly constructed interior road
- Site-built homes, modular homes, and manufactured homes permitted
- One to two homes allowed per tract
- No further subdivision of tracts
- Located on Highway 230 at the Cave City city limits in Sharp and Independence Counties

Finding acreage that's truly **ready to build**, with utilities already available, completed surveys, and room to create the country lifestyle you've always wanted, is becoming harder to find.

With only four tracts remaining, now is the time to choose your homesite. Contact Mossy Oak Properties Selling Arkansas today to schedule your private tour before these final tracts are gone!

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

Equal Housing Opportunity.

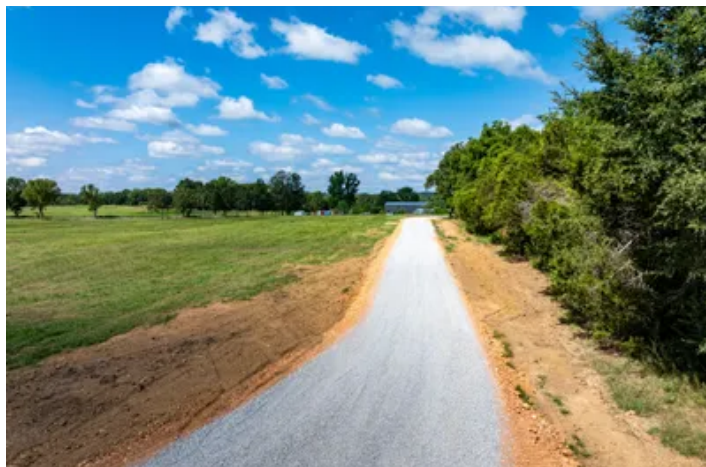
www.WeSellArkansas.com



MORE INFO ONLINE:

