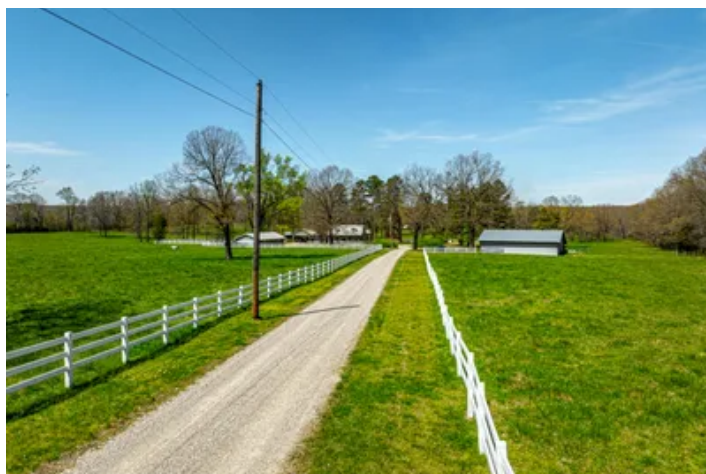
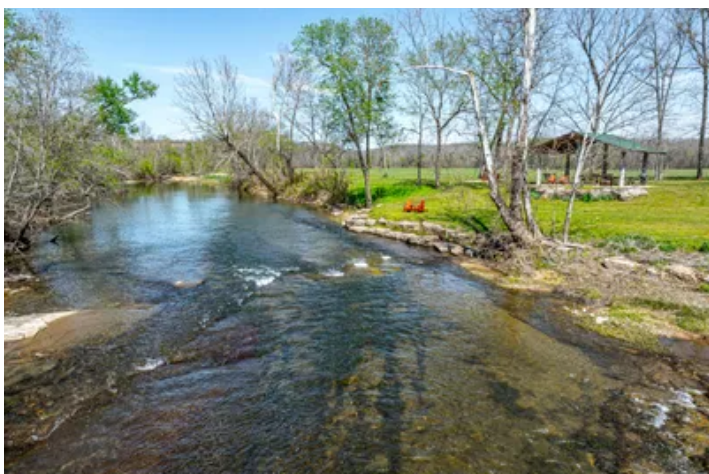


300+/- Acres, Home, Guest Home, Bunk House, Air Strip,  
Strawberry River, Evening Shade, Arkansas  
102 Carpenter Rd  
Evening Shade, AR 72532

**\$3,499,900**  
300± Acres  
Sharp County





**300+/- Acres, Home, Guest Home, Bunk House, Air Strip, Strawberry River, Evening Shade, Arkansas**  
**Evening Shade, AR / Sharp County**

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**SUMMARY**

**Address**

102 Carpenter Rd

**City, State Zip**

Evening Shade, AR 72532

**County**

Sharp County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Timberland, Business Opportunity, Farms, Ranches, Riverfront

**Latitude / Longitude**

36.101194 / -91.62472

**Taxes (Annually)**

1632

**Dwelling Square Feet**

2630

**Acreage**

300

**Price**

\$3,499,900

**Property Website**

<https://www.mossyoakproperties.com/property/300-acres-home-guest-home-bunk-house-air-strip-strawberry-river-evening-shade-arkansas-sharp-arkansas/54100/>



## 300+/- Acres, Home, Guest Home, Bunk House, Air Strip, Strawberry River, Evening Shade, Arkansas Evening Shade, AR / Sharp County

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### PROPERTY DESCRIPTION

Fantastic Property in the Ozarks is awaiting you! **This 300 +/- property** has everything a person needs and more! **House, Moose House, Bunkhouse, Airplane Hanger, Airstrip, PAVILION on banks of Strawberry River, 2 miles of Strawberry River Frontage, HAVING approximately 1/3 HAY BOTTOMS, 1/3 Pasture and 1/3 Woods Secluded yet off a Paved Road, Hay Barn, Working Coral, Fenced For Cattle, Garage, Shop and in the OZARKS!** From the moment you turn into the driveway, you feel a sense of peace as you come down this perfectly secluded, just off a paved road, private drive with white fencing on both sides and trees, making you feel you are in your own world right before you open up into your slice of heaven! When you get to the end of the drive, you will see pasture on both sides, a house out front, and Strawberry River making a horseshoe shape with incredible bottomland! This property is just one you can NOT describe; you MUST see it, but I will try to explain it!

