

145 +/- Acres, Pasture, Hay Fields, Fenced, Barn, House,
Ash Flat, Arkansas
1237 AR HWY 354
Ash Flat, AR 72513

\$738,500
145± Acres
Sharp County



145 +/- Acres, Pasture, Hay Fields, Fenced, Barn, House, Ash Flat, Arkansas
Ash Flat, AR / Sharp County

SUMMARY

Address

1237 AR HWY 354

City, State Zip

Ash Flat, AR 72513

County

Sharp County

Type

Farms, Horse Property, Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

36.175122 / -91.529344

Taxes (Annually)

750

Dwelling Square Feet

1161

Bedrooms / Bathrooms

3 / 1.5

Acreage

145

Price

\$738,500

Property Website

<https://www.mossoakproperties.com/property/145-acres-pasture-hay-fields-fenced-barn-house-ash-flat-arkansas-sharp-arkansas/81317/>



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PROPERTY DESCRIPTION

Farm with Breathtaking Views, Springs, Ponds & Multiple Home Sites – 145 +/- Acres | Sharp County, AR

From the moment you pull onto this beautiful farm, you're greeted with **stunning views from the brick home**, perfectly situated at the front of the property. The home offers approx. **1,161 sq ft** with a **newer roof** and **HVAC system (less than 2 years old)**. Built on a concrete slab, it features a cozy layout, back patio, and is **move-in ready** with just a touch of TLC. Home has 2 bedrooms with one also considered as a safe room, and there is a large room with a walk out to the outside that you can also use as another bedroom or maybe a large den/game room. This home can easily be used as a 3 bed. The quest bathroom is also a laundry room and could easily have a shower put in if one desired to make it a full bathroom.

Utilities: Grange Calamine water, North Arkansas Electric, and **fiber internet** already in place!

Spring-fed Option: Property was once hooked to a spring, still flowing strong—offering the option to switch to spring water if desired.

Land Features:

- **Fenced & cross-fenced** with hay fields
- **2 ponds + 2 live springs**
- **Working cattle corral**
- **Frontage on Highway 354 (paved) & Shiloh Rd (gravel)**

Bonus Homesite:

On the backside, there's a separate setup ready for a **second home, mobile, or modular**—ideal for **multi-family living** with privacy!

This land is truly **turnkey for cattle**, ready for horses, and could easily be adapted for **sheep or goats**. A **versatile farm** in an excellent location just outside **Ash Flat, Arkansas**—perfect for families wanting space, livestock, and stunning countryside views.

Call Listing agent and your Local Land Specialist, **Pamela Welch** at [870-897-0700](tel:870-897-0700) or the **Mossy Oak Properties Selling Arkansas office** at [870-495-2123](tel:870-495-2123) and ask for Pam to schedule your private showing!

Equal Housing Opportunity. www.WeSellArkansas.com

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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

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

MORE INFO ONLINE:

wesellarkansas.com

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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

