

**Your Future Farm Awaits | 87± Acre Cattle & Hunting
Farm with Home Near Cave City, Arkansas**
56 Peter Martin Hill Rd
Cave City, AR 72521

\$548,500
87± Acres
Sharp County



Your Future Farm Awaits | 87± Acre Cattle & Hunting Farm with Home Near Cave City, Arkansas

Cave City, AR / Sharp County

SUMMARY

Address

56 Peter Martin Hill Rd

City, State Zip

Cave City, AR 72521

County

Sharp County

Type

Hunting Land, Residential Property, Farms, Ranches

Latitude / Longitude

35.959115 / -91.659976

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

87

Price

\$548,500

Property Website

<https://www.mossoakproperties.com/property/your-future-farm-awaits-87-acre-cattle-hunting-farm-with-home-near-cave-city-arkansas-sharp-arkansas/114642/>



Your Future Farm Awaits | 87± Acre Cattle & Hunting Farm with Home Near Cave City, Arkansas Cave City, AR / Sharp County

PROPERTY DESCRIPTION

87 +/- Acre Cattle Farm & Country Home Near Cave City, Arkansas | Pasture, Ponds & Hunting

Some properties give you acreage. This one gives you the opportunity to build a life around the land.

Welcome to **56 Peter Martin Hill Road**, a beautiful **87 +/- acre farm for sale just west of Cave City, Arkansas**, where rolling pasture, ponds, woods, wildlife, and a spacious home come together to create the kind of country property so many people are searching for.

Picture waking up in the morning, stepping onto the porch with a cup of coffee, and looking out across your own farm. Check the cattle, spend the afternoon working the land, and when hunting season rolls around, head into your own woods in search of **whitetail deer and turkey**.

This is a place where you can put down roots.

BRING THE CATTLE-THE FARM IS READY

The acreage offers a beautiful mixture of **pastureland, wooded areas, and ponds**, giving you the diversity needed for both livestock and wildlife. The pasture meanders through the property with pockets of timber providing natural shade and cover.

The property is **fenced and cross-fenced**, giving a cattle producer an incredible head start. Instead of buying raw acreage and spending years trying to turn it into a farm, you can bring your cattle and begin putting this land to work.

The sellers are continuing to clean and improve areas of the property, but the foundation is already here for someone who dreams of owning and operating their own Arkansas farm.

A HOME ALREADY WAITING FOR YOU

One of the greatest advantages of this property is that you don't have to build before you can start enjoying it.

A spacious **2017 double-wide home** is already in place, giving you a comfortable place to live while you farm the property, raise your family, or even plan for a future custom home elsewhere on the acreage.

Inside, you'll find a large, inviting living room that opens into the kitchen, creating a comfortable gathering space for everyday life. The kitchen features a bar area with room for seating, making it easy for family and friends to gather while meals are being prepared.

A separate laundry room includes a **wash sink** and convenient access to the back deck-something you'll appreciate after a long day working outside.

Continue through the home and you'll find spacious bedrooms, full bathrooms, and an **additional living room with built-in shelving**, giving your family room to spread out. Whether you envision a family room, television room, playroom, or quiet place to relax, having two living areas provides flexibility that's hard to beat.

Outside, enjoy a **covered front porch** and back deck where you can slow down and appreciate what owning land is really about.

FARM IT. HUNT IT. LIVE IT.

This property isn't only for the cattle farmer.

The combination of pasture, ponds, timber edges, and wooded acreage creates attractive habitat for **Arkansas whitetail deer and turkey**. Imagine being able to hunt your own property without loading up the truck and driving somewhere else.

For a family with children or grandchildren, this is the kind of place where memories can be made-learning to farm, checking cattle together, fishing the ponds, riding the property, hunting that first deer, and watching another Arkansas sunset from your own porch.

And there's still room to dream.

Live comfortably in the existing home while you grow your operation. Build a barn or shop to fit your needs. Improve the pastures. Create food plots. Or choose your favorite spot on the acreage and eventually **build the farmhouse you've always wanted.**

COUNTRY LIVING WITHOUT GIVING UP CONVENIENCE

You're only a few miles west of **Cave City, Arkansas**, while remaining within convenient driving distance of **Melbourne and Batesville.**

That means you can have the acreage, livestock, hunting, privacy, and slower pace of country living without feeling completely disconnected from town.

If you've been searching online for an **Arkansas cattle farm for sale, acreage near Cave City, Sharp County land, a farm with a home, hunting property with deer and turkey, or pastureland in North Central Arkansas**, don't scroll past this one.

87± acres. Pasture. Ponds. Woods. Fencing. Cattle potential. Deer and turkey. A spacious 2017 home. And room to build a future around the land.

There are properties you purchase simply because you need somewhere to live.

And then there are properties you buy because you can see your family's future there.

Come walk the pasture, see the ponds, tour the home, and ride the farm with us. **Drone footage and GoPro property footage are coming soon**, so you'll be able to experience even more of what these 87± acres have to offer.

Proudly listed with Mossy Oak Properties Selling Arkansas
[870-495-2123](tel:870-495-2123)

Listing Agent and Local Land Specialist, Pamela Welch, [870-897-0700](tel:870-897-0700).

Your future farm may already be waiting at 56 Peter Martin Hill Road.

Equal Housing Opportunity, www.WeSellArkansas.com.

Your Future Farm Awaits | 87± Acre Cattle & Hunting Farm with Home Near Cave City, Arkansas
Cave City, AR / Sharp County



Your Future Farm Awaits | 87± Acre Cattle & Hunting Farm with Home Near Cave City, Arkansas
Cave City, AR / Sharp County

LISTING REPRESENTATIVE

For more information contact:



Representative

Pamela Welch

Mobile

(870) 897-0700

Office

(870) 495-2123

Email

pwelch@mossyoakproperties.com

Address

8111 N. St. Louis

City / State / Zip

NOTES

[illegible]

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.



<https://wesellarkansas.com/>

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/>

