

97 +/- Acres, Year Round Creek, Pasture, Woods,
Electric, Water, Paved Road Frontage, Evening Shade,
Arkansas
AR-56
Evening Shade, AR 72532

\$469,000
97± Acres
Sharp County



**97 +/- Acres, Year Round Creek, Pasture, Woods, Electric, Water, Paved Road Frontage, Evening Shade, Arkansas
Evening Shade, AR / Sharp County**

SUMMARY

Address

AR-56

City, State Zip

Evening Shade, AR 72532

County

Sharp County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.065444 / -91.546645

Taxes (Annually)

\$115

Acreage

97

Price

\$469,000

Property Website

<https://www.mossyoakproperties.com/property/97-acres-year-round-creek-pasture-woods-electric-water-paved-road-frontage-evening-shade-arkansas/sharp/arkansas/55003/>



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PROPERTY DESCRIPTION

Whaley Creek Paradise – 97 +/- Acres with Water, Wildlife & Dream Homesites

Just 3.5 miles from Evening Shade, AR | Sharp County

Waking up to a **crisp, cool morning in the Ozarks** is one of life's simple joys—and this property lets you experience that every single day. This **97± acre tract** is the perfect blend of natural beauty, fertile land, and ready-to-go infrastructure, making it ideal for building your forever home, hunting retreat, or self-sustaining farm.

Year-Round Creek Frontage

Whaley Creek winds for **½ mile through the property**, offering a wide, scenic, year-round water source. A **concrete creek crossing** and sandy beach area make it the perfect spot for fishing, wading, or enjoying lazy afternoons with family. It's a rare luxury to own Ozark land with dependable water like this.

Rare Ozark Farmland

Unlike much of the rocky terrain in the region, this property offers **rich, fertile soil** where you can actually put a disc in the ground and plant. Several **food plots are already established in soybeans, corn, and wheat**, making this a turnkey hunting or farming setup.

Wildlife & Hunting

- Large deer stand and multiple additional stands convey
- Mix of woods, pastures, and water create excellent wildlife habitat
- Deer, turkey, and small game are abundant

Build Your Dream

With **electric (NAEC), NEXT Fiber internet**, and **county water (meter already in place)**, this property is ready for your dream home or cabin. Multiple **building sites** with views of the creek or nestled among mature timber offer endless possibilities.

Property Features

- ½ mile of Hwy 56 paved road frontage for easy access
- Fenced on 3 sides, livestock-ready
- Trails throughout for ATV rides, horseback riding, or hiking
- Storage container & portable carport included for equipment

Location

- Only 3.5 miles from Evening Shade
 - Minutes from the **Strawberry River**
 - Approx. 30 minutes to Batesville and local amenities
-

This is more than land—it's a chance to **live the Ozark lifestyle**: mornings by the creek, evenings watching wildlife from your porch, and fertile ground beneath your feet. Opportunities like this are few and far between.

Contact Your Local Land Specialists Today

Pamela Welch (Owner/Agent): [870-897-0700](tel:870-897-0700) | Brayden Welch: [870-217-6727](tel:870-217-6727)

