

Nice Custom Brick Home on 40 +/- Wooded Acres,
Smithville, Arkansas
800 Strawberry River Road
Smithville, AR 72466

\$499,500
40± Acres
Sharp County



**Nice Custom Brick Home on 40 +/- Wooded Acres, Smithville, Arkansas
Smithville, AR / Sharp County**

SUMMARY

Address

800 Strawberry River Road

City, State Zip

Smithville, AR 72466

County

Sharp County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

36.111806 / -91.398329

Dwelling Square Feet

1982

Bedrooms / Bathrooms

3 / 3

Acreage

40

Price

\$499,500

Property Website

<https://www.mossoakproperties.com/property/nice-custom-brick-home-on-40-wooded-acres-smithville-arkansas-sharp-arkansas/94401/>



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PROPERTY DESCRIPTION

Custom-Built 3 Bed / 3 Bath Home on 40 +/- Acres Near the Strawberry River – Hunting, Rental Income & Privacy in the Ozarks

If you've been searching for a **custom-built, one-owner home with acreage**, this incredible property offers everything buyers are looking for—modern construction, acreage, rental income potential, hunting land, and total seclusion just minutes from the **Strawberry River**. This 40± acre wooded tract sits in a prime area of Sharp County and is ideal for those wanting privacy, wildlife, and a home built with care and craftsmanship.

Custom-Built Home (Built 2023) – One Owner

This 3-bedroom, 3-bath home was built by the sellers in 2023 and sits on a solid **concrete slab**. It features:

- **Central heat & air** with a 4-ton electric heat pump
- **Backup wood-burning stove** for additional heat
- **Safe room / storm room**, which also doubles as the pantry
- **Custom cabinetry** throughout
- **Large kitchen island** seating up to four
- **Electric hot water heater**
- **Two-car garage**
- **Grange-Calamine Water**
- **North Arkansas Electric Cooperative (NAEC)** power
- **Next Fiber Internet** available

Primary Suite

- Oversized bedroom
- Walk-in closets
- Jetted tub
- Private layout from guest rooms

Guest Bedrooms

- One guest room with a **tub/shower** and walk-in closet
- Second guest bedroom near the large guest bathroom featuring a **tiled, handicap-accessible walk-in shower**

Laundry Room

- Wash sink
- Storage space

- Easy access to garage

This home was designed for both comfort and durability, with wide doors, open spaces, and accessibility throughout.

Bonus approximate 24x40 Rental / Guest House

Beside the main home is a **24' x 40' two-bedroom rental unit** currently leased by the sellers' son. This unit includes:

- 2 bedrooms
- Washer/dryer hookup
- Central heat & air (propane furnace for heat)
- Shares electric service with the main house
- Could be a **mother-in-law suite, guest quarters, or additional rental income**

This feature adds tremendous value and flexibility.

40 +/- Acres of Wooded Land - Hunting & Recreation

The acreage is a **wooded, wildlife-rich tract** ideal for deer and turkey hunting. With mature timber, bedding areas, and natural Ozark terrain, the property provides excellent habitat.

- Loaded with **whitetail deer**
 - Frequent **large tom turkeys**
 - Trails and natural openings throughout
 - Rolling terrain typical of the Ozarks
-

Access & Road Frontage

The property has **Strawberry River Road** frontage, which transitions into **Mill Creek Road**. You also have:

- Additional easement access from **Peebles Bluff Road** into the backside of the property (ideal for hunting access)
 - Full property access from Strawberry River Road near the home
-

Two Purchase Options Available

This property offers flexibility depending on the buyer's needs:

Option 1:

Home + 40 Acres, current listing

Option 2:

Home + 5 Acres for \$399,500

Perfect for buyers wanting the home without the full land investment.

The property is already surveyed, making either purchase option seamless.

Contact Mossy Oak Properties Selling Arkansas

Office: [870-495-2123](tel:870-495-2123)

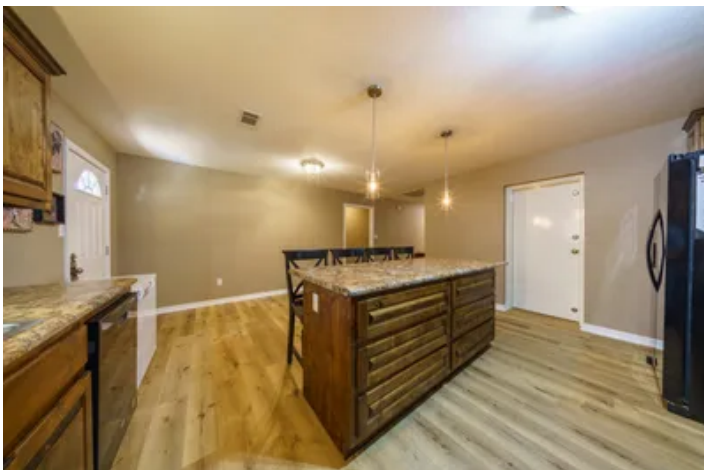
Listing Agent & Land Specialist: **Pamela Welch** – [870-897-0700](tel:870-897-0700)

Equal Housing Opportunity. www.WeSellArkansas.com.

We would love to give you a private tour of this incredible Ozark property.



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Smithville, AR / Sharp County



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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Mossy Oak Properties Selling Arkansas

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