

31+/- Acres, Hunting Land, Evening Shade, Arkansas
Simstown Cir
Evening Shade, AR 72532

\$79,900
31± Acres
Sharp County



31+/- Acres, Hunting Land, Evening Shade, Arkansas
Evening Shade, AR / Sharp County

SUMMARY

Address

Simstown Cir

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.11128 / -91.579881

Taxes (Annually)

37

Acreage

31

Price

\$79,900

Property Website

<https://www.mossyoakproperties.com/property/31-acres-hunting-land-evening-shade-arkansas-sharp-arkansas/66523/>



MORE INFO ONLINE:

wesellarkansas.com

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PROPERTY DESCRIPTION

This **31-acre property** in Evening Shade, Arkansas, offers a prime location for outdoor enthusiasts, hunters, or those looking to escape into nature. Situated in **Sharp County**, it's a short drive from the town of Evening Shade, where you'll find small-town charm and essentials. **Nearby areas** such as Ash Flat, Batesville and Hardy offer additional dining, shopping, and entertainment options, while you are only about half a mile from the Strawberry River Public Access and the scenic **Spring River** is just a short drive away for fishing, kayaking, and floating on both!

Property Highlights:

- **Size:** 31 acres of fully cleared land with expansive views.
- **Terrain:** All trees removed, offering **open fields** ideal for hunting or development.
- **Wildlife Habitat:** Excellent bedding areas and a **seasonal creek** for wildlife, creating a prime hunting environment.
- **Utilities:** **County water and electric** are easily accessible along the road, making future builds simpler.
- **Location:** Proximity to Evening Shade, Ash Flat, Batesville, Strawberry River, and the Spring River, combining rural charm with convenient access to nearby towns.

This **versatile tract** is perfect for a **recreational retreat**, hunting grounds, or an off-grid getaway. The attractive price and rural charm make it a unique find in **Sharp County**! This property is Agent Owned.

Proudly listed with Mossy Oak Properties Selling Arkansas, [870-495-2123](tel:870-495-2123) . Listing Agents and your Local Land Specialists, **Pamela Welch (870)897-0700** and **Brayden Welch at (870)217-6727**. Equal Housing Opportunity. www.WeSellArkansas.com



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Evening Shade, AR / Sharp County



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



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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.



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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.



Mossy Oak Properties Selling Arkansas

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