



**0.43 Acres**

**\$2,699**

**Izard County, Arkansas**

landresellers.com/properties/d224926b215



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Arkansas  
**County:** Izard County  
**City:** Horseshoe Bend  
**Zip:** 72512  
**Price:** \$2,699  
**Total Acreage:** 0.43  
**Property ID:** d224926b215  
**Property Address:** 805 E Tri Lakes Dr, Horseshoe Bend, AR, 72512  
**APN:** 800-11307-000

**GPS:** 36.1925, -91.7375

**Subdivision:** HORSESHOE BEND Addition: SOUTH SHORE

**Lot:** 240

**Roads:** Direct Access on E Tri Lakes Dr

**Power:** North Arkansas Electric Cooperative #870-895-3221

**Water:** Horseshoe Bend Water & Sewer Dept #870-670-5885

**Sewer:** Horseshoe Bend Water & Sewer Dept #870-670-5885. If Septic System is installed contact Izard County Health Unit #870-368-7790.

**Taxes:** \$161

**RV Policies:** Recreational vehicles, travel trailers, utility trailers, trucks and similar vehicles or apparatus shall not be stored or parked in front half of vacant lots or on City property for more than 30 days in any 1 calendar year. A recreational vehicle, travel

Hey there! Let me tell you why this lot is perfect for your mobile home. It's situated in an amazing location, super close to Crown Lake, offering just the right balance of peace and convenience. You can enjoy the tranquility away from the hustle and bustle, yet still have easy access to all the fun activities by the lake.

And here's the really cool part if you ever need to run errands or enjoy a night out in town, it's just a short trip away. This lot is in a wonderfully convenient spot, making it easy for you to access nearby attractions and entertainment. It's the ideal spot to set up your fantastic mobile home vacation getaway or a special retreat for relaxation as you grow older.

### Nearby Towns & Cities:

-Franklin (4.5 miles)

-Ash Flat (11 miles)

-Oxford (14 miles)

-Salem (17 miles)

-Highland (16.5 miles)

-Jonesboro (85 miles)

-Conway (118 miles)

-Fayetteville (171 miles)

-Bentonville (189 miles)

Things to do in the area:

-Crown Lake is one of the largest of 3 lakes in Horseshoe Bend and offers boating, waterskiing, swimming, and canoeing.

-Turkey Mountain Golf Course 18-hole championship golf course.

-Take time to see the veritable treasures at Melbourne AR History Museum.

-Visit Horseshoe Bend locally owned restaurants: Vitos Asian Kitchen, Calabamas, Horseshoe Lanes, and Papa Dicks.

-Horseshoe Bend Airport is just a minute drive from the property.

#### Directions to Property:

From Horseshoe Bend, AR - head east on Market St toward 2nd St (0.1 mi), turn right onto AR-289 S (1.1 mi), turn left onto E Tri Lakes Dr for 1.4 mi and destination will be on the left.

## Seller Information



Moonlit Land  
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