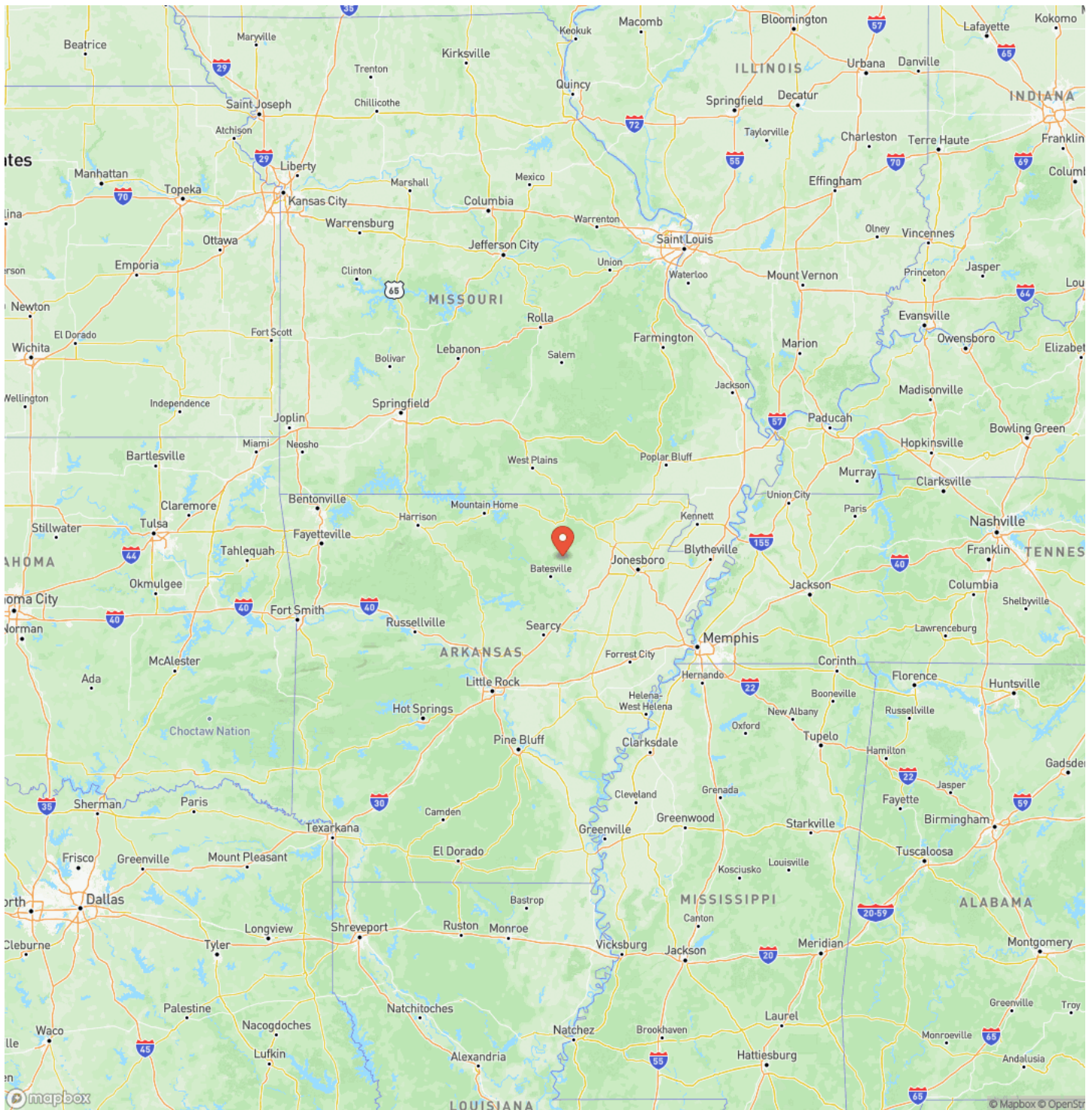
<https://wesellarkansas.com/>

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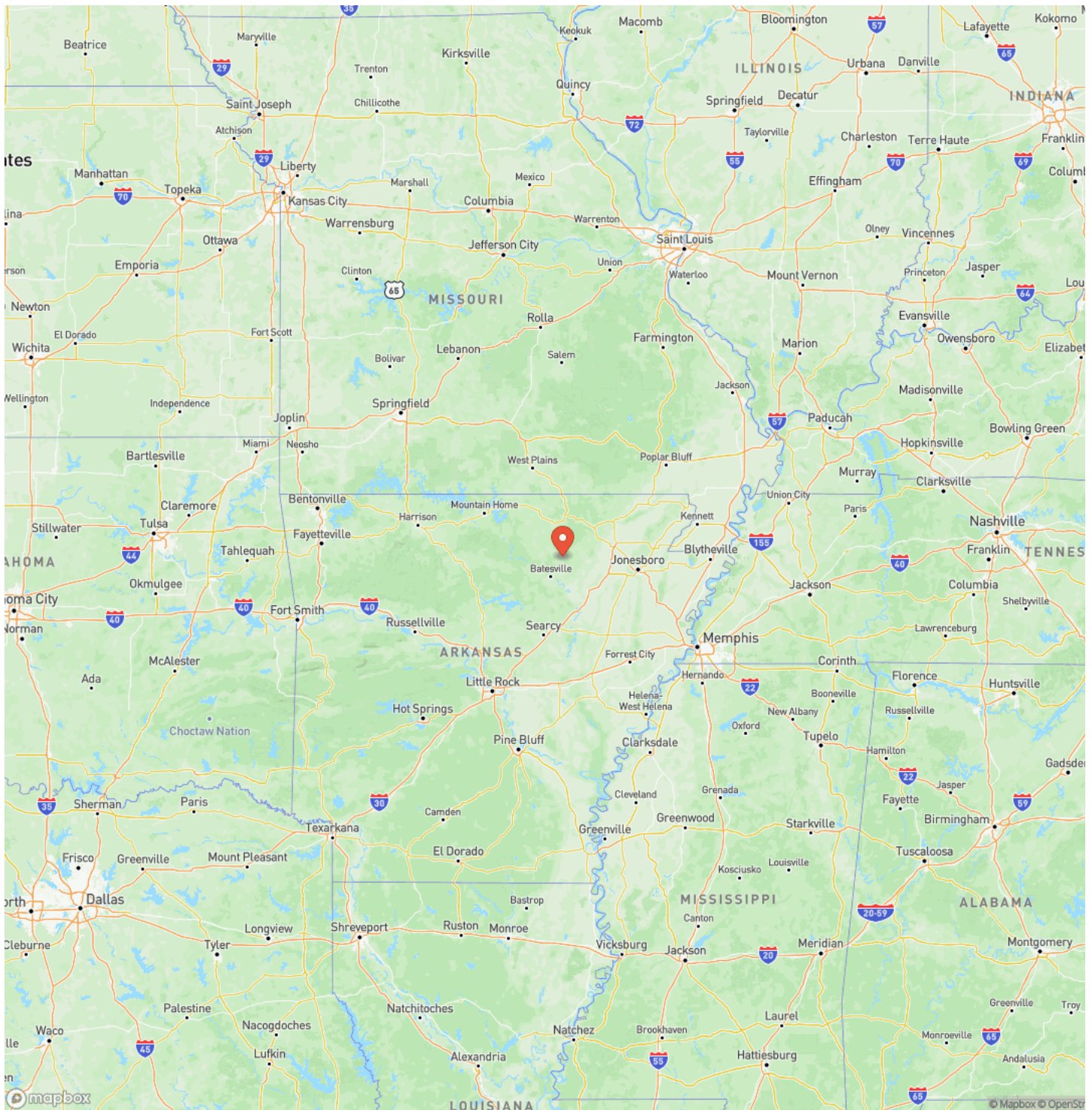
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Locator Map