Office: [870-495-2123](tel:870-495-2123) | Mossy Oak Properties Selling Arkansas

www.WeSellArkansas.com

Equal Housing Opportunity – Agent Owned

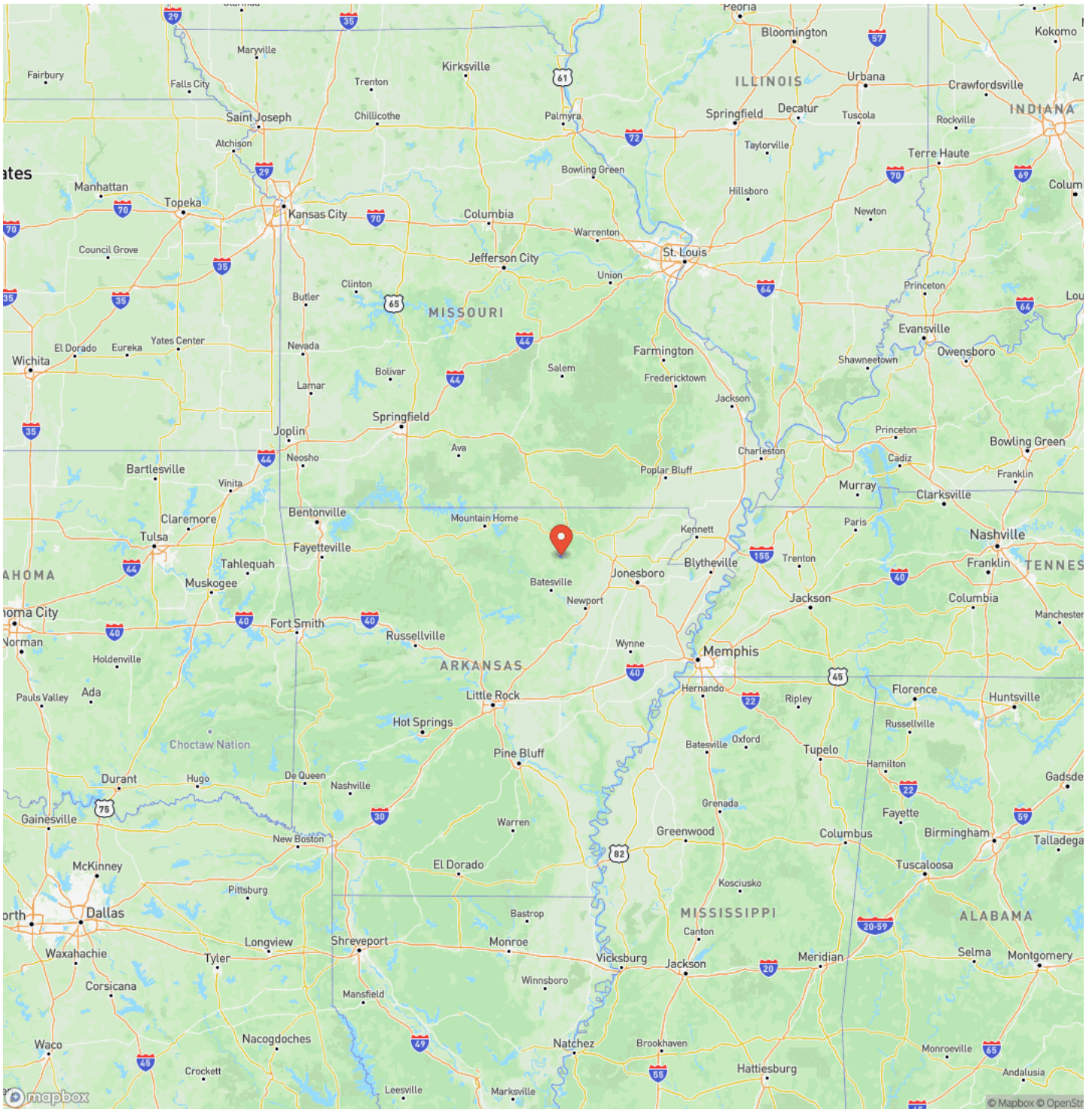


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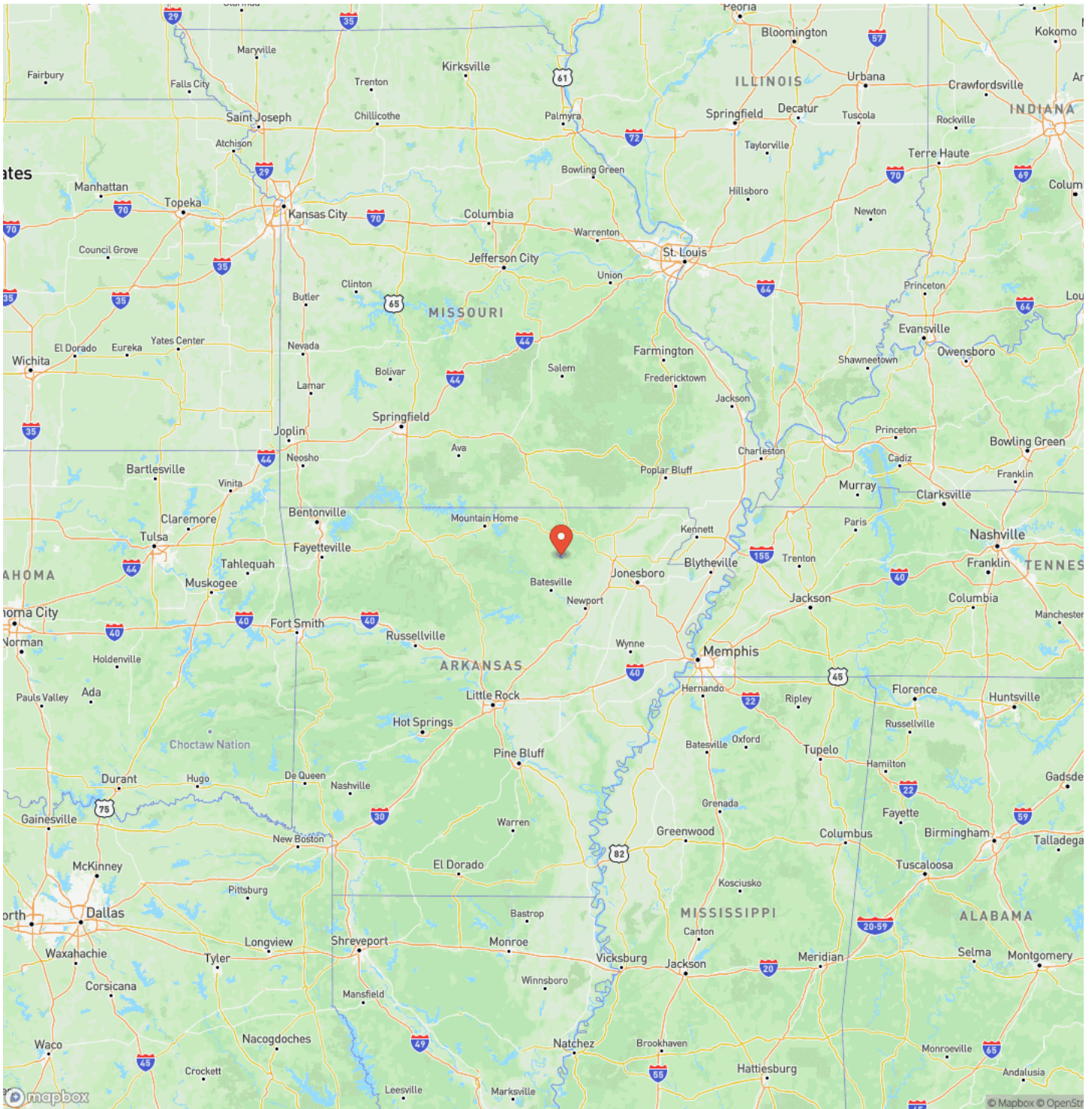
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Locator Map