Main Home: walking into it, you have a gorgeous dining area with a cute woodburning stove; imagine a pot of chili cooking in the winter or soup in the summer, custom walnut barn doors (walnut came off the farm), a cute, cozy sitting area, a custom original stained glass window adds so much to this little area which has a strawberry in the middle of it (the original builders wife made this), a custom lite cabinet, a nice bar area, and a cute kitchen. The kitchen has a dual fuel range with a gas cooktop and electric convection oven! Lots of room in the kitchen for cooking and storage. Just off the dining area, you have a large, large bathroom with lots of storage. Once you step down from the barn doors, you enter a large room the current sellers use as their bedroom, but others may use it as a den/living room. These sellers have no children and enjoy waking up to the beauty of the farm every morning, so making this a bedroom was a MUST! This room is large with a nice walk-in closet off the corner; as you go down the hall, you have a room everyone must have: a LARGE laundry/mud room! This room is large and GREAT! This room has so much storage for freezers and more! Now, to everyone's favorite room, the sunroom, which is off the back of the house and has so much light and a view of the ENTIRE farm, sit here and watch the whitetail deer, turkey and squirrels across the farm!

For the main level, you have about 1963 sq ft. Now, let's head up to the upper level. The upper level is where you walk up into a pretty sizeable common area where you could put an office or living area. Then you have two bedrooms and a full bath. This area consists of about 667 sq ft. This home is a log home. Sellers did put siding on the outside, but on the inside, you will see the true logs on the inside! Central Heat Pump-Electric, septic, has a well, electricity is NAEC, which has NEXT (fiber), three propane tanks which sellers own (500, 1000 & 250-gallon tanks), roofs put on in 2020 for the house, moose house, bunk house, carport, and well house. Tounge and groove ceiling, added insulation, paint, some flooring, lighting fixtures, and a new HVAC in 2013 were just a few of the updates the sellers have made over the years!

Now, as you head out back to the Moose House, you will notice that it matches the cuteness of the main home with its log house style both inside and out. As you enter the home, you will instantly see directly out a picture window to the backside of the pasture. You feel like you're outside! This little cabin is so cute. You have a living area, bar, kitchen, and a full bathroom with a storage area, and then you go up into a loft area where you have just enough room to put a bed. So cozy and cute! Perfect for guests! This tiny home is about 300 sq ft.

Let's head to the bunkhouse. This is where all the gatherings take place. When you enter this, you will come onto a porch before entering the kitchen area. This kitchen area has everything you need to host any event you want! You then move to the open area, where you have a bar that will fit 4 bar stools and a large open area for tables and beds. This area could be used for so much. There is a full bathroom at the end. This building is about 764 sq ft with an additional 250 sq ft in porches! Great for entertaining.

For all the extras, the HUGE bonus is the airstrip! Yes, this property has a hanger and airstrip. Both sellers are pilots and have friends who are also pilots, so this has been a plus for them if you can imagine waking up, getting dressed, walking down to the hanger, opening up that big door, hopping in that plane, flying off to the coast, enjoying the beach then flying back home to the Ozarks where it's gorgeous! This can all happen, and it can all be yours! This is a dream for most, but it can be a reality for you. These sellers have enjoyed this for over 19 years which must make this a challenging move for them, but they have loved every day here on this property. They hope to find someone else that will enjoy this as much as they have! You rarely find places like this, turn-key, ready to move into, with many options! As for the farm, it is immaculate! A few cattle roam the pasture, and some trees are scattered, but for the most part, this property has nothing you will have to do to it! This would make a great Venue! Fly your guests into this slice of heaven and let them experience the Ozark Dream! There is a pavilion the sellers built down on the Strawberry River that has a firepit to the side. It is a great area to grill and relax, but the sellers did not stop there. They decided they needed water and a toilet if they were here and relaxing! So yes, they brought water down to this and added a toilet with water! Everything is so clean and neat! For another setting, a

field on the east side has a gazebo on a ledge which is a great place to catch a sunrise and watch the wildlife! This is just off the bunkhouse! Also, for the outbuilds, sellers built a haybarn in the fall of 2019 with concrete floor along with several other buildings. You have a great garden area! The blooming trees and flowers surrounding this property will take your breath away.

So, this property has over 2 miles of frontage on the Strawberry River! Yes, and it is easy to access—it is not a bluff. In most areas, you can walk right into the Strawberry River. The free-flowing Strawberry River winds through the Ozark foothills for some 80 miles. This River is amazing and gorgeous! If you would like a chance to view this property, please give me a call, and let's get you on the schedule. MUST be by appointments only.

Listed with Mossy Oak Properties Selling Arkansas [870-495-2123](tel:870-495-2123). **Listing agent and your local Land Specialist, Pamela Welch** [870-897-0700](tel:870-897-0700). Equal Housing Opportunity. Call us today to set up a time to view this property. [www.WeSellArkansas.com](http://www.WeSellArkansas.com)



**300+/- Acres, Home, Guest Home, Bunk House, Air Strip, Strawberry River, Evening Shade, Arkansas**  
**Evening Shade, AR / Sharp County**

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**300+/- Acres, Home, Guest Home, Bunk House, Air Strip, Strawberry River, Evening Shade, Arkansas  
Evening Shade, 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

Cave City, AR 72521

## 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.



**wesellarkansas.com**

## **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.



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**Mossy Oak Properties Selling Arkansas**

520 N Main  
Cave City, AR 72521  
(870) 495-2123  
[wesellarkansas.com](http://wesellarkansas.com)

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