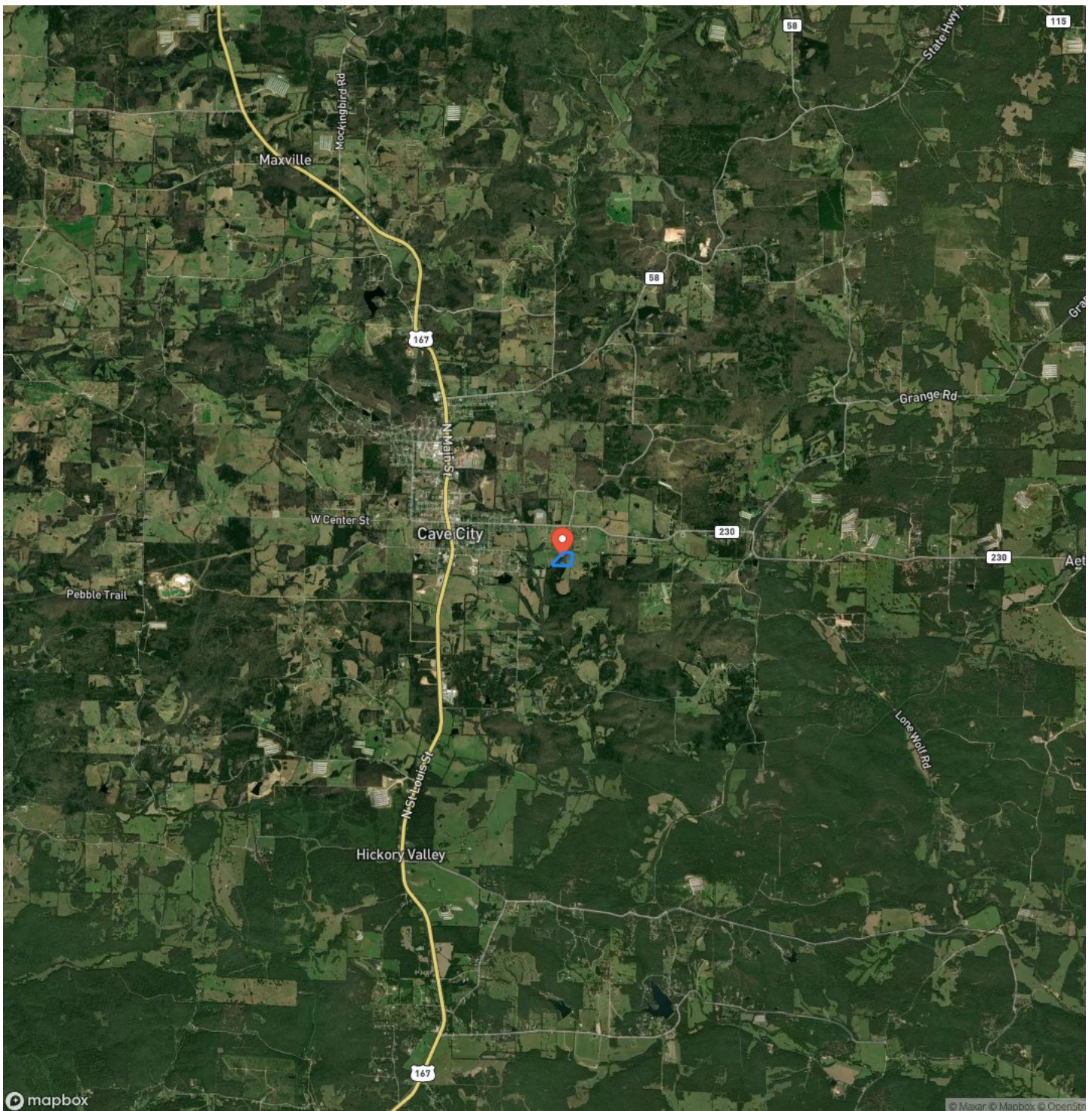
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Locator Map



7.95 +/- Acres, Cleared some Woods, Cave City, Arkansas
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Satellite Map



7.95 +/- Acres, Cleared some Woods, Cave City, Arkansas
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LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

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(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

Cave City, AR 72521

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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

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