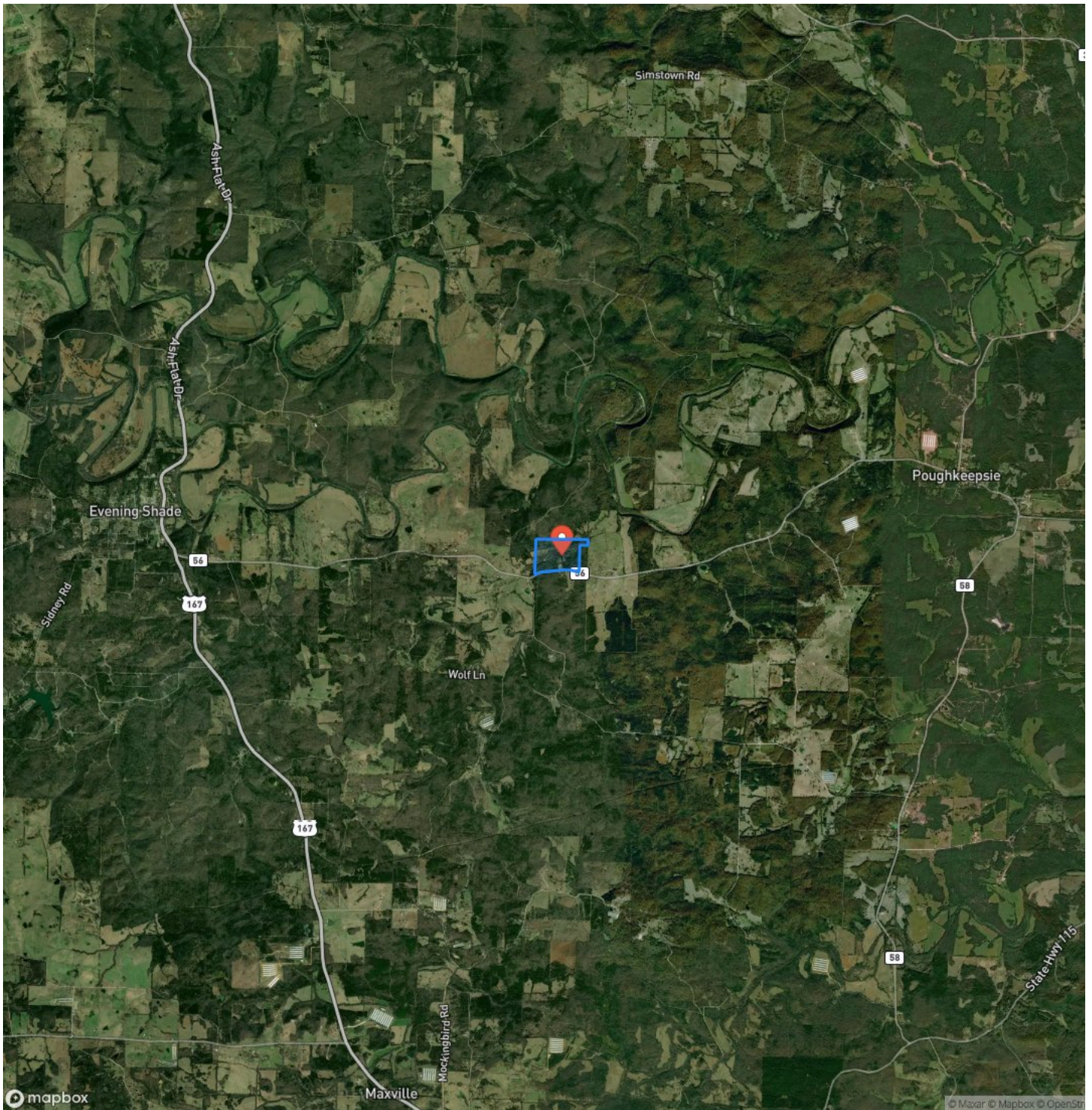
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Locator Map



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Satellite Map



DISCLAIMERS

Agent Owned Property



MORE INFO ONLINE:

wesellarkansas.com

Mossy Oak Properties Selling Arkansas

8111 N St Louis St
Cave City, AR 72521
(870) 495-2123
wesellarkansas.com

