Fixer-Upper on Nearly an Acre in Newark, Arkansas | Great Flip, Starter Home or Investment Opportunity!
170 Maple St
Newark, AR 72562

$54,500
0.77± Acres
Independence County







MOSSY OAK PROPERTIES
Selling Arkansas
America's Land Specialist

MORE INFO ONLINE:

https://wesellarkansas.com/

SUMMARY

Address
170 Maple St

City, State Zip
Newark, AR 72562

County
Independence County

Type
Residential Property

Latitude / Longitude
35.696683 / -91.441162

Dwelling Square Feet
1,368

Bedrooms / Bathrooms
1 / 1

Acreage
0.77

Price
$54,500

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Investment Opportunity on Nearly an Acre in the Heart of Newark, Arkansas | 170 Maple Street

FIXER-UPPER WITH POTENTIAL | FLIP PROPERTY | STARTER HOME | INVESTMENT OPPORTUNITY

If you've been searching for an affordable project with room to grow in Newark, Arkansas, this property deserves a look!

Located at **170 Maple Street in the heart of Newark**, this home sits on nearly an acre and offers an opportunity for investors, first-time homebuyers, or anyone looking for a property they can renovate and make their own.

BRING YOUR VISION AND MAKE IT YOURS!

This home needs some TLC, but with the right improvements, it could make a great flip project, potential rental property, starter home, or personal residence. Whether you're an investor looking for your next renovation or a buyer ready to build sweat equity, this property offers possibilities!

NEARLY AN ACRE RIGHT IN TOWN!

One of the biggest advantages is the generous lot size. Imagine creating a beautiful backyard, planting a large garden, building an outdoor entertaining area, or simply enjoying extra space for pets and family.

With nearly an acre, there may even be potential to build an additional residence behind the existing home, subject to city approval, zoning, utilities, access, and other applicable requirements. Buyers should independently verify development possibilities.

LOCATION, LAND & POTENTIAL!

Properties offering this much space in town can be appealing to buyers looking for flexibility and an opportunity to add value.

If you're not afraid of a little work and can see the possibilities, **170 Maple Street in Newark, Arkansas, could be your next investment!**

SHOWINGS BY APPOINTMENT ONLY.

Contact **Pamela Welch with Mossy Oak Properties Selling Arkansas** at **870-897-0700**, or call our office at **870-495-2123** to schedule your private showing.

Equal Housing Opportunity. www.WeSellArkansas.com.













LISTING REPRESENTATIVE

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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.

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