

40+/- Acres, Wooded, Hunting Property, IZARD County,
Arkansas
1670 Needmore Road
Sidney, AR 72577

\$142,500
40± Acres
Sharp County



40+/- Acres, Wooded, Hunting Property, IZARD County, Arkansas
Sidney, AR / Sharp County

SUMMARY

Address

1670 Needmore Road

City, State Zip

Sidney, AR 72577

County

Sharp County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

36.040202 / -91.684402

Acreage

40

Price

\$142,500

Property Website

<https://www.mossoakproperties.com/property/40-acres-wooded-hunting-property-izard-county-arkansas-sharp-arkansas/92403/>



40+/- Acres, Wooded, Hunting Property, Izard County, Arkansas Sidney, AR / Sharp County

PROPERTY DESCRIPTION

40 +/--Acre Turnkey Hunting Property for Sale in the Ozarks – Evening Shade, Arkansas

Dreaming of owning your own **hunting land in the Ozarks**? This **40 +/--acre tract in Izard County, Arkansas**, just outside **Evening Shade**, is the **perfect turnkey deer hunting property** you've been searching for. Surrounded by rolling hardwood hills and quiet gravel roads, this property offers peace, privacy, and everything you need for a ready-to-hunt setup in the **heart of the Ozark Mountains**.

Ideal Setup for Deer Hunters

This land has been thoughtfully developed with hunters in mind. You'll find **cleared shooting lanes, established food plot areas**, and plenty of **cover and bedding habitat** for whitetail deer and wild turkey. The **camp is strategically located on the front side** of the property, ensuring your hunting grounds remain undisturbed in the back. Whether you prefer rifle hunting, bowhunting, or just spending weekends outdoors, this property is already laid out for success.

Utilities and Build-Ready Features

This **Ozark hunting property for sale** is not just about recreation—it's ready for your next chapter. It has **electric service with a meter already set up, county water available at the road**, and a **cleared homesite** waiting for your **cabin, mobile home, or camper**. There's even an **old cistern** on site, adding a touch of rustic history to the land. With the infrastructure already in place, you can start enjoying the land immediately after closing.

Excellent Access and Location

Located just outside **Evening Shade, AR**, this property sits on the **Sharp and Izard County line**, offering excellent access from multiple directions. You'll find a **county road along the front**, a **private road along one side**, and a **driveway already established** for easy entry. The land's layout provides both convenience and seclusion—perfect for a hunting basecamp or a private country home.

Why Hunters Love the Ozarks

The Ozark region of north-central Arkansas is famous for its **abundant deer, turkey, and small game**, as well as its natural beauty and rugged charm. Imagine crisp fall mornings in the woods, watching wildlife from your favorite stand, and evenings around the fire with family and friends. This property is more than land—it's a lifestyle.

Your Local Land Specialist

This 40-acre hunting property is **listed with Mossy Oak Properties Selling Arkansas**, your trusted name for **Arkansas land and rural property sales**. Listing agent and **local land specialist Pamela Welch (870-897-0700)** knows this region inside and out and would love to show you everything this property offers.

Call Mossy Oak Properties Selling Arkansas at 870-495-2123 to schedule your private tour today.
Equal Housing Opportunity. www.WeSellArkansas.com.

40+/- Acres, Wooded, Hunting Property, IZARD County, Arkansas
Sidney, AR / Sharp County



**40+/- Acres, Wooded, Hunting Property, IZARD County, Arkansas
Sidney, 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

NOTES

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.

MORE INFO ONLINE:

wesellarkansas.com

This image shows a single 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

